

OFFICE BUILDING FOR LEASE



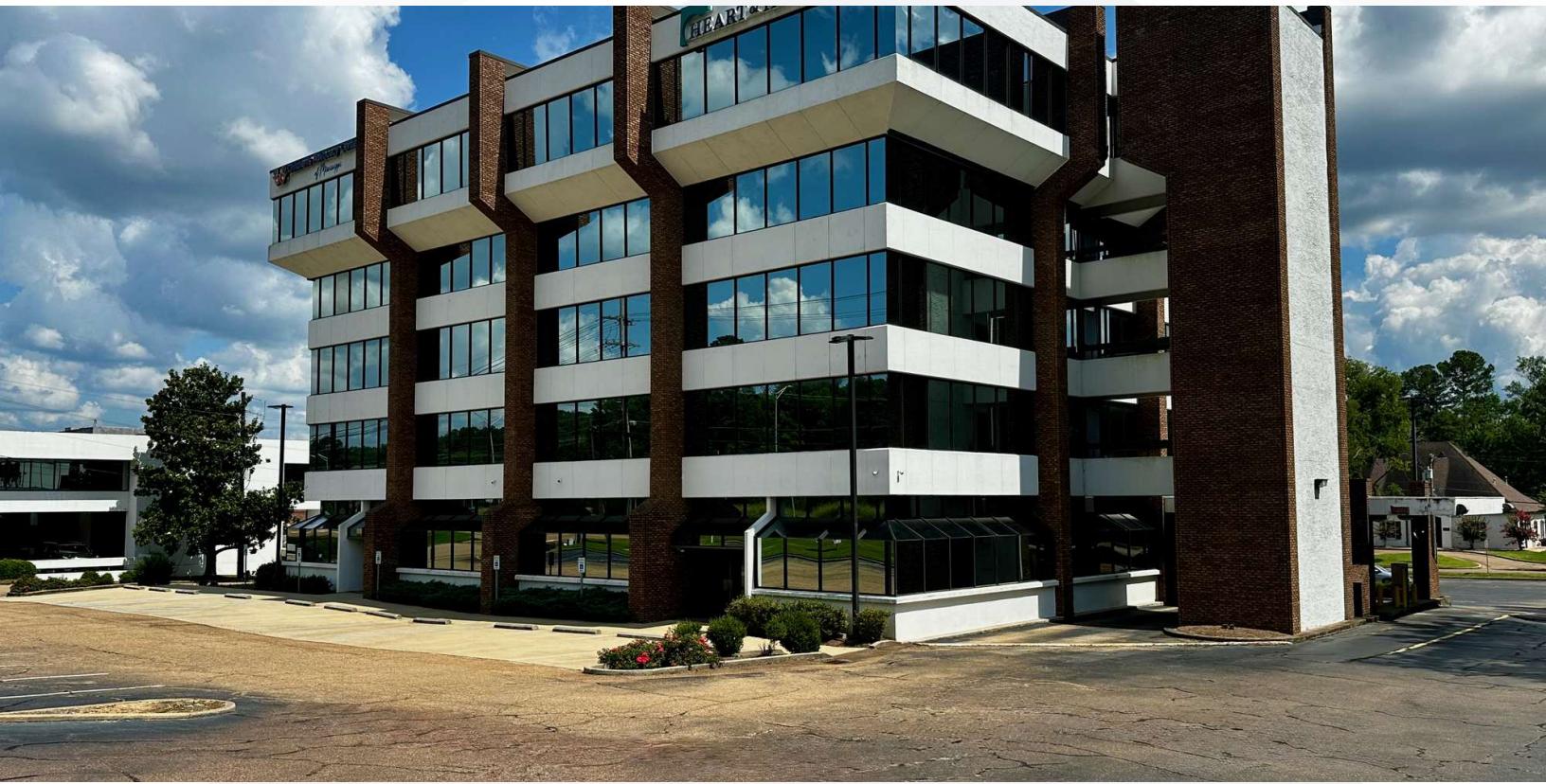
# RIVERHILL TOWER

1675 LAKELAND DRIVE, JACKSON, MS 39216

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### PROPERTY DESCRIPTION

Prime office and retail opportunities in one of Jackson's most visible locations! Located at the highly traveled intersection of Lakeland Drive and Ridgewood Road with immediate access to Interstate 55, Riverhill Tower combines convenience, visibility, and flexibility.

In addition to professional office suites, the property features a ground-level former bank branch with existing drive-through lanes, making it a rare turnkey option for financial institutions, service providers, or retail operators seeking maximum exposure and customer convenience.

Recent renovations include refreshed common areas and ADA restrooms with high-end finishes, plus major infrastructure upgrades such as a new cooling tower, enhanced energy management systems, LED lighting, and modern access controls. Full-service leases include utilities and five-day janitorial service.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$20.00 - 24.00 SF/yr (Full Service)
<b>Available SF:</b>	801 - 3,153 SF
<b>Lot Size:</b>	1.7 Acres
<b>Building Size:</b>	38,247 SF
<b>Stories/Floors:</b>	5
<b>Year Built:</b>	1977
<b>Year Renovated:</b>	2024
<b>Parking Spaces:</b>	138
<b>Parking Ratio:</b>	3.29
<b>Zoning:</b>	C-2 Limited Commercial
<b>Traffic Count:</b>	40,000+ ADT
<b>Market</b>	Jackson, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	809	45,429	118,905
<b>Total Population</b>	1,808	115,695	317,394
<b>Average HH Income</b>	\$163,922	\$58,840	\$61,477

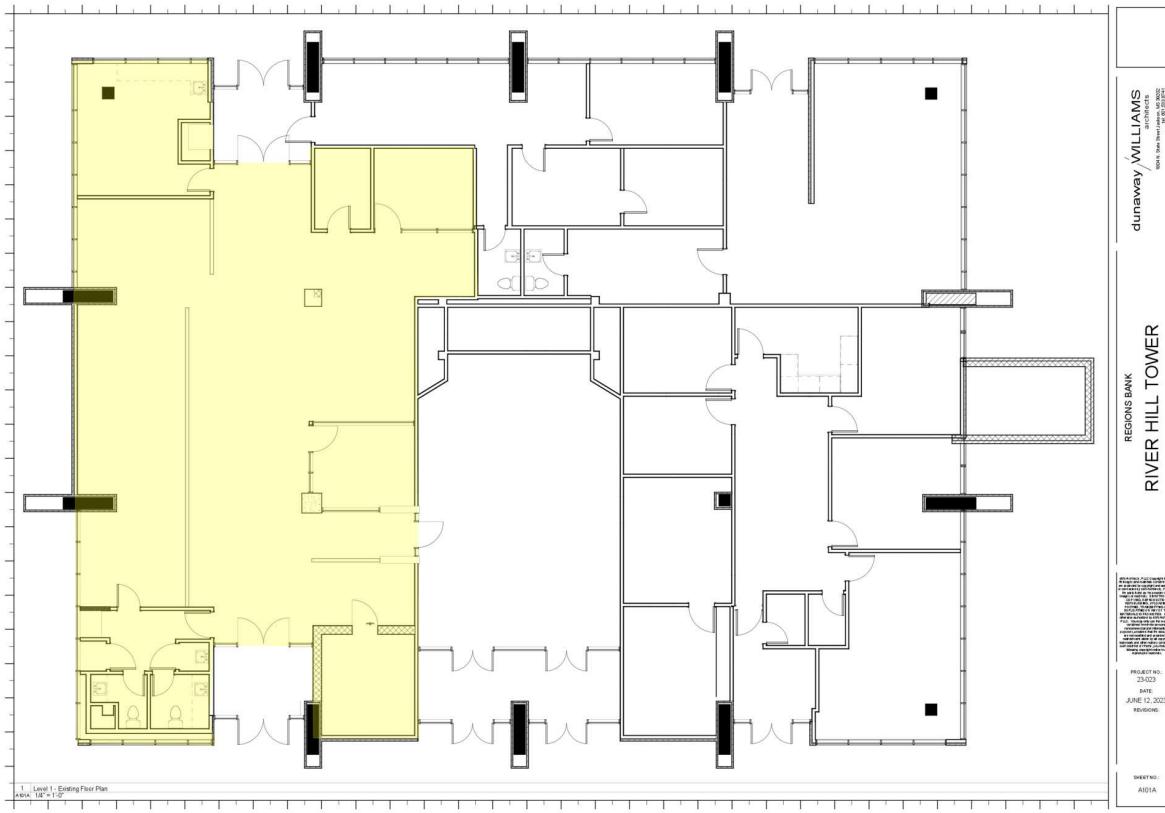
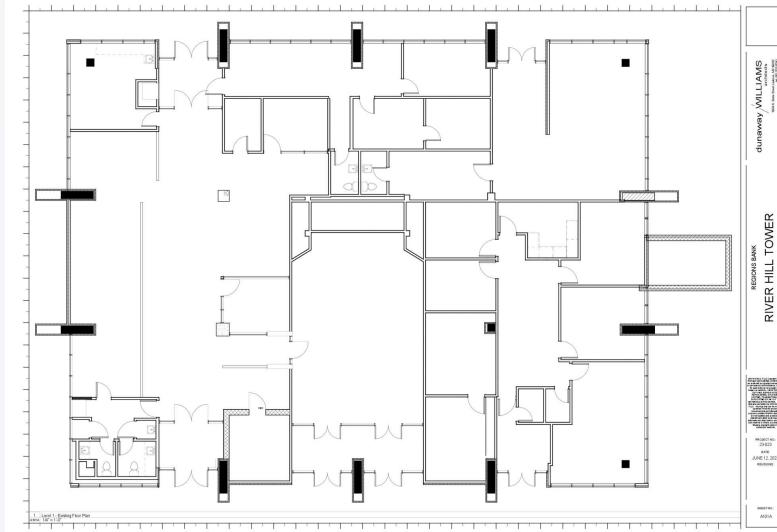
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ADDITIONAL PHOTOS



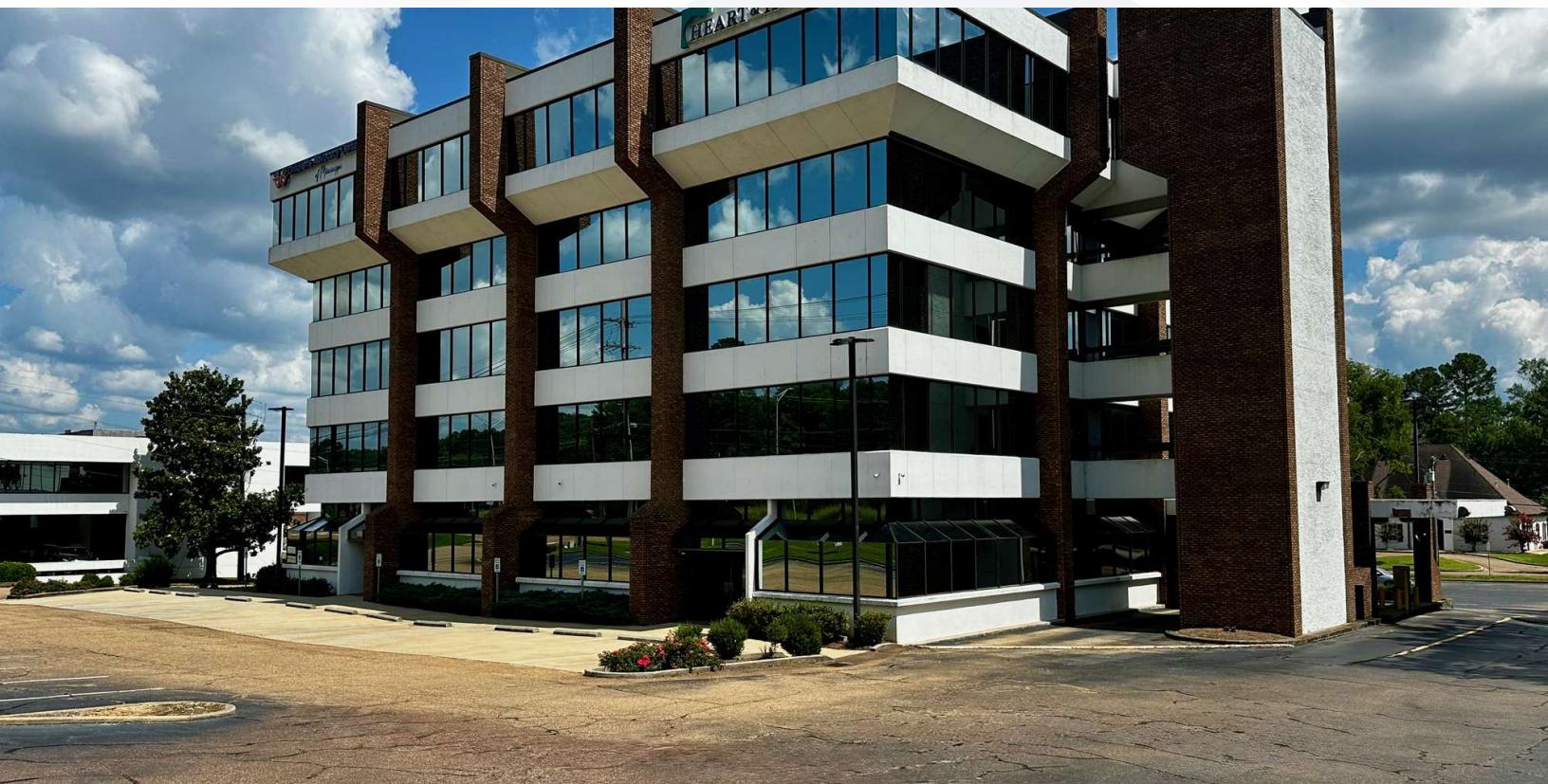
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LEASE SPACES



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	801 - 3,153 SF	Lease Rate:	\$20.00 - \$24.00 SF/yr

## AVAILABLE SPACES

### SUITE    TENANT SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

Suite 100	Available	3,153 SF	Full Service	\$24.00 SF/yr	Suite 100 is a ground level retail/office suite that had been a former bank branch with vault and drive through
Suite 101	Available	825 SF	Full Service	\$24.00 SF/yr	Suite 101 is a ground level retail/office suite with 825 RSF

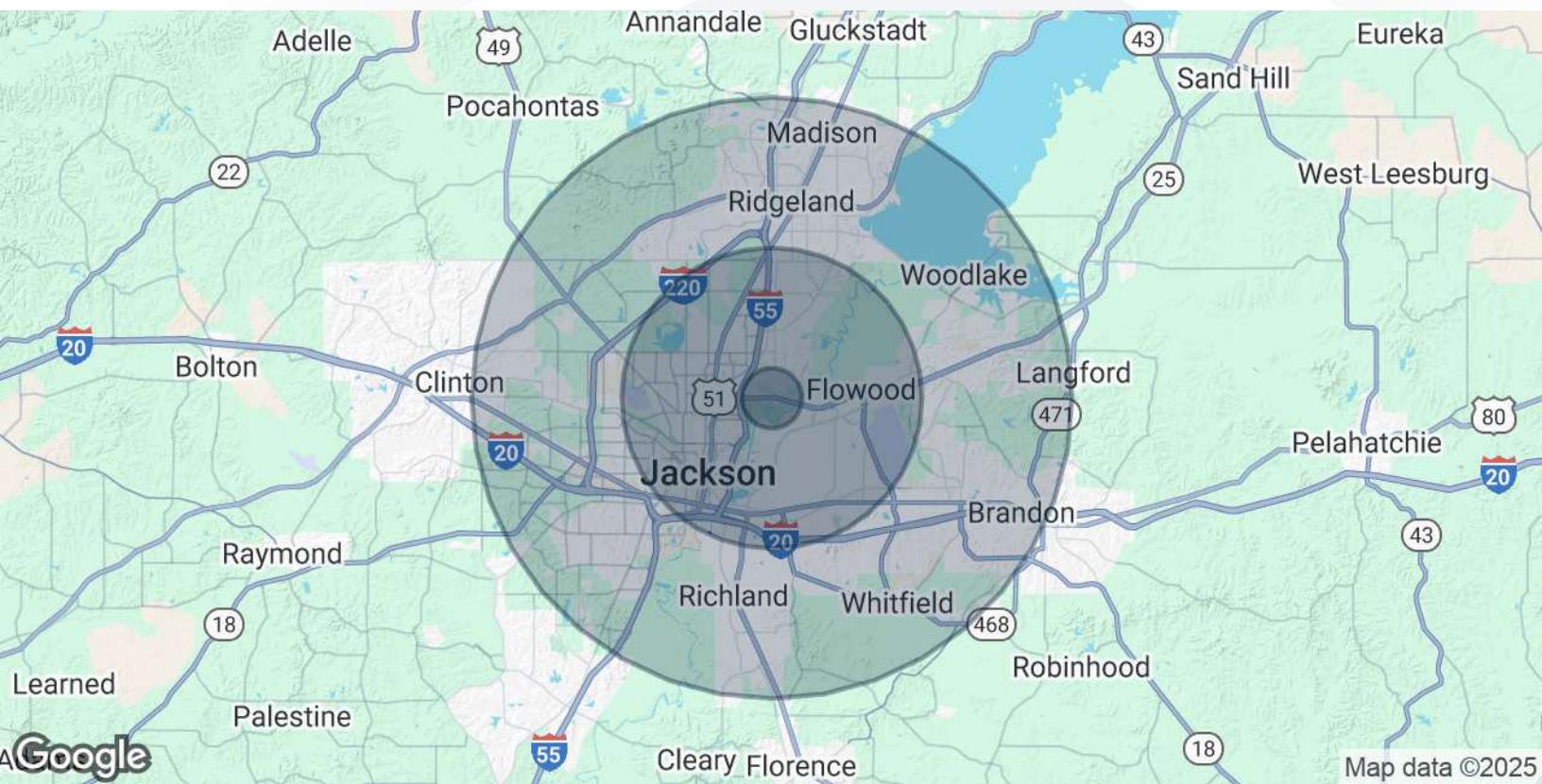
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	1,808	115,695	317,394
<b>Average Age</b>	46.6	34.4	33.9
<b>Average Age (Male)</b>	43.5	34.0	32.6
<b>Average Age (Female)</b>	49.2	34.9	35.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	809	45,429	118,905
<b># of Persons per HH</b>	2.2	2.5	2.7
<b>Average HH Income</b>	\$163,922	\$58,840	\$61,477
<b>Average House Value</b>	\$456,179	\$188,628	\$166,012

2020 American Community Survey (ACS)

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