



River Oaks Center

1065 River Oaks Drive
Flowood, Mississippi 39232

Property Overview

This is a great opportunity to acquire space in a thriving sub-market. There are 4 suites available: 3,145 SF restaurant space that has a large dining area and 700+/- SF outdoor patio seating with lake views and access to walking track around mirror lake. The other 3 suites available range from 795-1,255 +/- SF. The best use for the suites would be office, retail or medical. The property has ample parking, street signage and street visibility from Lakeland Drive.

Located off of Lakeland Drive on River Oaks Drive across from Jackson Preparatory School and has high visibility from Lakeland Drive. The property is located at the epicenter of Jackson's upscale residential development and income growth. The property is proximate to several large residential and apartment communities and the surrounding area boasts one of the highest average household incomes in the market. This combination of dynamic residential growth and substantial disposable incomes helps drive sales for this area. The property is also surrounded by other businesses and retailers including: Ergon, Merit Health River Oaks Hospital, Trustmark, Raising Cane's, Subway, Runnels & North Plastic Surgery Center, and OEC. And it is 3 miles from Dogwood Festival Market, a powerhouse destination for shoppers throughout Jackson, MS MSA and beyond.

Property Highlights

- Building Size: 6,440 SF Total
- 4 Suites Available
- 700 +/- SF Patio Seating With Views of Mirror Lake
- Located Off Lakeland Drive on River Oaks Drive
- Surrounded by Other Retailers & Businesses

For More Information

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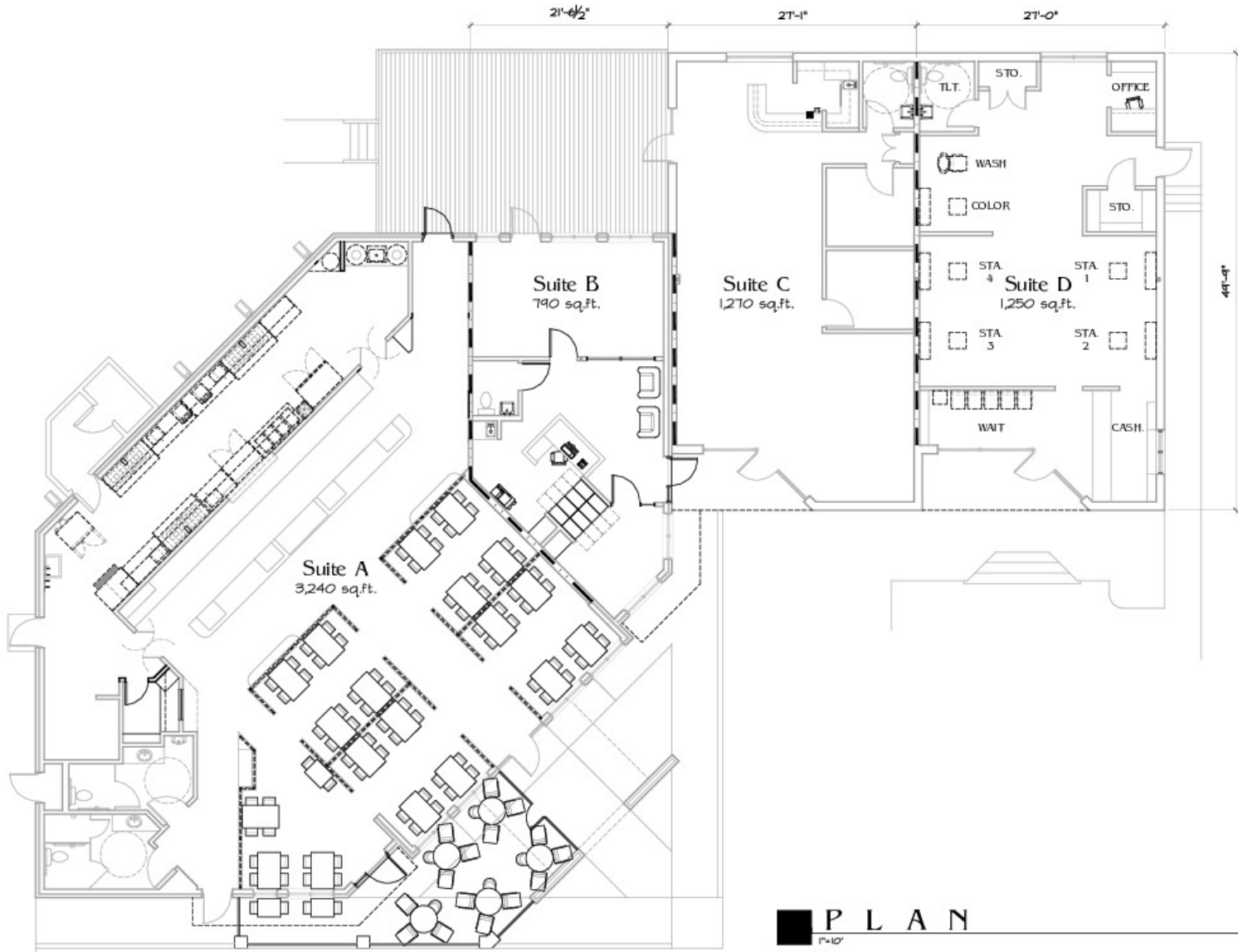
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PLAN
1-10'

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite A - Restaurant	Available	3,240 SF	NNN	\$25.00 SF/yr
Suite B	Available	790 SF	NNN	\$25.00 SF/yr
Suite C	Available	1,270 SF	NNN	\$25.00 SF/yr
Suite D	Available	1,250 SF	NNN	\$25.00 SF/yr

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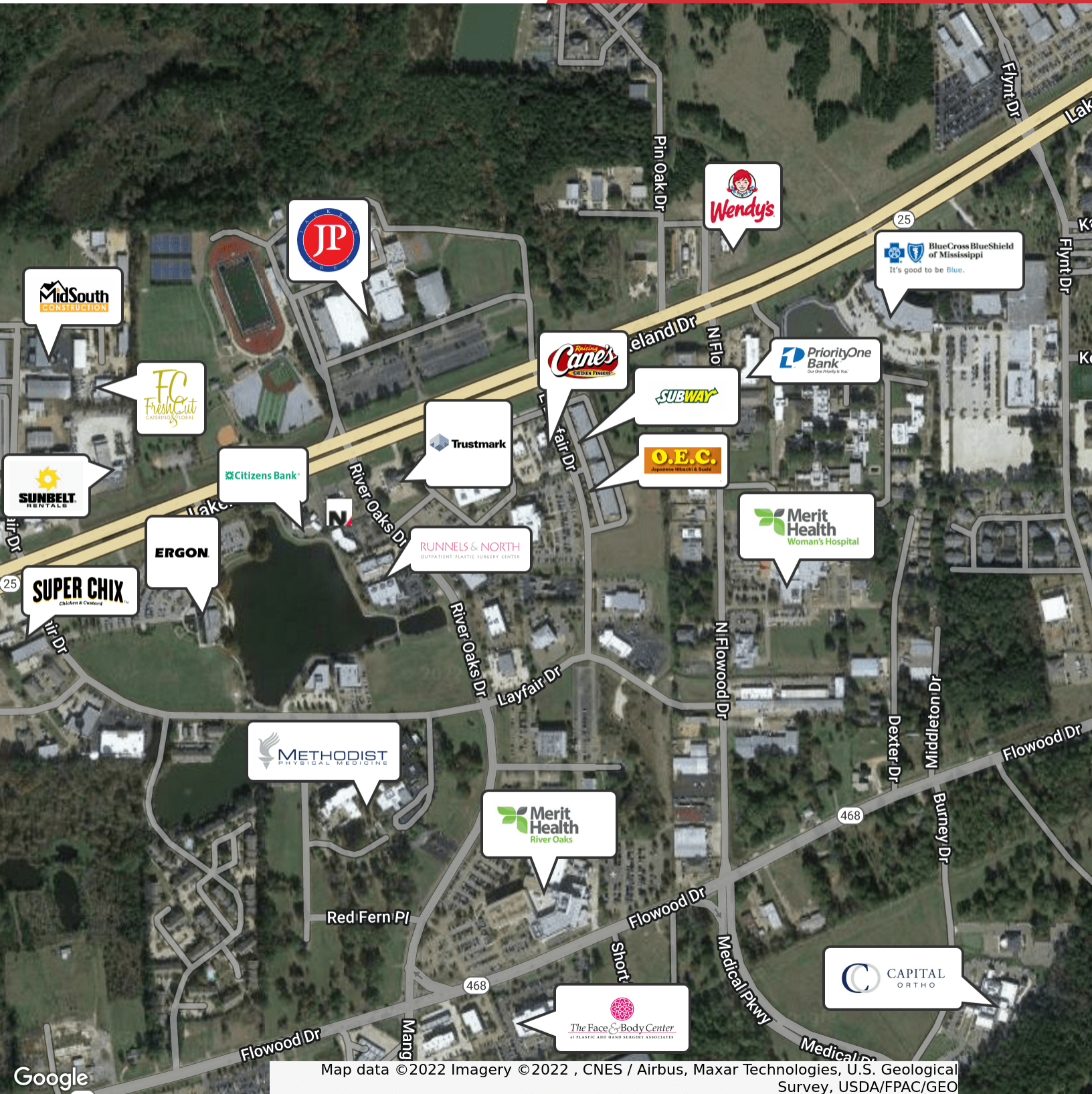
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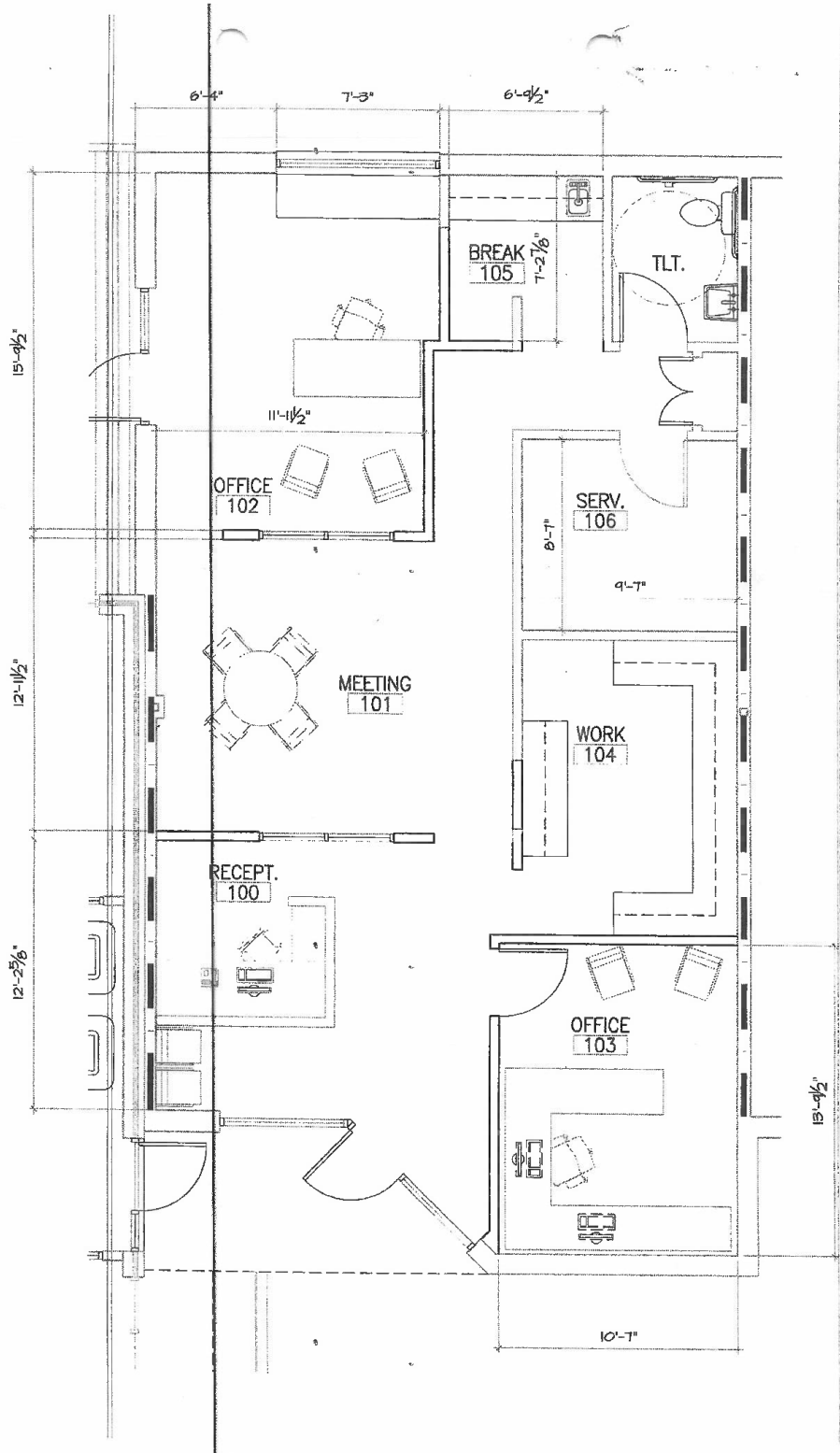
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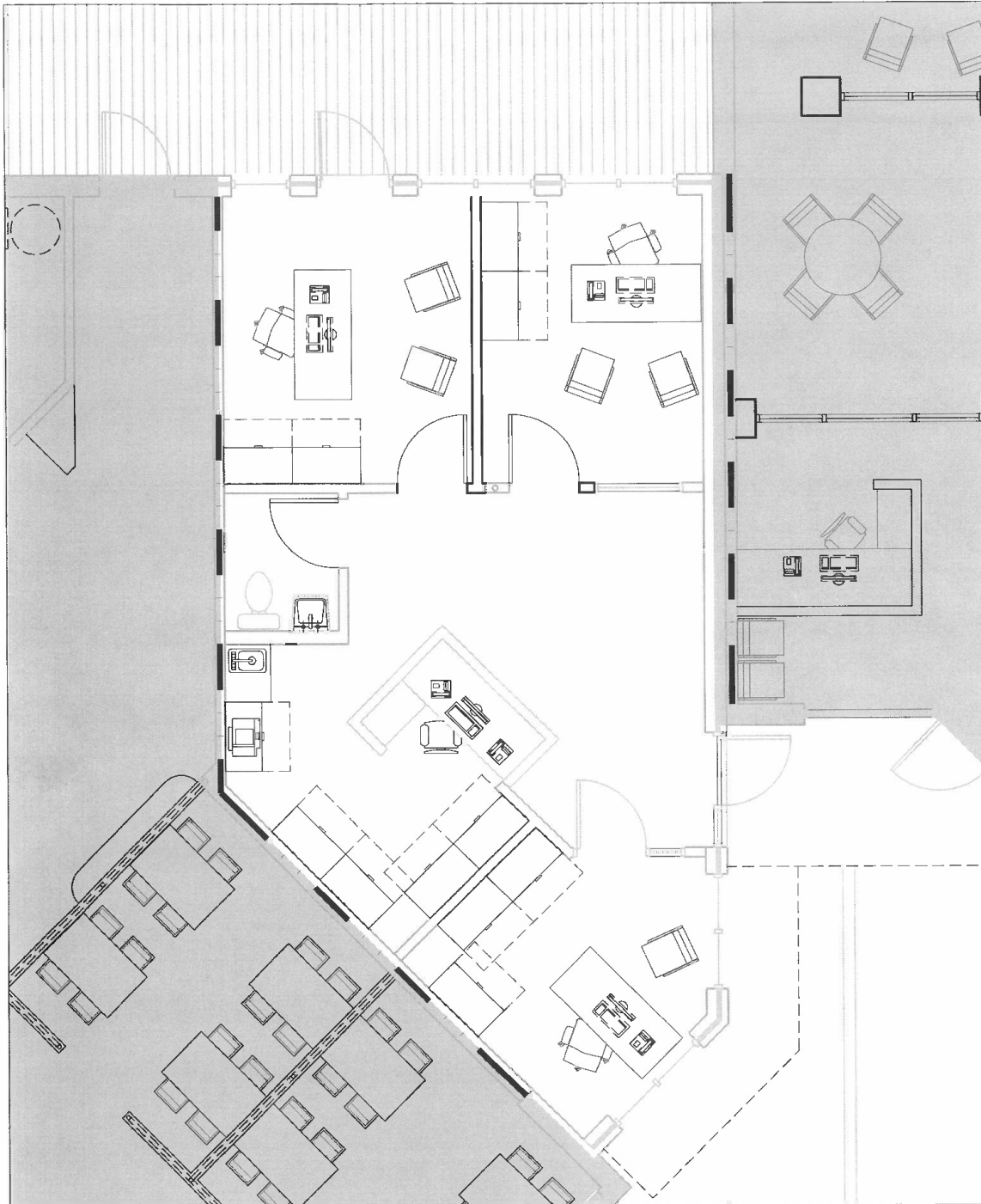


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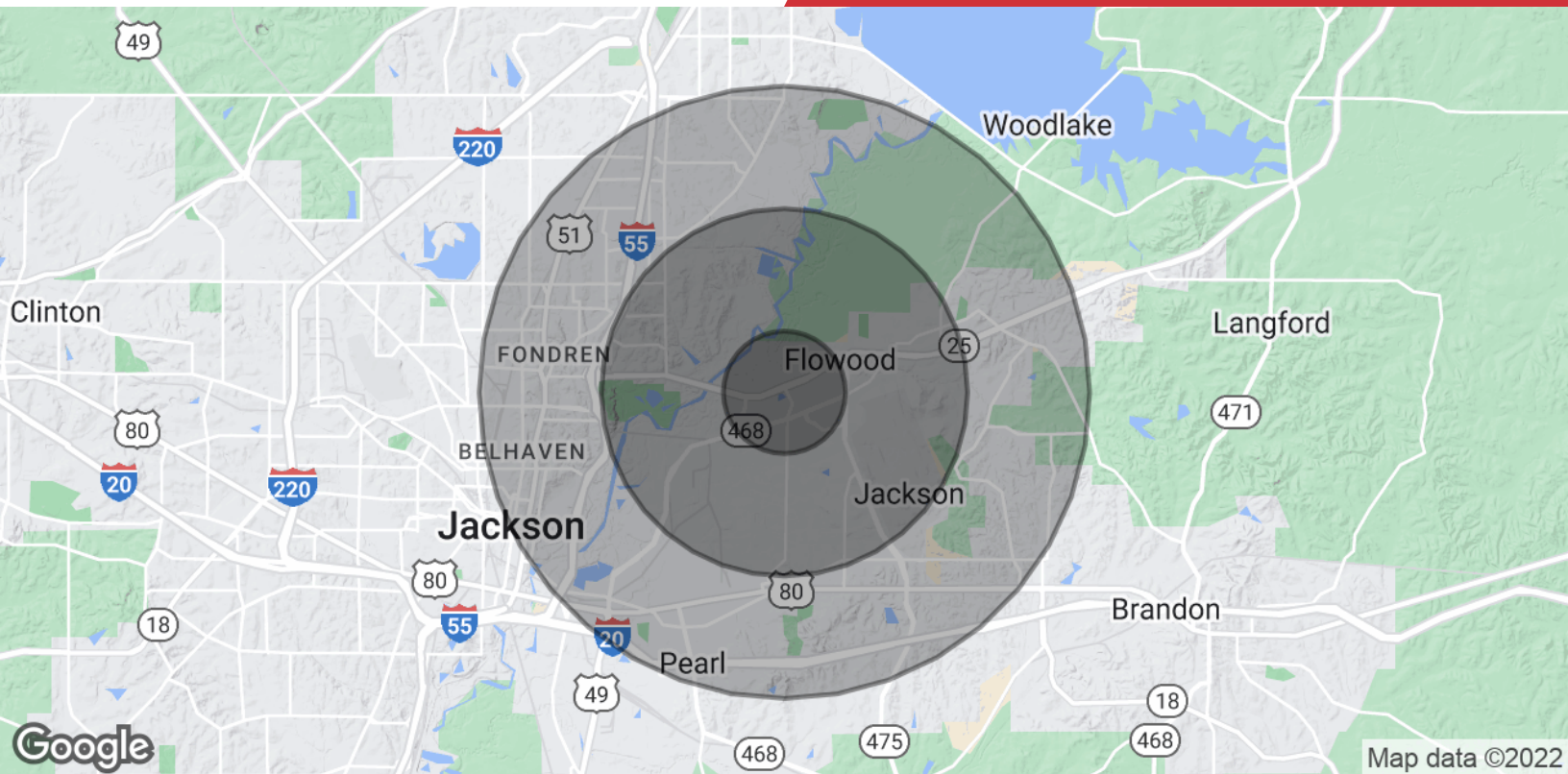
Office Space, 795 sq. ft.

Plan

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Population

	1 Mile	3 Miles	5 Miles
Total Population	573	12,636	73,088
Average Age	32.7	39.1	36.0
Average Age (Male)	33.0	37.0	35.6
Average Age (Female)	31.3	42.5	37.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	287	5,464	34,192
# of Persons per HH	2.0	2.3	2.1
Average HH Income	\$55,292	\$100,902	\$69,993
Average House Value	\$1,150,571	\$396,590	\$234,341

* Demographic data derived from 2020 ACS - US Census

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