



# 4680 I-55 N FRONTAGE RD

4680 I-55 N FRONTAGE RD  
JACKSON, MS 39211

FOR LEASE



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$17.88 SF/yr (NNN)
<b>Building Size:</b>	4,186 SF
<b>Available SF:</b>	4,186 SF
<b>Number of Units:</b>	1
<b>Year Built:</b>	2018
<b>Renovated:</b>	2024

## PROPERTY OVERVIEW

This 4,186 SF property has been fully renovated in 2024 and is currently available. The building features a showroom, multiple private offices, a conference room, break room, two restrooms, and a rear warehouse with a roll-up door. Located on North Frontage Rd. with direct access to I-55, the space is move-in ready and designed to accommodate a variety of business uses.

## PROPERTY HIGHLIGHTS

- \*4,186 sq. ft. fully renovated in 2024
- \*Modern showroom with excellent visibility
- \*Multiple private offices + conference room
- \*Spacious break room and 2 restrooms
- \*Rear warehouse with roll-up door for storage/deliveries
- \*Prime location on North Frontage Rd. with easy access to I-55
- \*Move-in ready with flexible layout for a variety of businesses



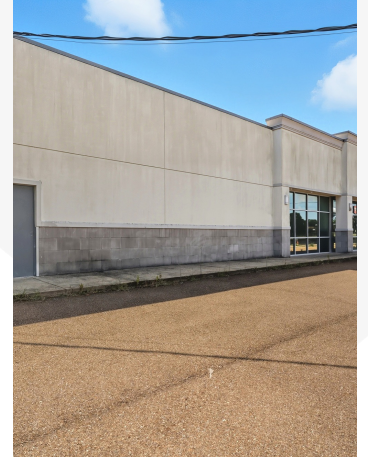
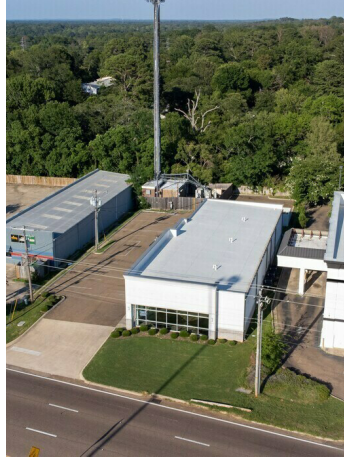
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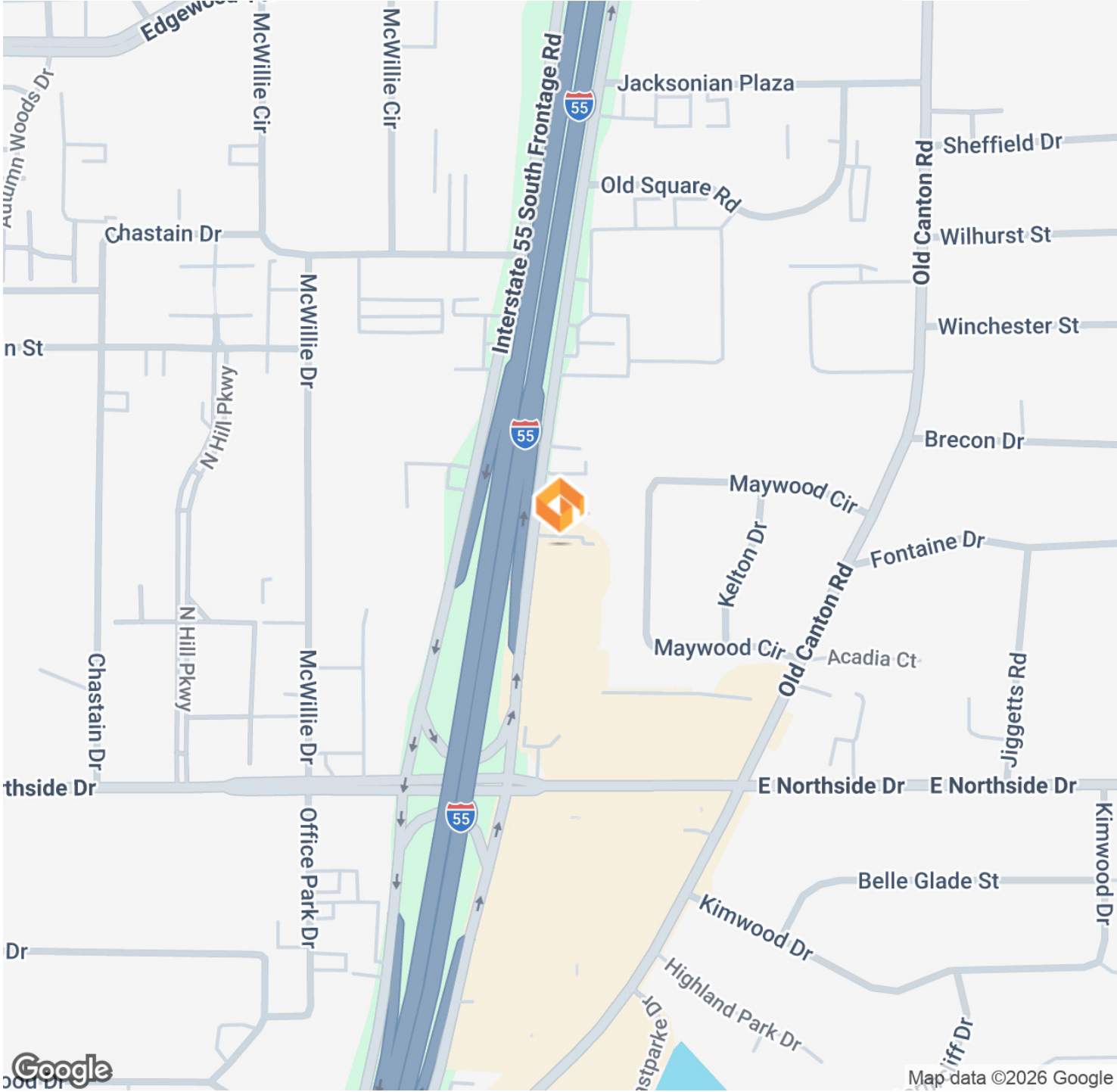
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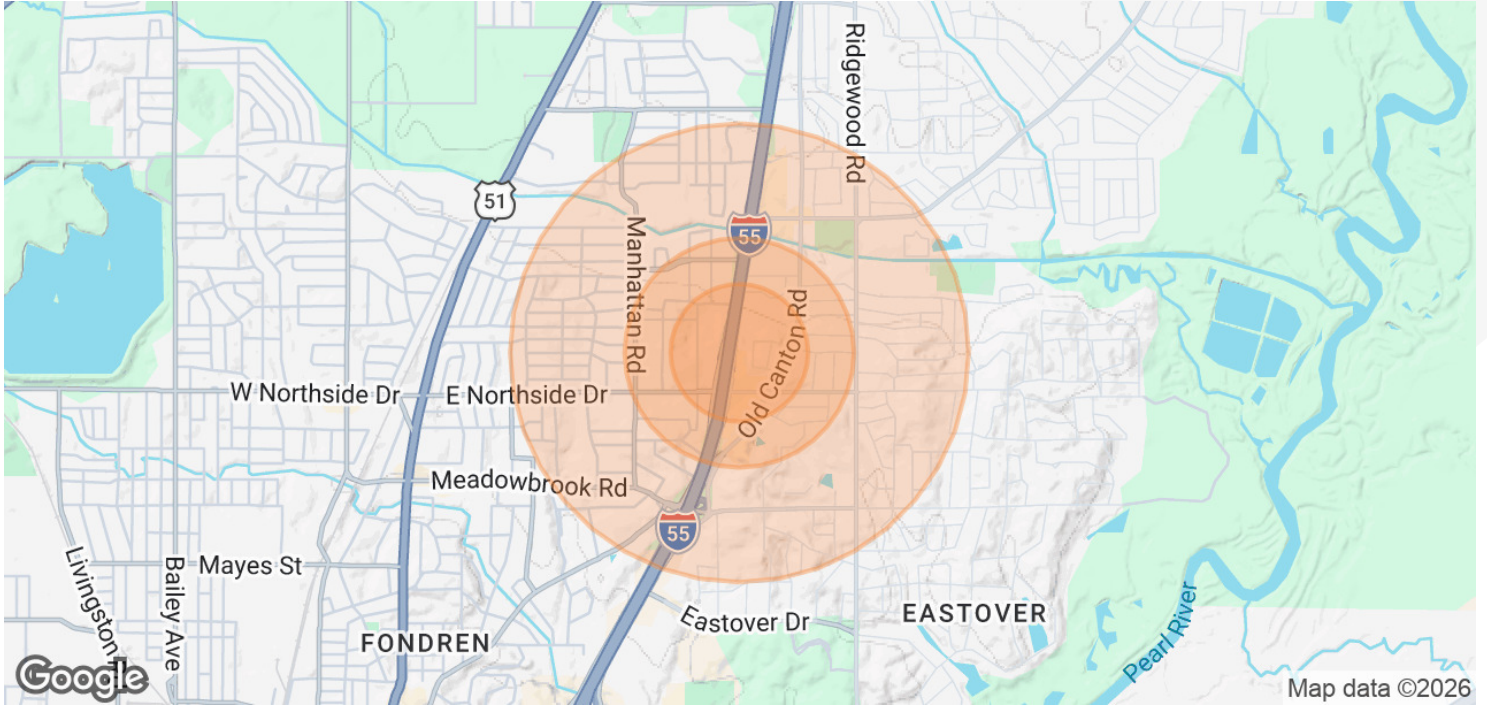
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	569	2,306	8,701
<b>Average Age</b>	34	38	39
<b>Average Age (Male)</b>	33	37	38
<b>Average Age (Female)</b>	35	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	294	1,144	4,043
<b># of Persons per HH</b>	1.9	2	2.2
<b>Average HH Income</b>	\$77,001	\$83,980	\$83,741
<b>Average House Value</b>	\$189,335	\$236,477	\$246,469

Demographics data derived from AlphaMap



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