

OFFICE BUILDING FOR LEASE

2506 LAKELAND DRIVE

2506 LAKELAND DR FLOWOOD, MS 39232



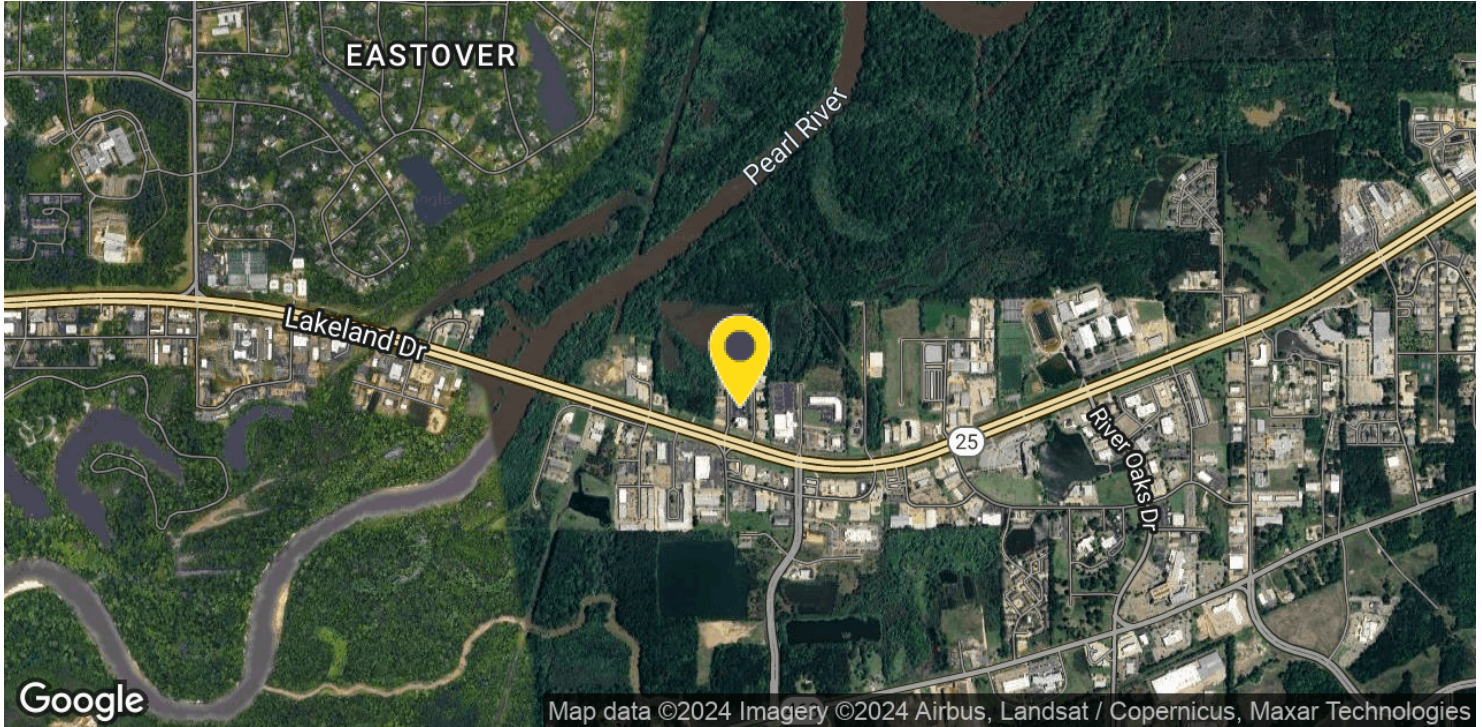
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SPEED COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Located off Highway 25 in Flowood, MS. This 6 story office building is minutes from I-55. It has a backup generator in place for emergency. This property is surrounded by retail and in a growing community.

SPACES	LEASE RATE	SPACE SIZE
120	\$800 per month	475 SF
500	\$20.00 SF/yr	4,612 SF

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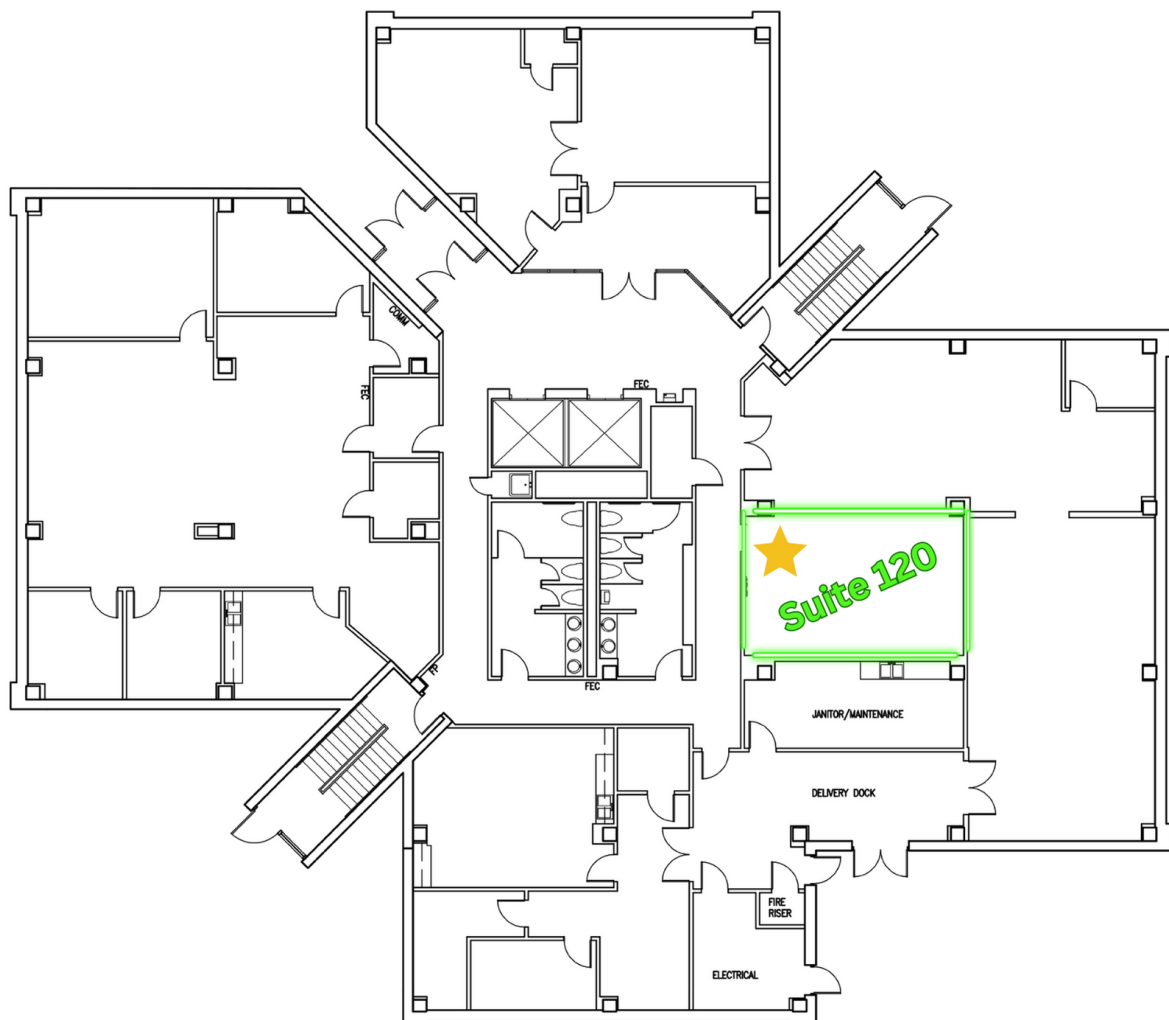
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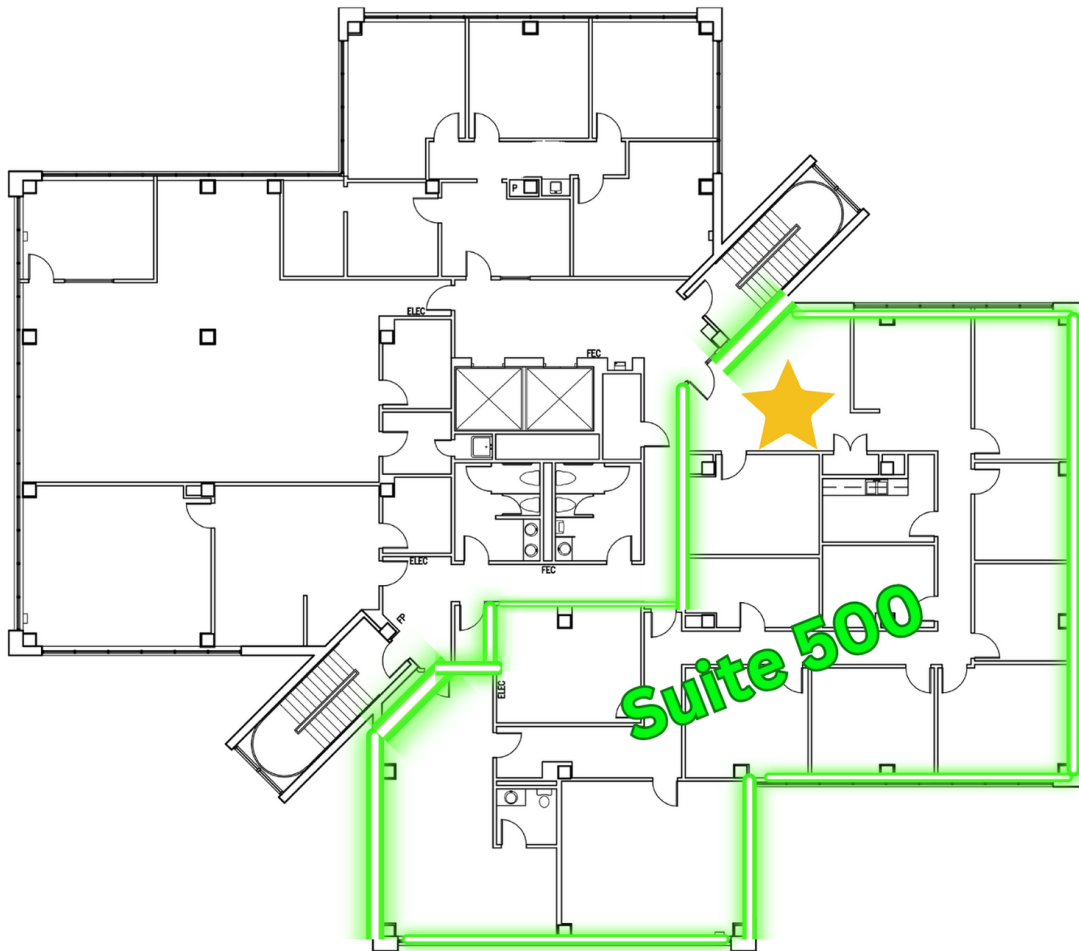
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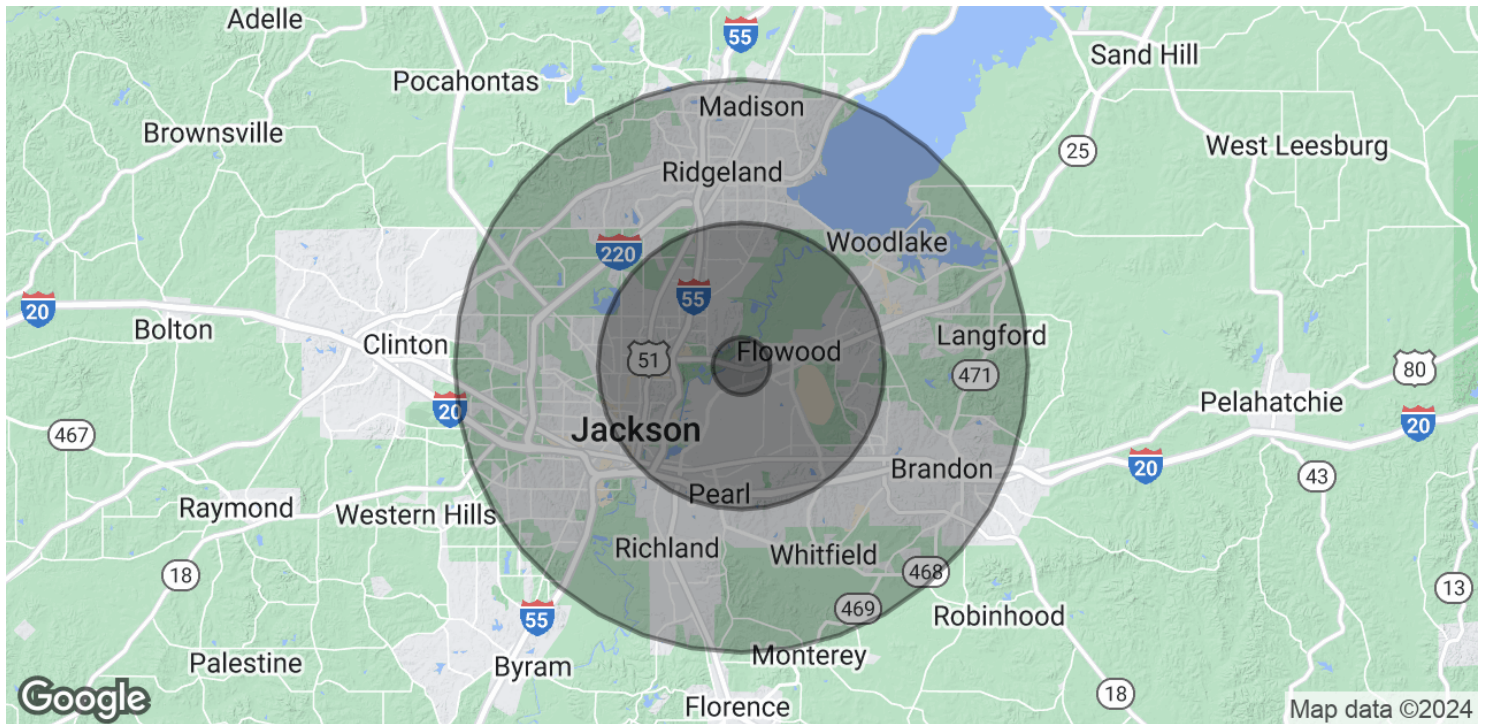
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,277	96,626	310,378
Average Age	36.8	33.6	34.0
Average Age (Male)	35.4	32.7	32.8
Average Age (Female)	38.1	34.5	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	591	39,227	117,102
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$99,637	\$65,724	\$62,911
Average House Value	\$287,542	\$195,489	\$171,766

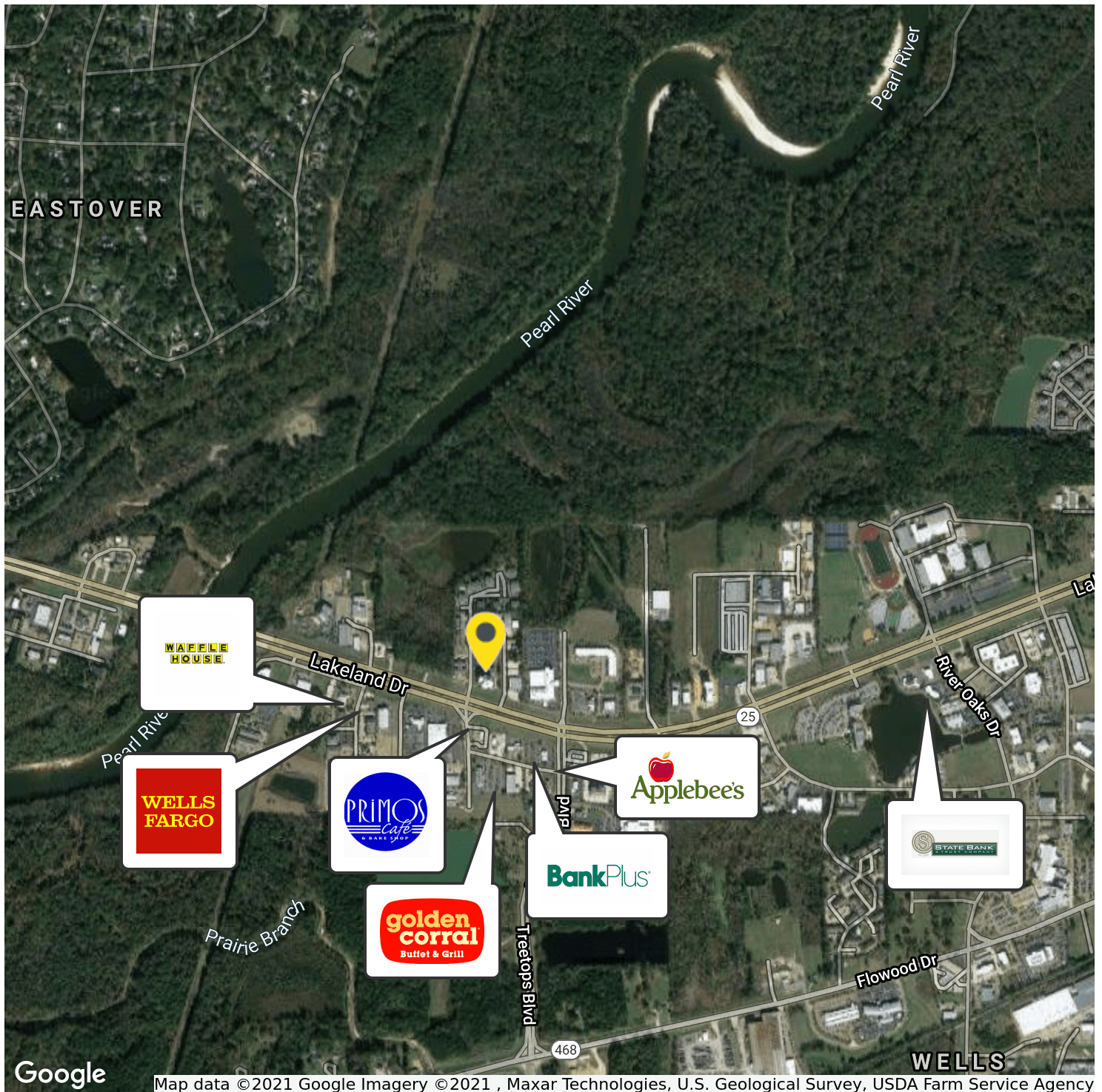
* Demographic data derived from 2020 ACS - US Census

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