

OFFICE BUILDING FOR LEASE

# MANNSDALE PARK CENTER

CORNER OF HWY 463 & MANNSDALE PARK CENTER MADISON, MS 39110



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SPEED COMMERCIAL REAL ESTATE

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### PROPERTY DESCRIPTION

Speed Commercial Real Estate is proud to offer Madison's newest professional address. The Mannsdale Park Center conveniently located on Highway 463 West, will offer Class A contemporary office space, modern designed retail and premiere culinary restaurant space. The development will have an abundance of surface parking along with Madison quality amenities to ensure future tenant and customer satisfaction. The building was designed with flexibility, cost and efficiencies in mind. Industry leading development team with a history of delivering quality space and management. Please call Jeff Speed today to make Mannsdale Park the key to your business's future success.

### OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Lot Size:	
Building Size:	47,985 SF

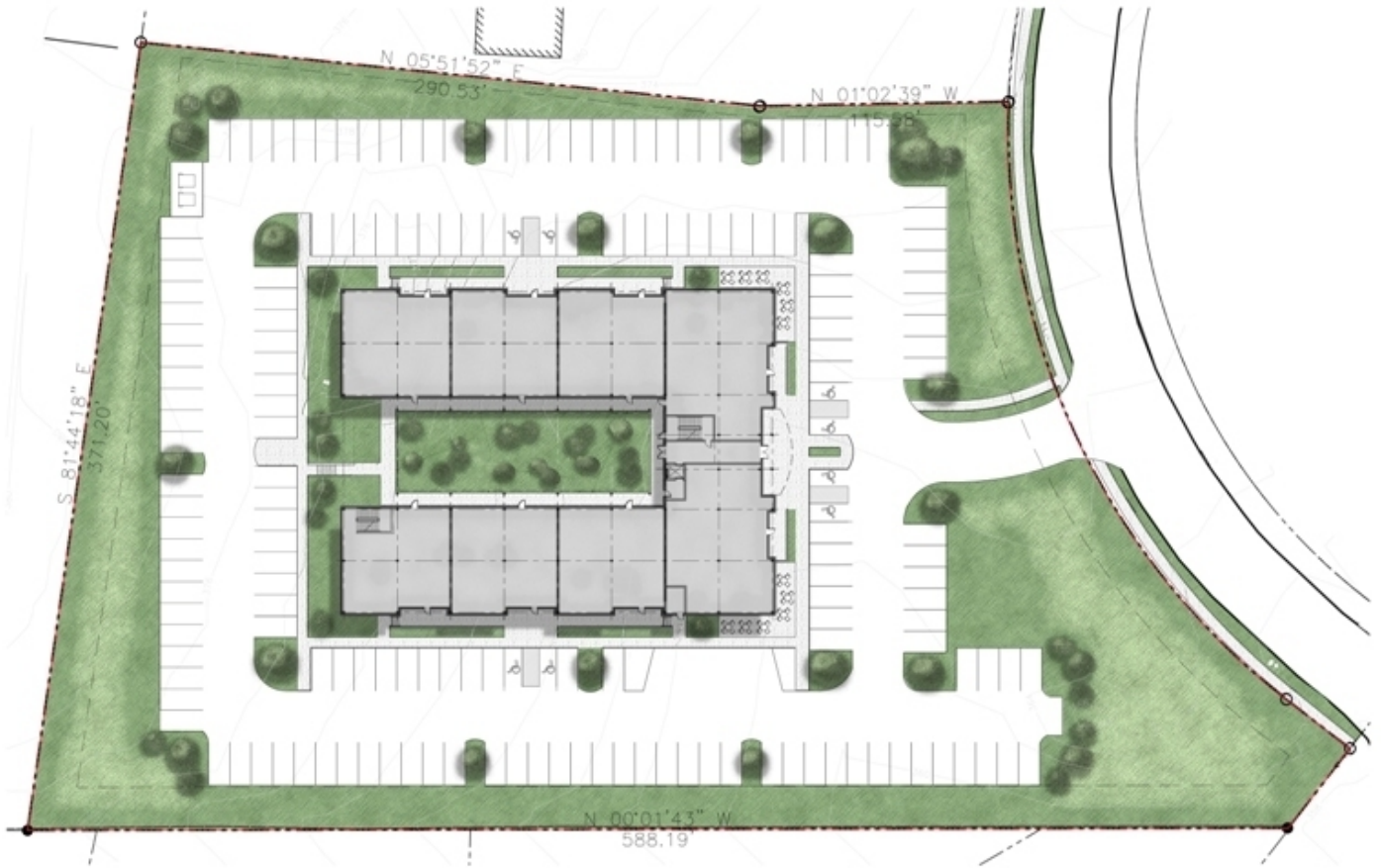
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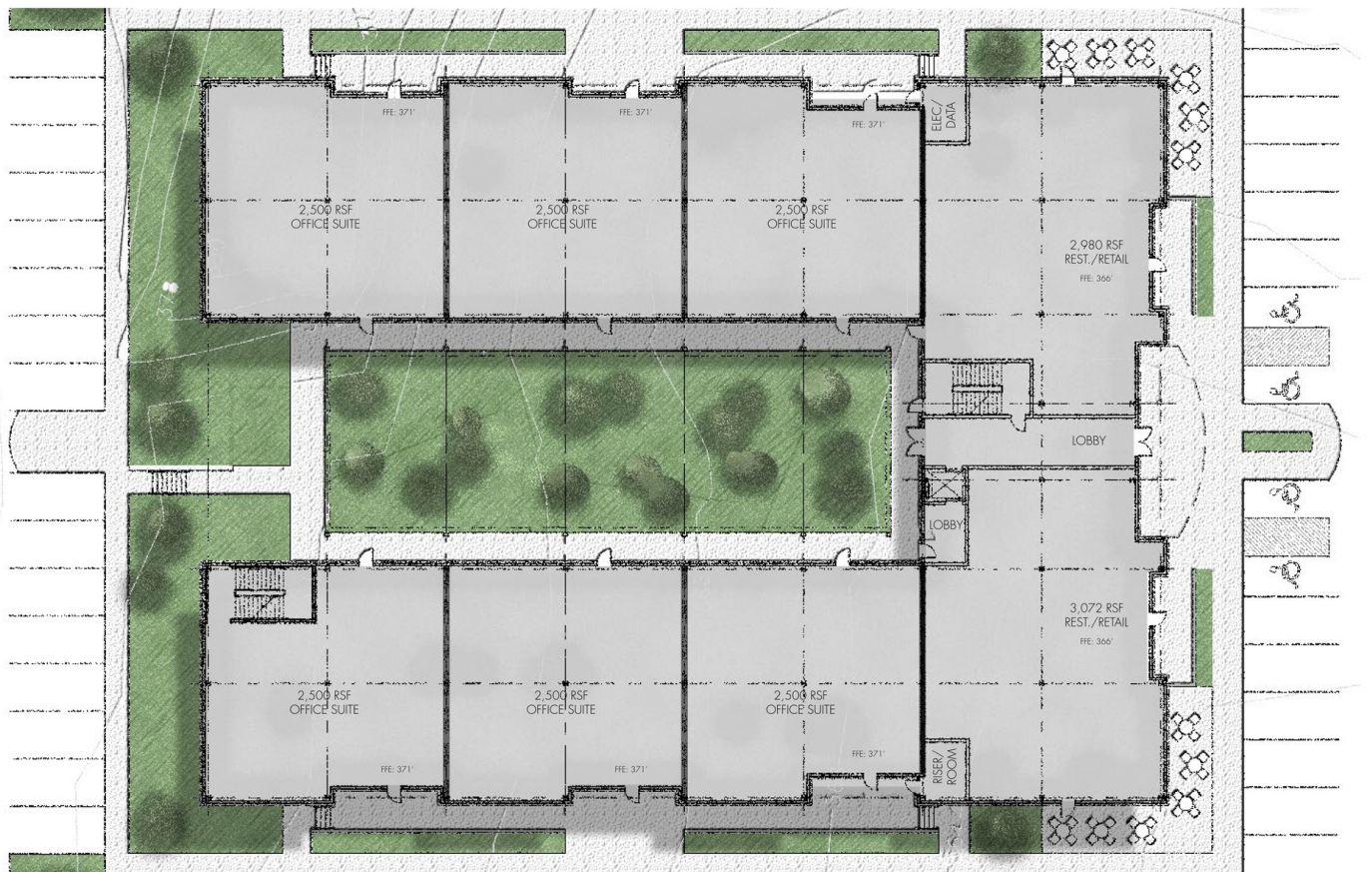


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LEASE TYPE

| -

TOTAL SPACE

| -

LEASE TERM

| Negotiable

LEASE RATE

| N/A

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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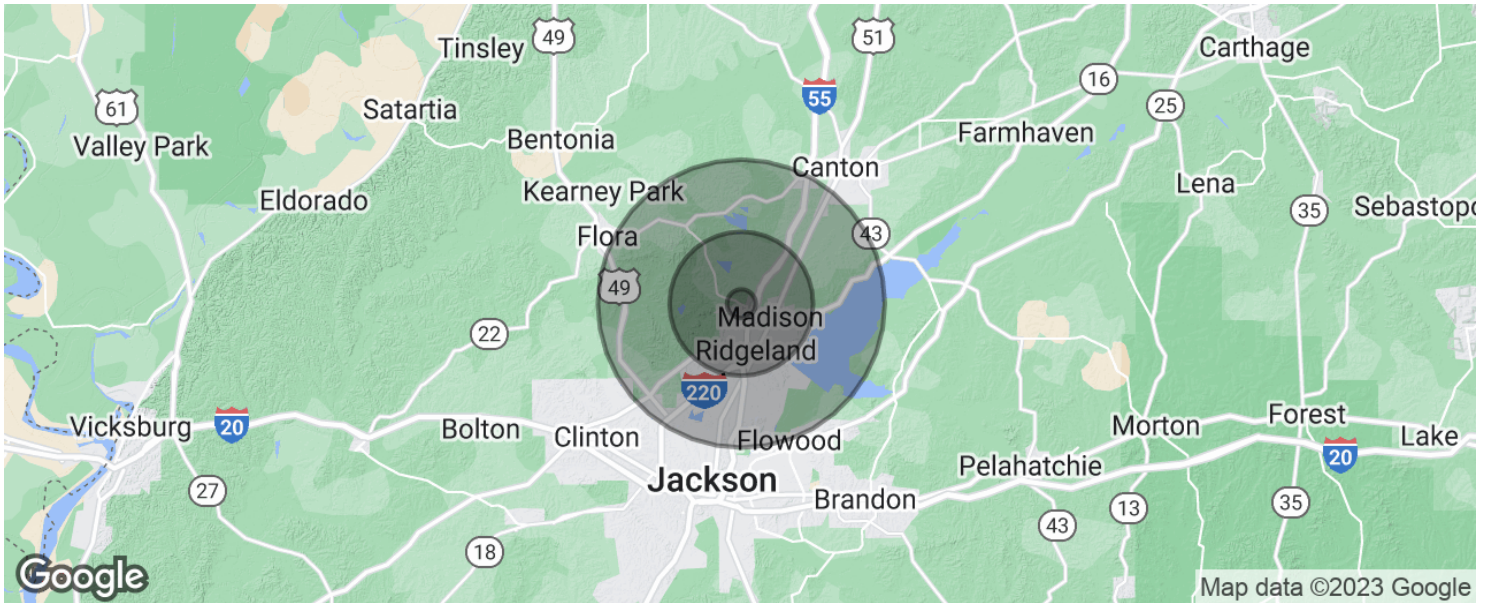
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,227	39,458	149,431
Median age	39.0	38.5	36.1
Median age (Male)	38.6	38.0	35.2
Median age (Female)	39.0	38.9	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	427	14,767	58,711
# of persons per HH	2.9	2.7	2.5
Average HH income	\$142,193	\$109,976	\$79,792
Average house value	\$345,088	\$276,909	\$227,759

\* Demographic data derived from 2020 ACS - US Census

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