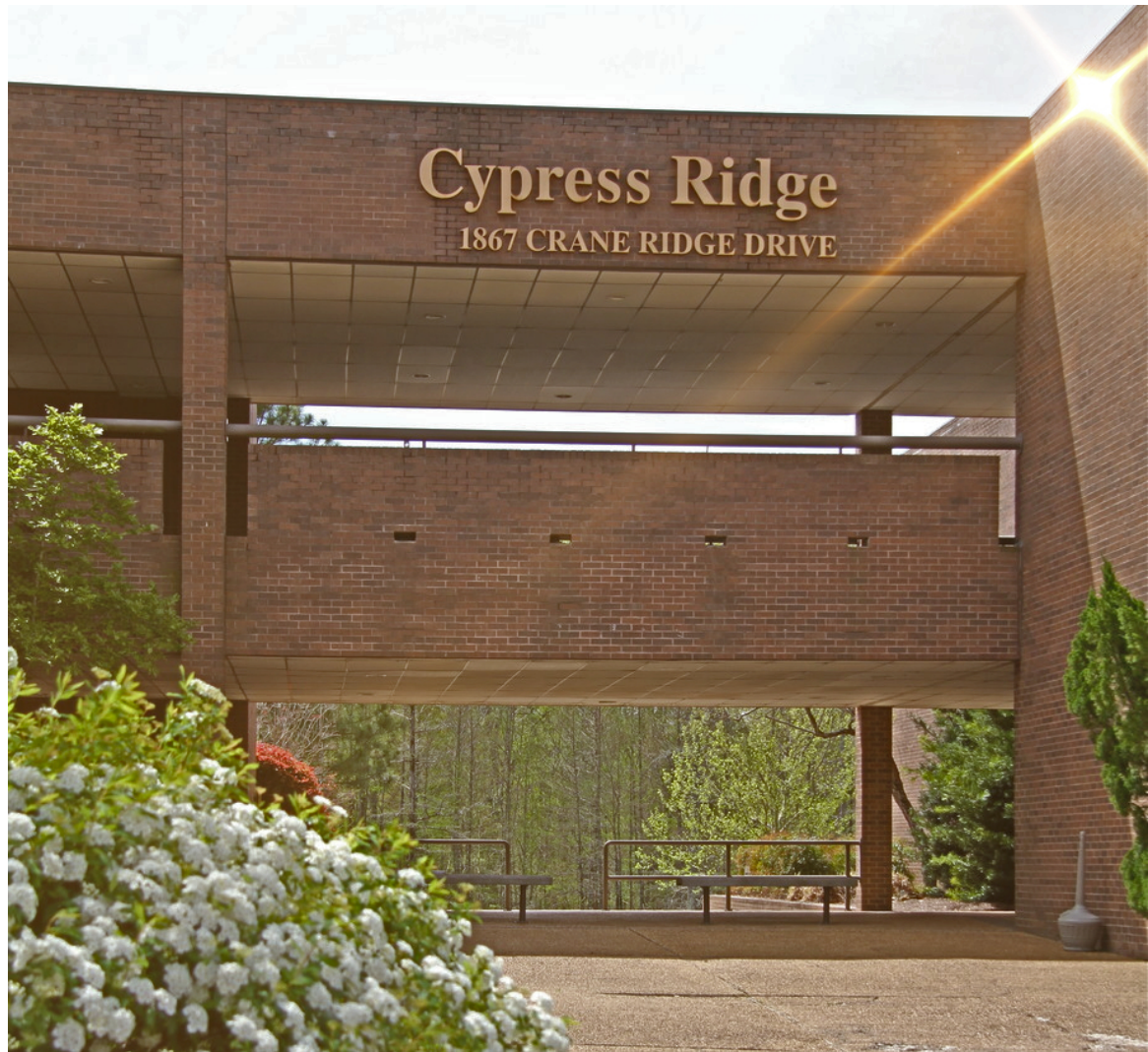


OFFICE BUILDING FOR LEASE

1867 CRANE RIDGE DR

1867 CRANE RIDGE DR JACKSON, MS 39216



JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

DAVID MOSAL, CCIM
601.941.0597
david@speedcres.com

SPEED COMMERCIAL REAL ESTATE

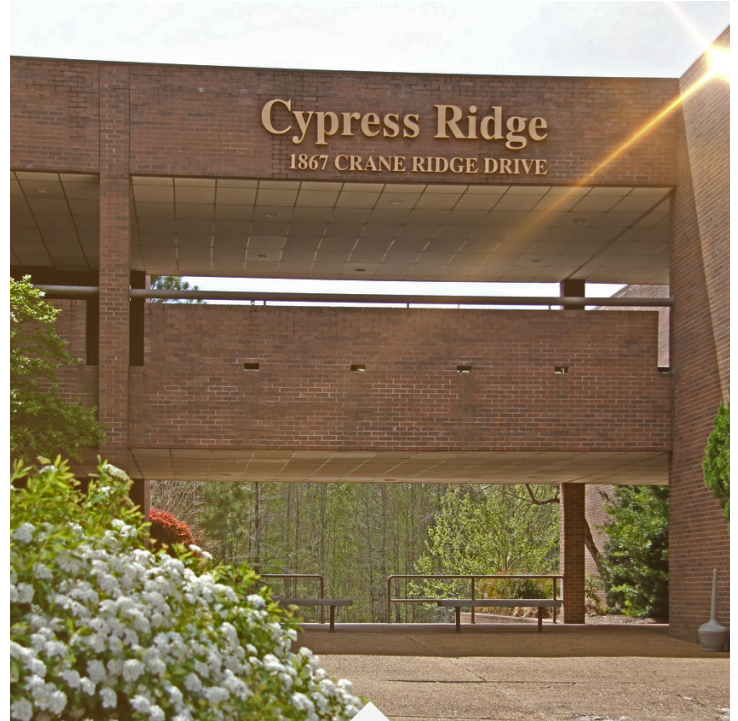
601.987.0202 | 805 South Wheatley | Ridgeland, MS 39157 | speedcres.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All of other marks displayed on this document are the property of their respective

OFFICE BUILDING FOR LEASE

Building Name	1867 Crane Ridge Dr
Property Type	Office
Property Subtype	Office Building
APN	0590-0102-000
Building Size	22,500 SF
Lot Size	3.14 Acres
Building Class	B
Year Built	1979
Number of Floors	2
Average Floor Size	22,500 SF
Parking Spaces	223
Construction Status	Existing
Free Standing	No
Number of Buildings	1

Full Service with Janitorial included



- Right off Lakeland Drive
- Minutes to Downtown Jackson and Flowood
- Elevator
- Plenty of Parking

JEFF SPEED, CCIM

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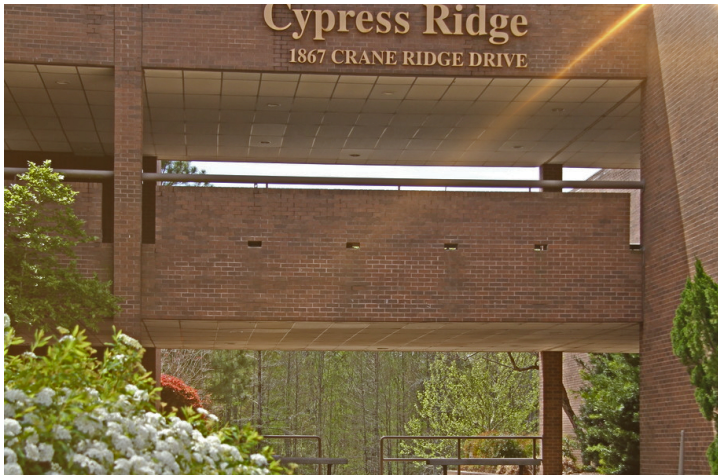
jeff@speedcres.com

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OFFICE BUILDING FOR LEASE



LOCATION INFORMATION

Building Name	1867 Crane Ridge Dr
Street Address	1867 Crane Ridge Dr
City, State, Zip	Jackson, MS 39216
County	Hinds
Nearest Highway	Hwy 25
Nearest Airport	Jackson International Airport

BUILDING INFORMATION

Building Class	C
Tenancy	Multiple
Ceiling Height	11 ft
Number of Floors	2
Average Floor Size	22,500 SF
Year Built	1979
Construction Status	Existing
Condition	Average
Free Standing	No
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Right off Lakeland Drive
- Minutes to Downtown Jackson and Flowood
- Elevator
- Plenty of Parking

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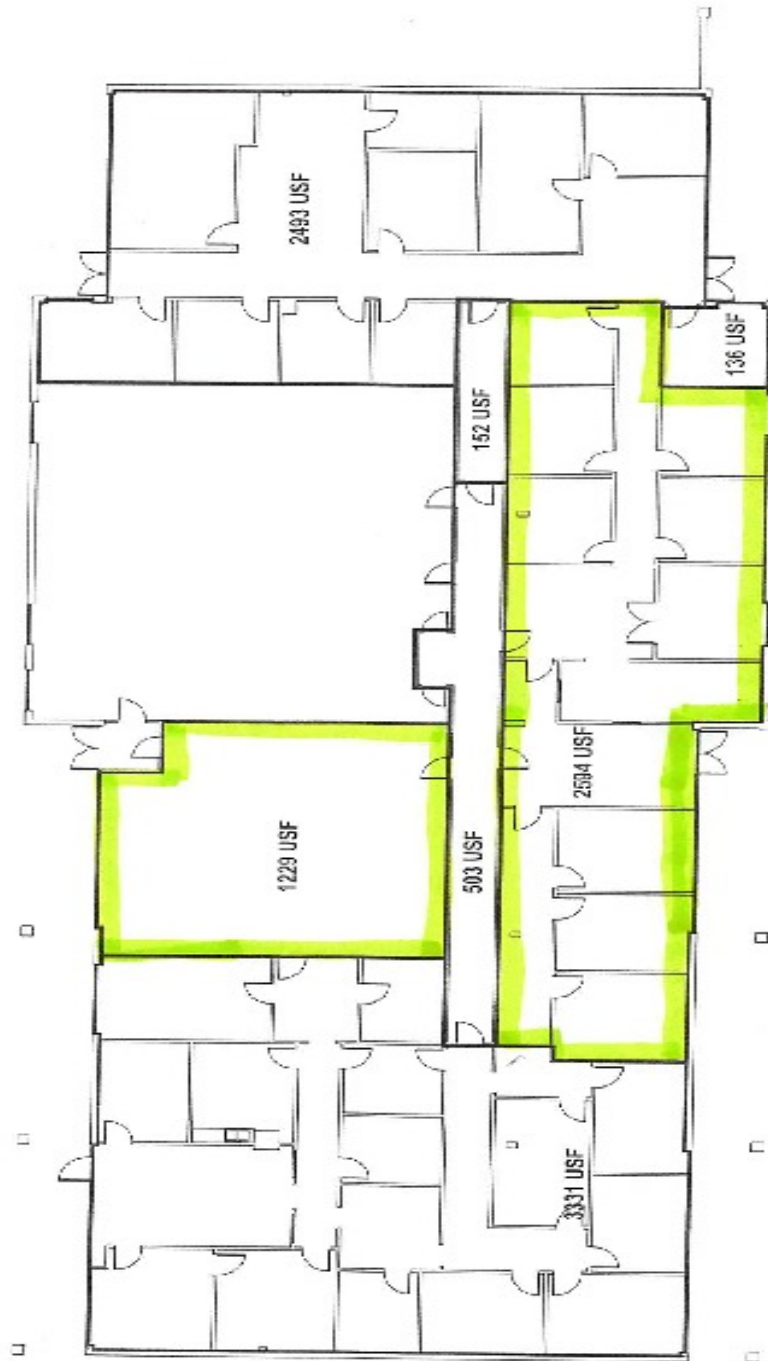
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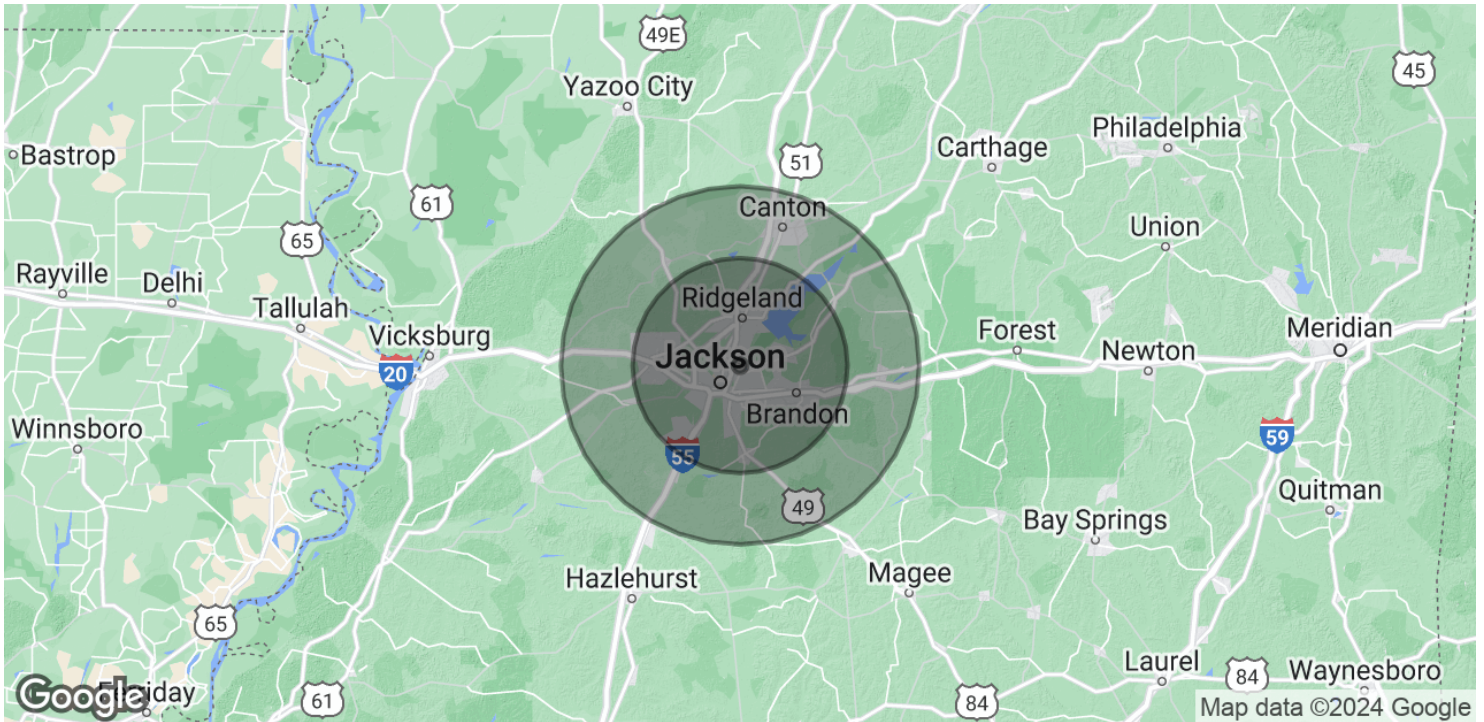


SUITE 150C Divisible to 1229 and 2594SF

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OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	15 MILES	25 MILES
Total Population	1,656	437,883	535,706
Average age	44.4	34.2	34.7
Average age (Male)	41.6	32.9	33.3
Average age (Female)	46.7	35.4	36.0
HOUSEHOLDS & INCOME	1 MILE	15 MILES	25 MILES
Total households	746	162,250	197,400
# of persons per HH	2.2	2.7	2.7
Average HH income	\$149,219	\$64,817	\$65,154
Average house value	\$422,776	\$169,754	\$167,430

* Demographic data derived from 2020 ACS - US Census

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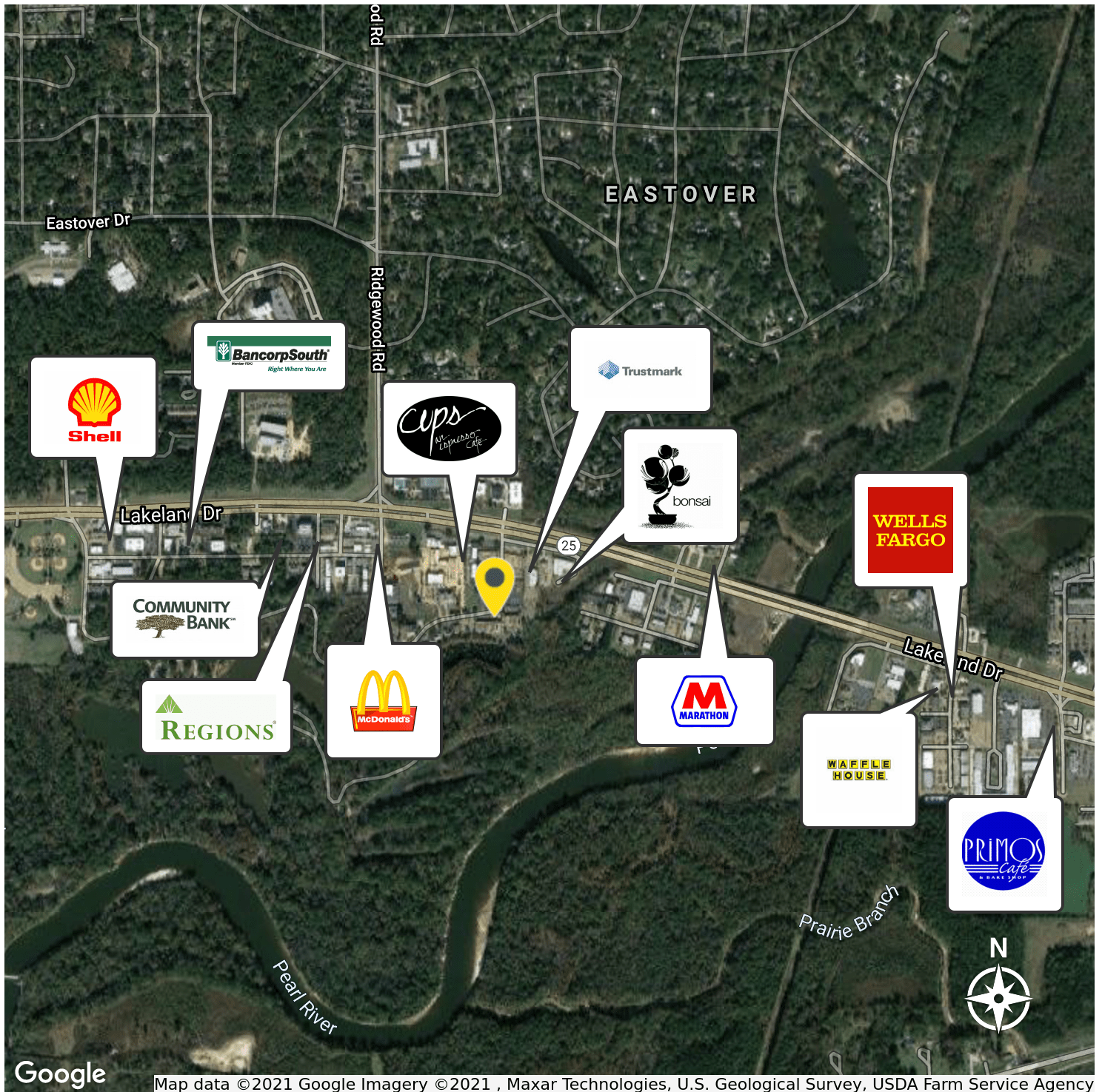
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OFFICE BUILDING FOR LEASE



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MS #16810



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MS #S-40709

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