



Office Space | 220/Highland Colony Business Park

101 Business Park Drive
Ridgeland, Mississippi 39157

Property Highlights

- Excellent Access to Highland Colony, I-220, and I-55
- Great Visibility and Exposure
- Seen by 51,000+ Cars a Day from I-220
- Great Tenant Mix

Offering Summary

Lease Rate:	\$10.50 - 11.00 SF/yr (MG)
Building Size:	16,426 SF
Available SF:	2,400 - 7,317 SF

For More Information

Micah McCullough, CCIM, SIOR

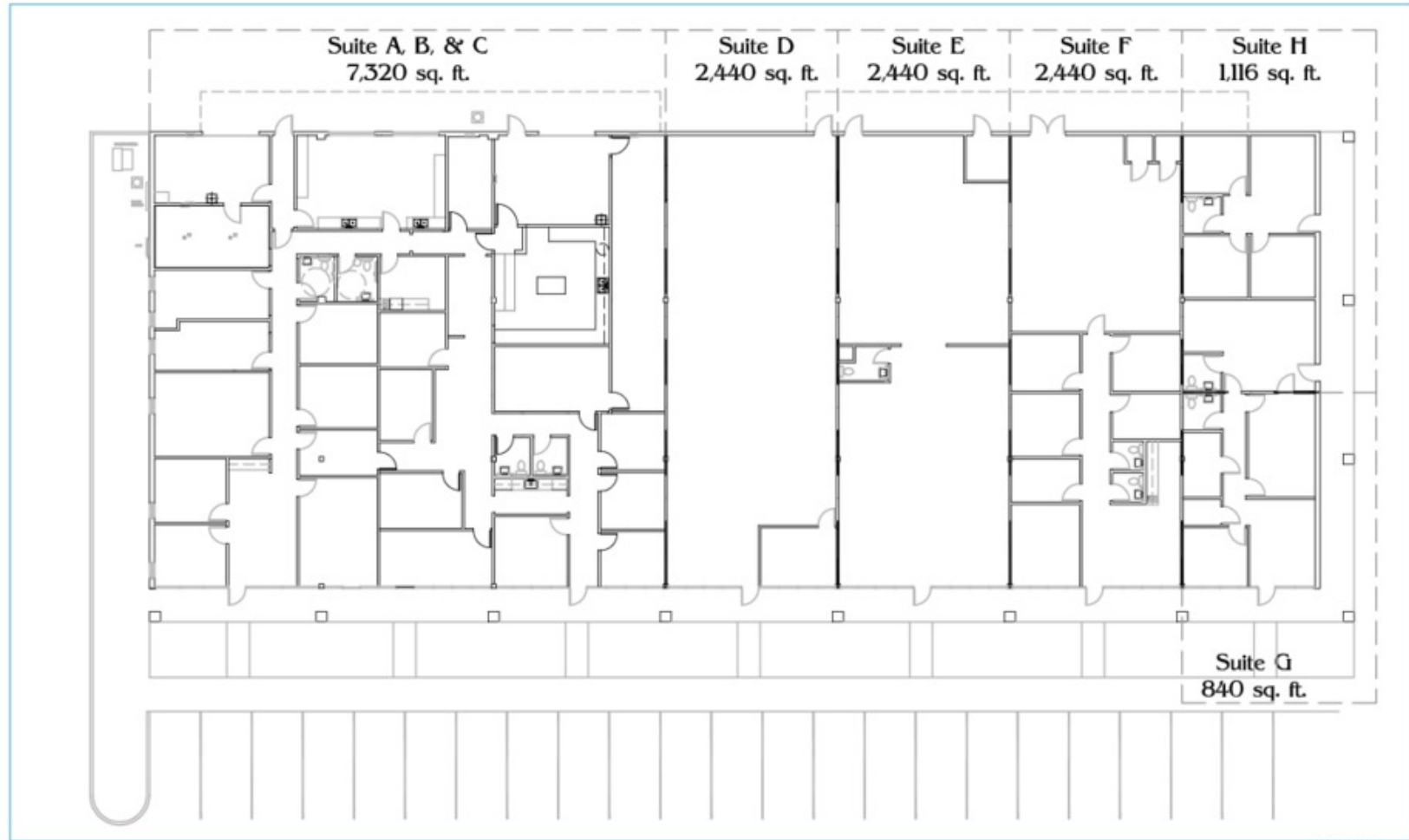
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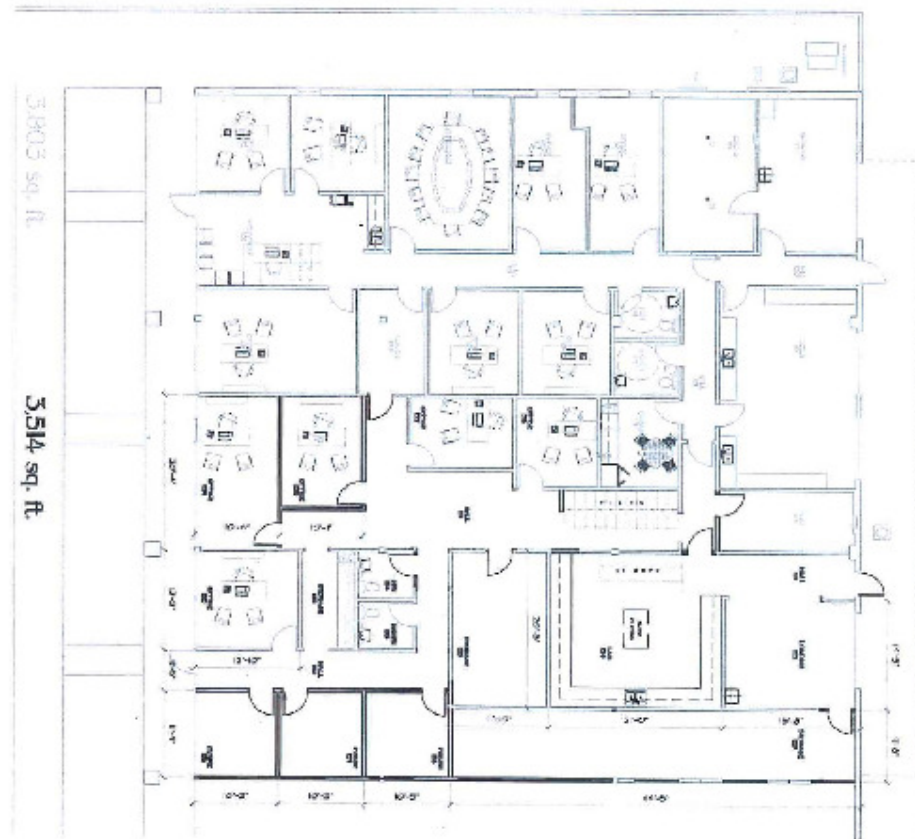


Gross Area: 16,590

1/16" = 1'-0"

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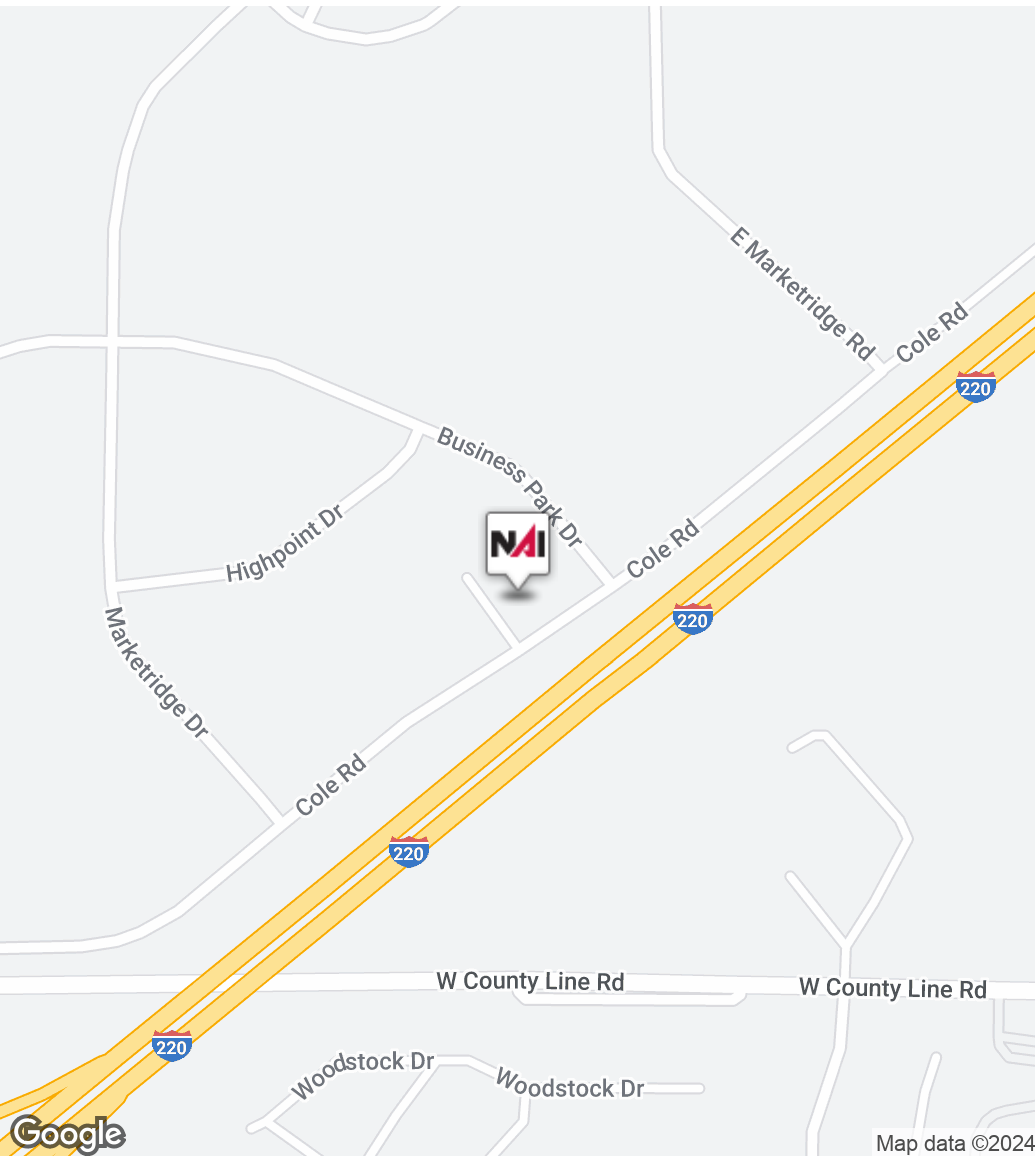


NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property. All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Flowood, MS 39232
601 981 6800 tel
ucrproperties.com

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Population	1 Mile	5 Miles	10 Miles
Total Population	2,828	92,427	257,126
Average Age	41.6	35.7	34.2
Average Age (Male)	44.8	34.7	33.1
Average Age (Female)	38.6	36.6	35.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,083	36,629	97,389
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$72,593	\$69,600	\$65,432
Average House Value	\$159,622	\$205,733	\$185,075

* Demographic data derived from 2020 ACS - US Census

