



**SPERRY**  
— COMMERCIAL —  
GLOBAL AFFILIATES<sup>SM</sup>  
JD JOHNSON REALTY

**230**

**HIGHPOINT DRIVE**

**BROCHURE**

Office Building For Lease

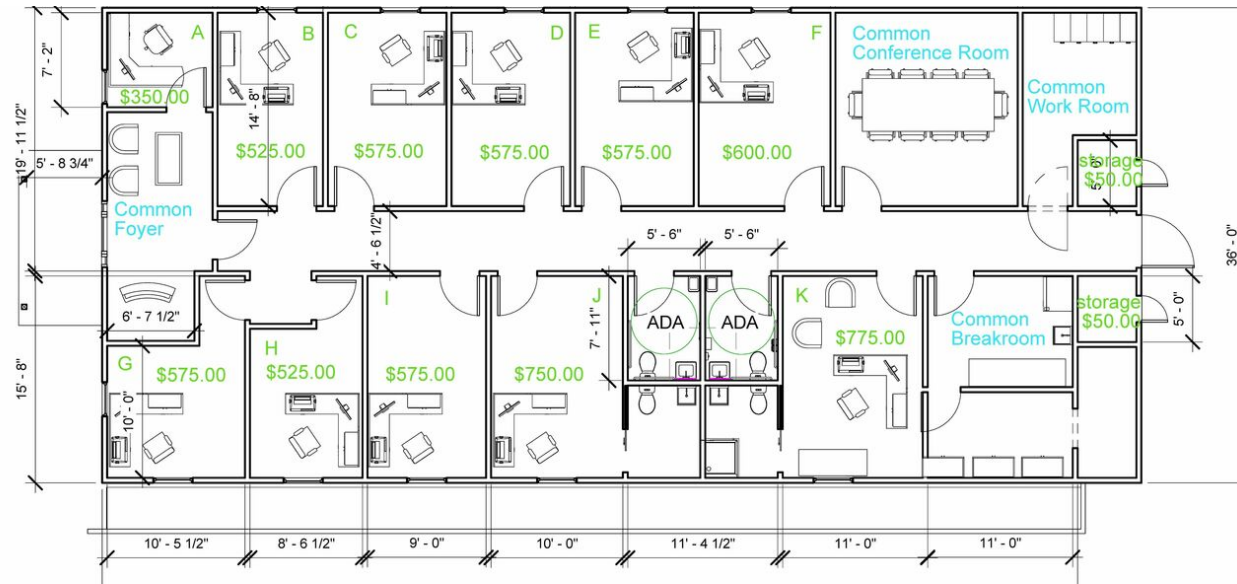


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MS #B-17543





# Property Summary



## PROPERTY DESCRIPTION

Lease one individual office or multiple offices, with a twelve-month minimum term. The building was remodeled in 2016 with all New HVAC, roof, fixtures, keycard entry, security cameras, etc. There are 10 individual offices, men's and ladies' restrooms, (two of the offices have private restrooms) a large conference room, reception area and kitchenette. Available furnished or ready for your furniture. Each office includes front lot parking with additional spaces in back available for trucks, trailers, etc. for an additional fee. Located off of Business Park Drive in Ridgeland, along the South end of Highland Colony Parkway near the new Amazon Web Services Campus (AWS), Southern Beverage and the UPS Customer Center. Easy access to I-55, I-20 via 220 and Madison / Ridgeland via Highland colony parkway.

## PROPERTY HIGHLIGHTS

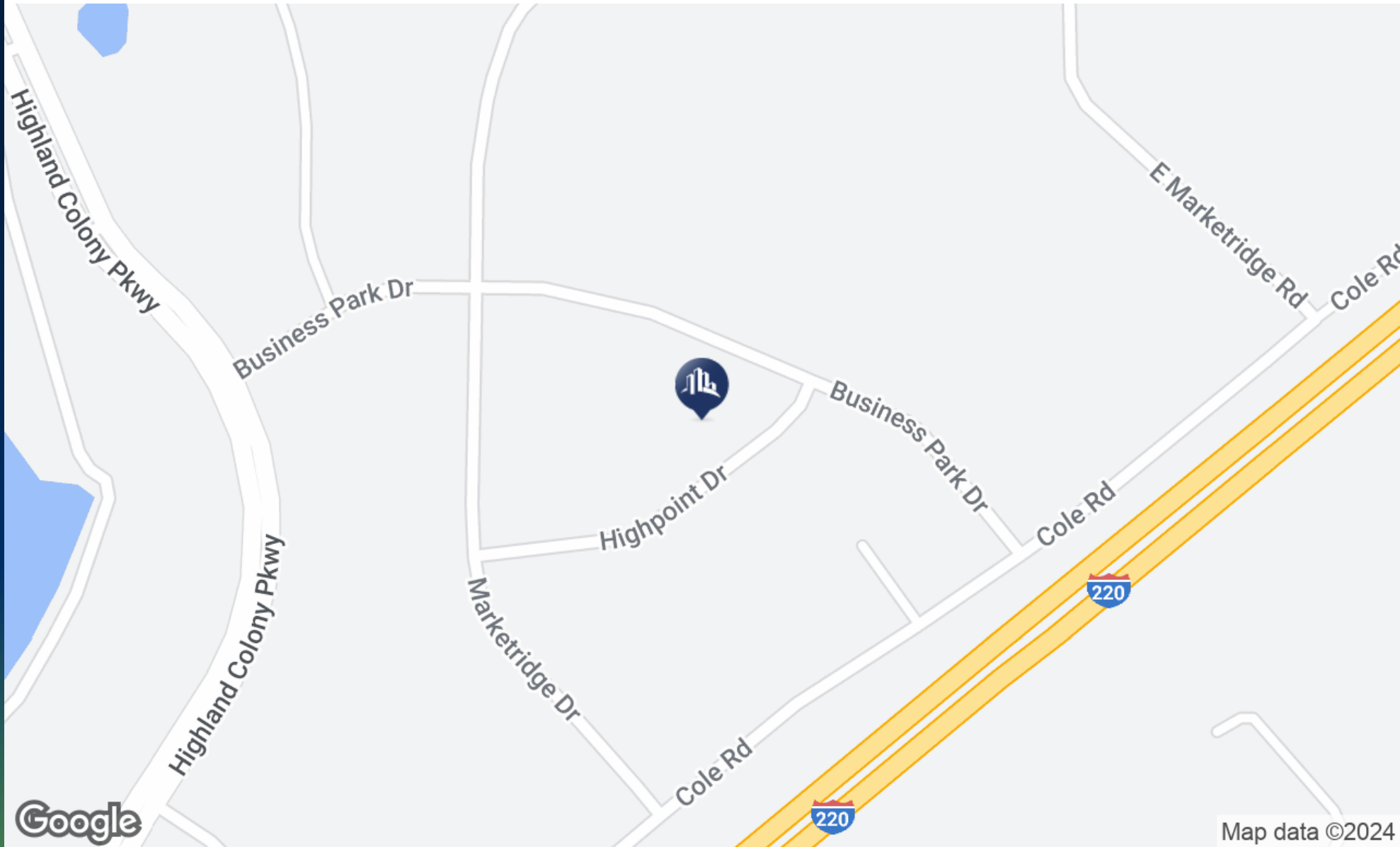
- Individual Offices for Lease
- Available furnished or ready for your furniture.

## OFFERING SUMMARY

Lease Rate:	\$350/month to \$775/month, utilities included.
Number of Units:	10
Available SF:	2,948 SF
Lot Size:	0.6 Acres
Building Size:	2,948 SF

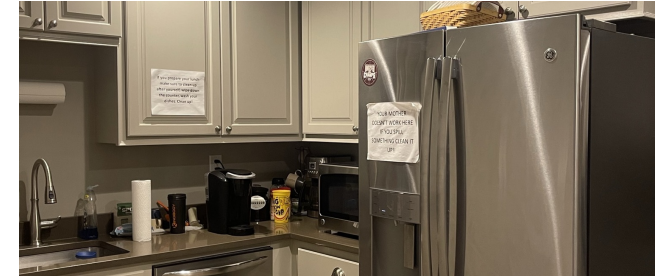
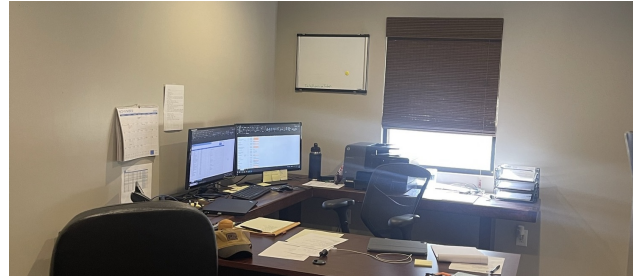
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	923	4,073	13,099
Total Population	2,079	9,069	28,267
Average HH Income	\$69,543	\$77,129	\$69,264

# Location Map





# Additional Photos





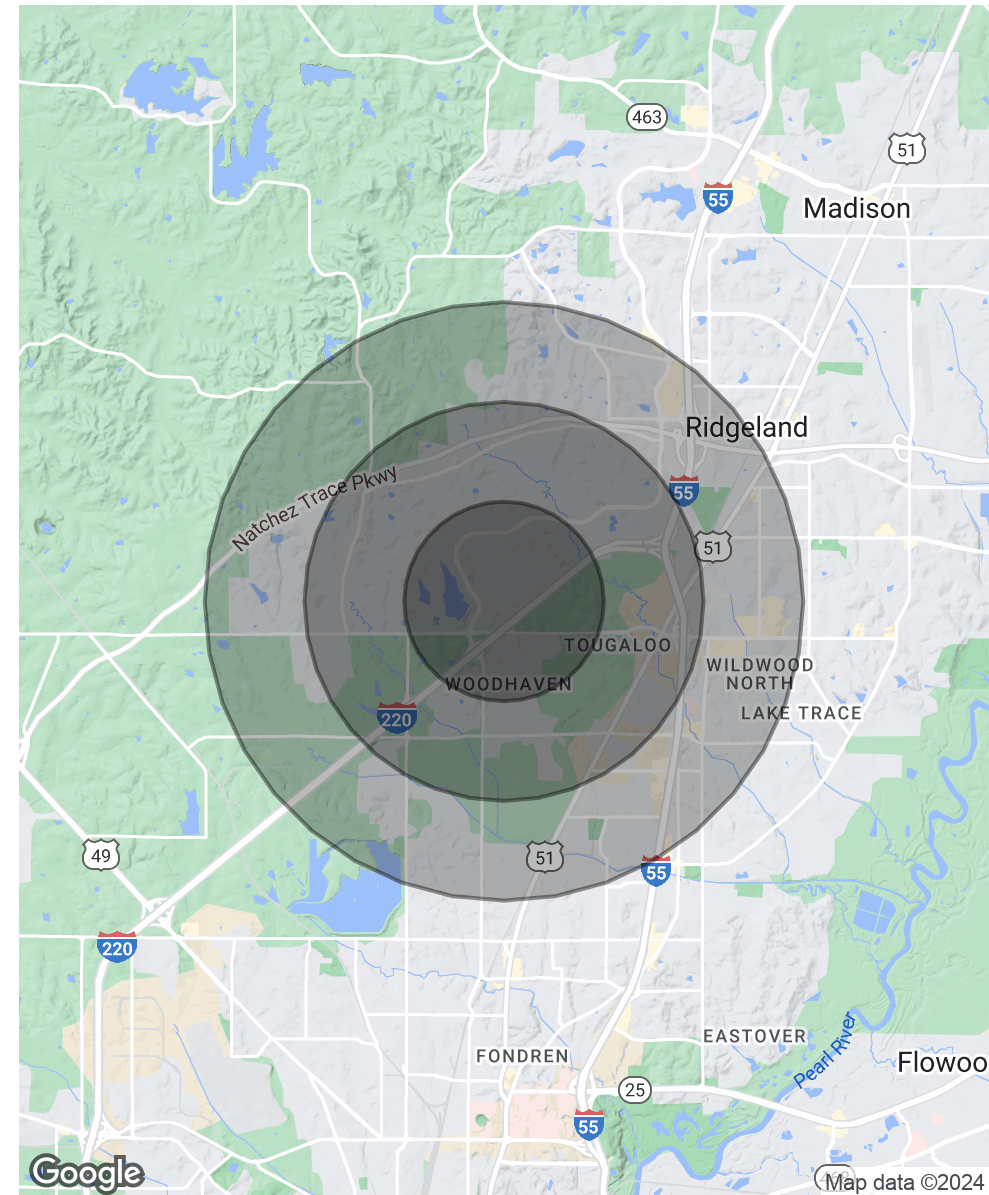
# Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,079	9,069	28,267
Average Age	46.2	41.7	39.6
Average Age (Male)	45.5	39.8	37.6
Average Age (Female)	46.1	43.5	41.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	923	4,073	13,099
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$69,543	\$77,129	\$69,264
Average House Value	\$169,169	\$173,283	\$150,043

\* Demographic data derived from 2020 ACS - US Census



Map data ©2024