

INDUSTRIAL PROPERTY FOR LEASE

SPELLWAY 1

6969 OLD CANTON ROAD RIDGELAND, MS 39157



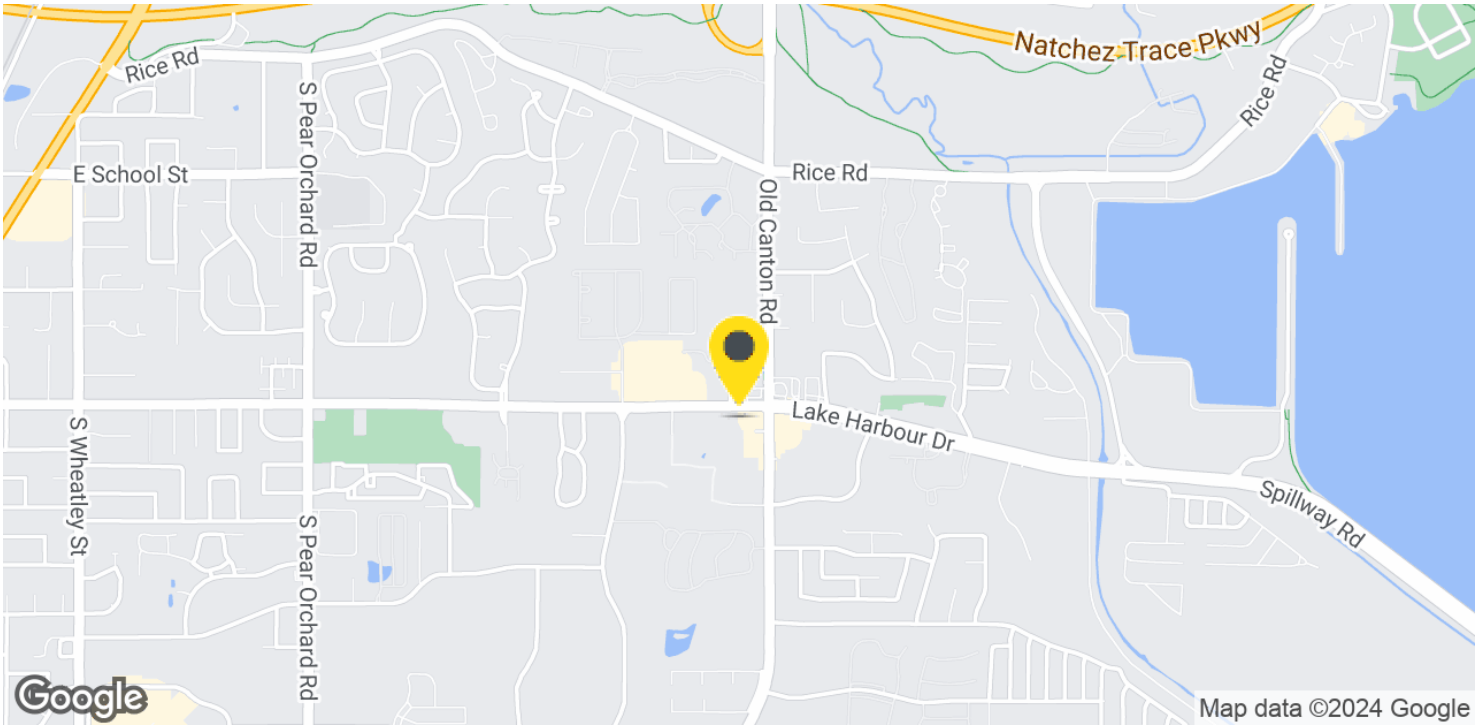
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SPEED COMMERCIAL REAL ESTATE

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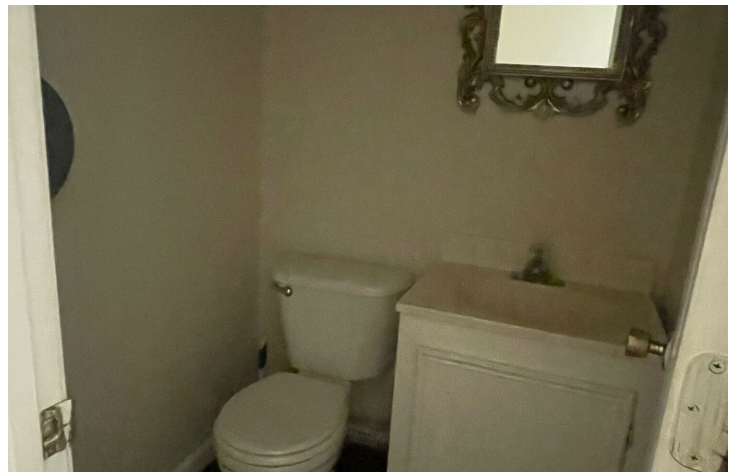
LOCATION DESCRIPTION

Located in the bustling city of Ridgeland, the area surrounding the property offers a dynamic blend of commerce and leisure. Minutes away from the scenic Natchez Trace Parkway, tenants can easily explore the great outdoors or take a leisurely stroll along the mesmerizing Spillway 1 reservoir. A rich tapestry of dining and retail options awaits at the nearby Renaissance at Colony Park, catering to all tastes and preferences. Just a short drive from the property, businesses have easy access to essential amenities, creating an ideal work-life balance. With its vibrant surroundings and convenient access to key attractions, Ridgeland is the perfect location for your next office space.

SPACES	LEASE RATE	SPACE SIZE
F	\$1,000 per month	900 SF

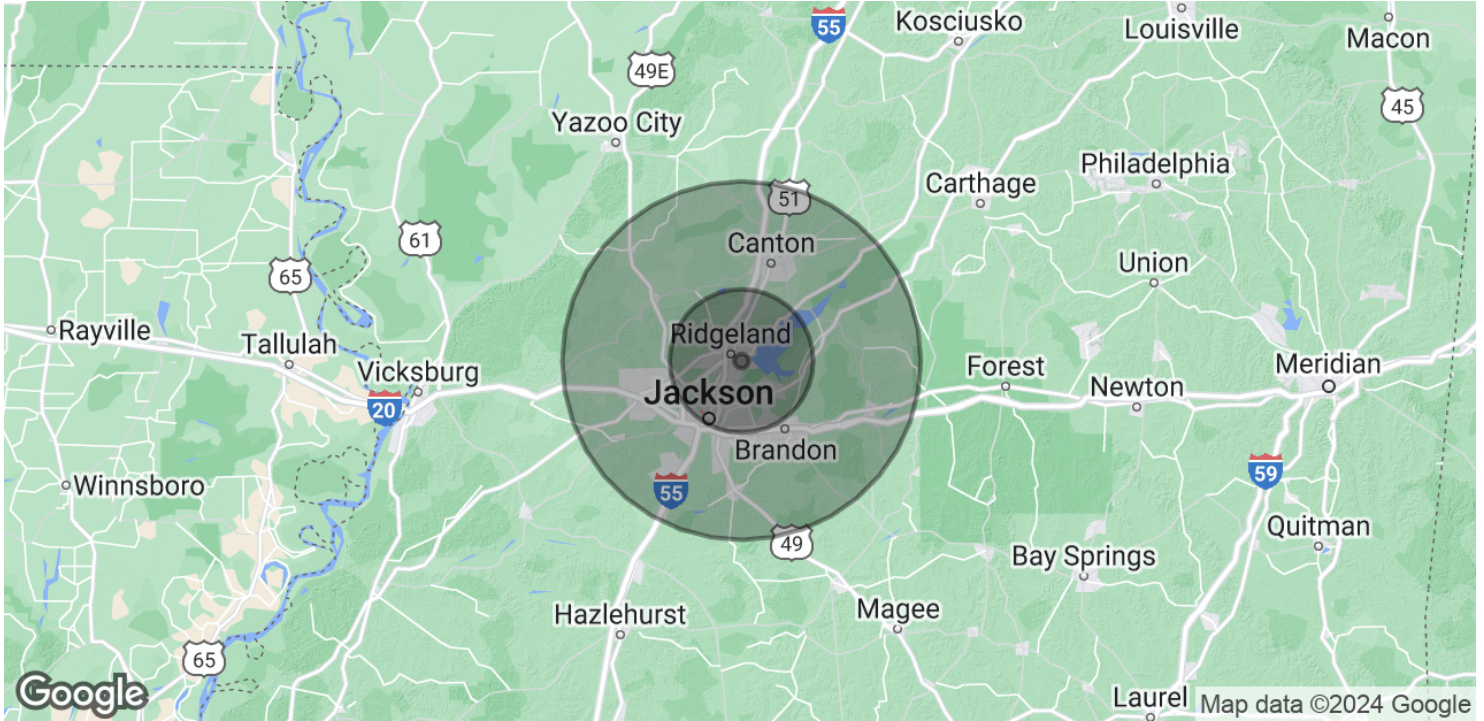
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POPULATION	1 MILE	10 MILES	25 MILES
Total Population	9,887	229,582	492,715
Average Age	38	41	40
Average Age (Male)	36	39	39
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	1 MILE	10 MILES	25 MILES
Total Households	4,853	95,290	195,969
# of Persons per HH	2	2.4	2.5
Average HH Income	\$71,740	\$97,007	\$86,995
Average House Value	\$235,389	\$286,800	\$252,211

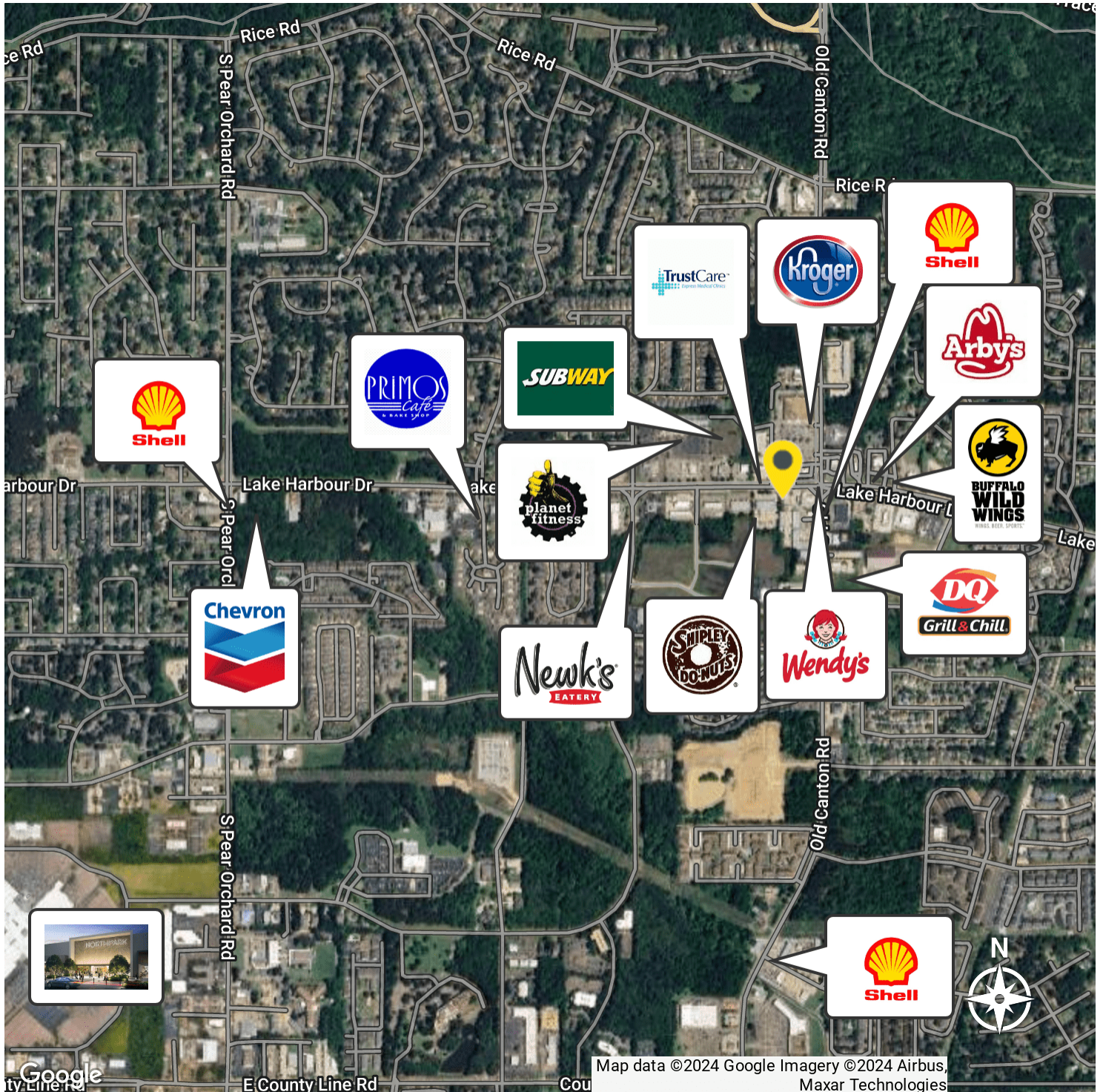
Demographics data derived from AlphaMap

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