

INDUSTRIAL  
PROPERTY  
FOR SALE /  
LEASE

## 520 HIGHWAY 80 WAREHOUSE SHOWROOM

520 Highway 80  
Warehouse, Jackson,  
MS 39204

Jon-David Johnson, CCIM  
Owner Broker  
601.707.5555  
jd@jdcrc.com



164 Watford Parkway  
Drive, Canton, MS 39046  
601.707.5555  
jdcrc.com



### PROPERTY DESCRIPTION

16,684 SF (19,835 SF including mezzanine) Warehouse Showroom located on the Hwy 80 frontage road, less than one mile from the I-55 exit. There is a 3,150 SF showroom constructed below the load bearing mezzanine, along with 1,890SF office area with training/meeting room. The ceiling height in the warehouse is min. 18' at the eaves. The buildings have been well maintained and are in good condition.

### PROPERTY HIGHLIGHTS

- 16,684 SF Warehouse Showroom
- 3,150 SF Warehouse mezzanine
- 3,150 SF Showroom
- 1,890 SF Office / Meeting area
- Dock high loading door and Grade level overhead door.
- Less than one mile from I-55.
- Located at the crossroads of I-55 / I-20 / US 49 South

### OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	19,835 SF
Lot Size:	1.31 Acres
Building Size:	19,835 SF



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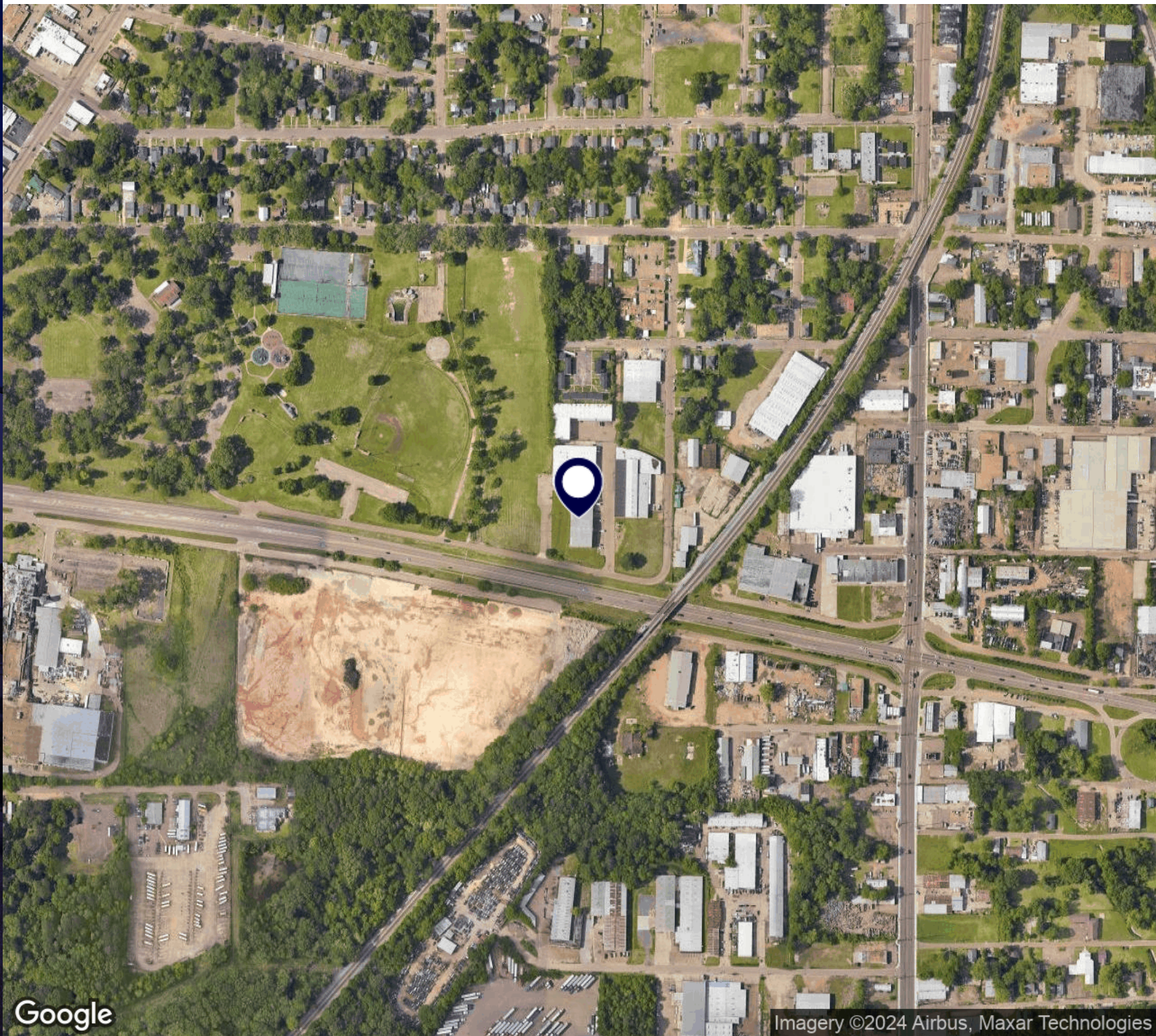
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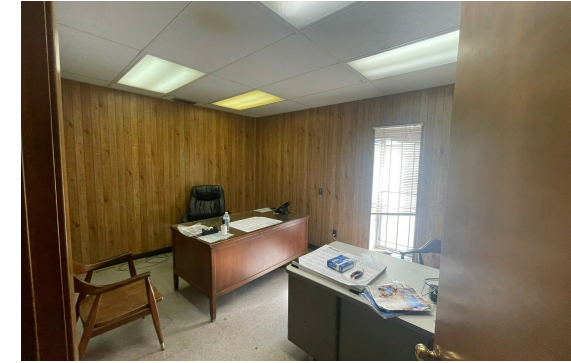
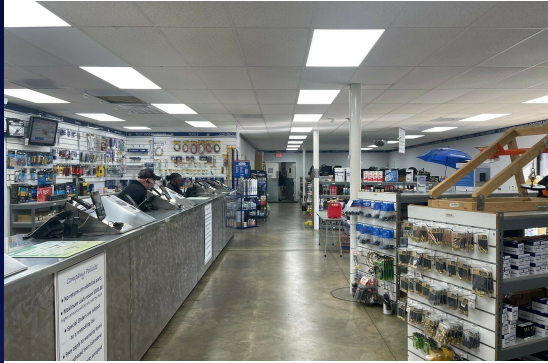
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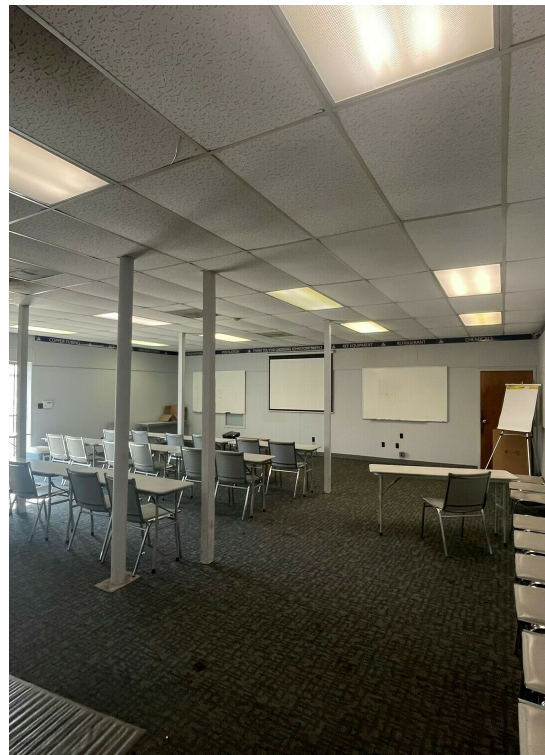
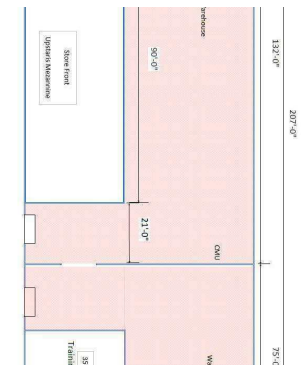
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Approximately 16,560 Square feet





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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	968	4,079	8,462
Average Age	36.6	30.6	29.8
Average Age (Male)	35.5	31.0	30.2
Average Age (Female)	39.7	30.9	30.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	453	1,673	3,420
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$29,421	\$32,131	\$31,877
Average House Value	\$63,333	\$40,646	\$42,698

2020 American Community Survey (ACS)

## DEMOGRAPHICS MAP & REPORT

