

RETAIL PROPERTY FOR LEASE

TRACE HARBOUR VILLAGE

7048 OLD CANTON RD RIDGELAND, MS 39157

SPEED
COMMERCIAL
REAL ESTATE



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SPEED COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Introducing 7048 Old Canton Rd, Ridgeland, MS, 39157. This prime property offers a modern, flexible space for lease, perfect for businesses seeking a prominent location. Boasting ample parking, high visibility, and a versatile layout, it's an ideal canvas for retail, office, or service providers. The property's strategic positioning provides easy access for clientele and staff, ensuring convenience and accessibility. With its attractive façade and adaptable interior, this property presents an outstanding opportunity for businesses to establish themselves in a thriving commercial hub. Discover the ideal setting to elevate your business at 7048 Old Canton Rd.

PROPERTY HIGHLIGHTS

- - Modern, versatile space for lease
- - Ample parking for tenants and clientele
- - High visibility in a prime location
- - Flexible layout suitable for various business types

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN; MG)
Available SF:	250 - 3,000 SF
Lot Size:	3.78 Acres
Building Size:	32,255 SF

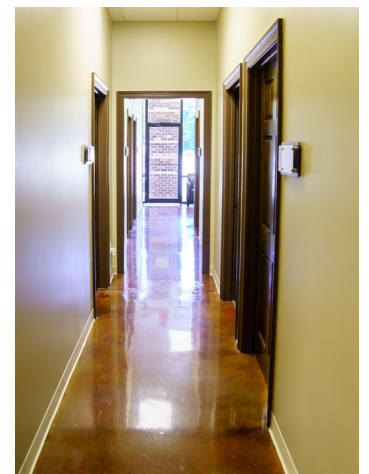
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,309	34,239	86,935
Total Population	7,014	81,926	218,908
Average HH Income	\$74,113	\$78,478	\$75,341

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