



## 404 Legacy Park

404 Legacy park, Ridgeland, Mississippi 39157

### Property Features

- One or two tenant office building, great for owner occupant
- Legacy Park is a gated office complex
- Built in 2007
- 2 full kitchens/break rooms (1 per suite)
- Upscale architectural features (brick facade and wood doors and paneling)
- Great location near numerous retailers (see retail map)
- Suite A: 3,548 SF (Available)
- Suite B: 2,158 SF (Occupied, but could be available)
- Easily combined into one suite of 5,706 SF



For more information:

**Micah McCullough, CCIM, SIOR**

601 981 6800 x301 • [micah@ucrproperties.com](mailto:micah@ucrproperties.com)

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660 Katherine Drive, Flowood, MS 39232

601 981 6800

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# Executive Summary

For Sale/Lease - Office Building



## Property Summary

Sale Price: \$649,000

Lease Price: \$17/SF (FS)

Lot Size: 0.47 Acres

Building Size: 5,706 SF

Building Class: B

Year Built: 2007

Zoning: C-1

## Property Overview

One of 6 (six) office buildings in the Legacy Park office community. 404 Legacy Park features a brick facade, wooden exterior doors, ample parking, and a great location. This property is currently built out as two suites. Suite A is built out with 3,548 square feet available. Suite B is built out with 2,158 square feet available. They can be conjoined as one suite upon request.

## Location Overview

Gated office community off of Northpark Drive in Ridgeland. Can be accessed easily from County Line Road or Lake Harbour Road. 1 minute drive to Lake Harbour Road and County Line Road.

# Additional Photos

For Sale/Lease - Office Building



Reception Area



Corner Office Space



Break Room

# Additional Photos

For Sale

For Sale/Lease - Office Building



Rear of building



Legacy Park Drive from within gate



Corner office with large windows Suite B

# Property Details

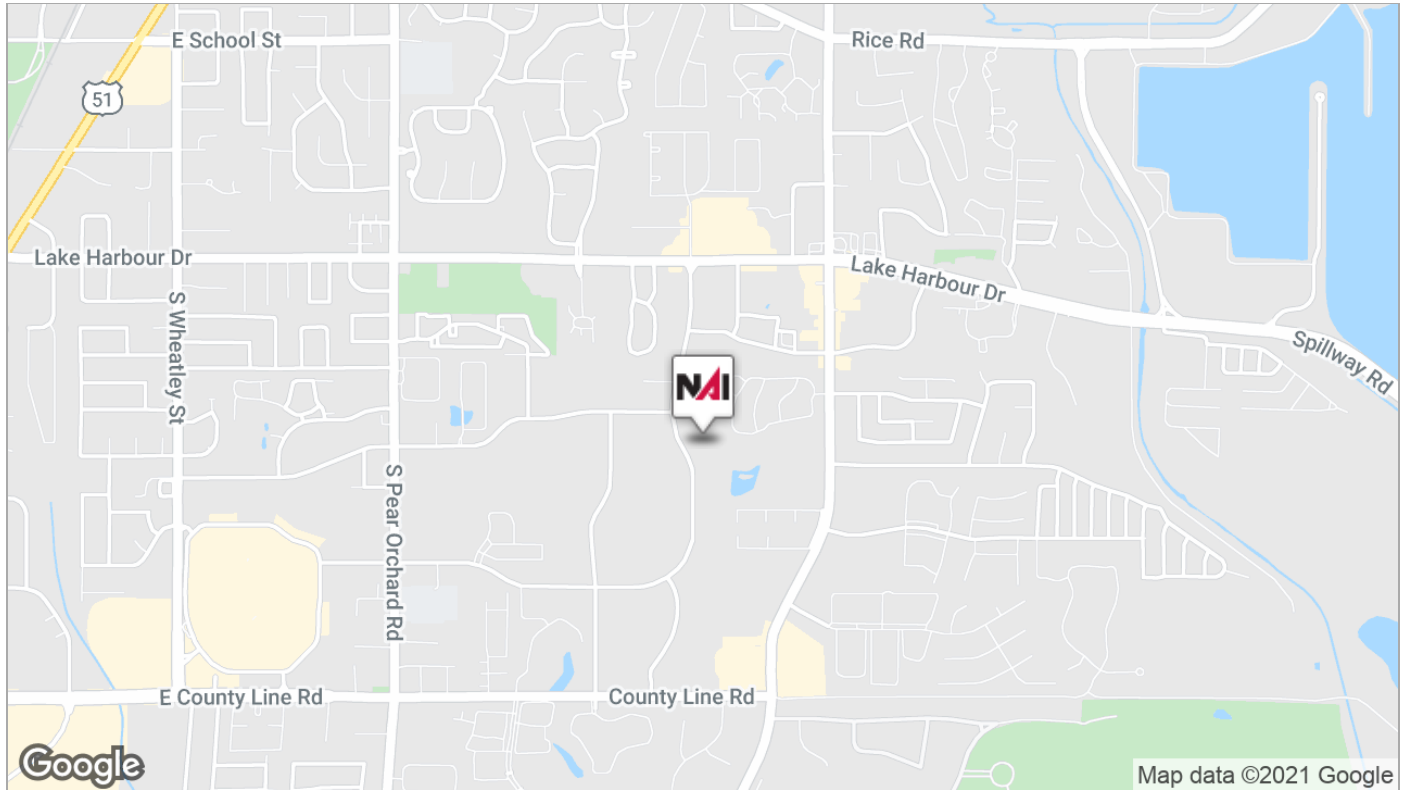
For Sale/Lease - Office Building

<b>Property Name:</b>	404 Legacy Park
<b>Property Address:</b>	404 Legacy park Ridgeland, MS 39157
<b>Property Type:</b>	Office
<b>Number Of Units:</b>	1 or 2
<b>Building SF:</b>	5,706
<b>Lot Size:</b>	0.47 AC
<b>Building Class:</b>	B
<b>Zoning:</b>	C-1
<b>Parking Spaces:</b>	18
<b>Parking Ratio:</b>	3.51
<b>Stories:</b>	1
<b>Gate:</b>	Yes
<b>Year Built:</b>	2007
<b>Construction Type:</b>	Wood Frame
<b>Number Of Stories:</b>	1
<b>Restrooms:</b>	3
<b>Foundation:</b>	Concrete slab
<b>Walls:</b>	Sheet rock
<b>Roof:</b>	Asphalt Shingles



# Location Maps

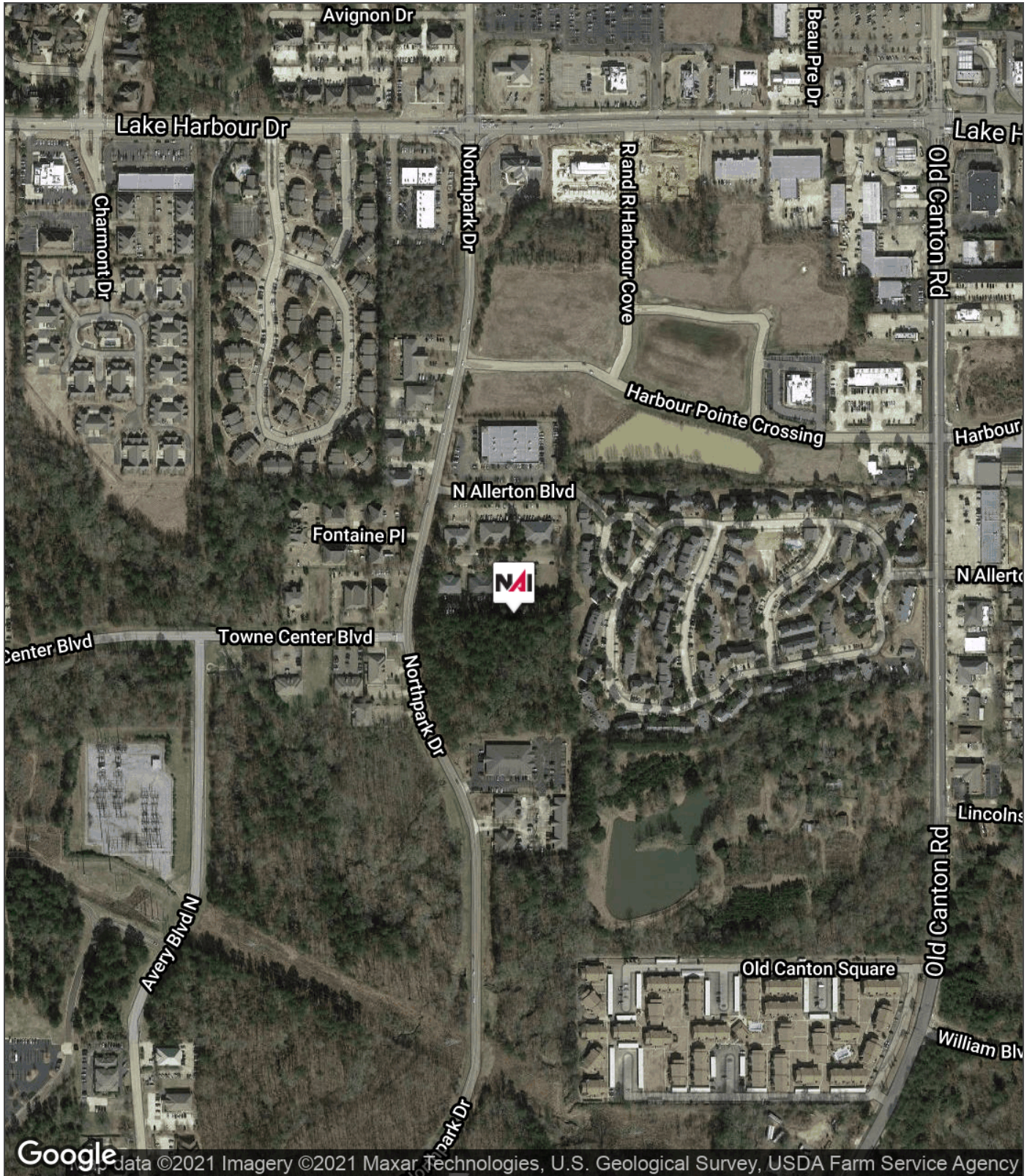
For Sale/Lease - Office Building



# Aerial Map

For Sale

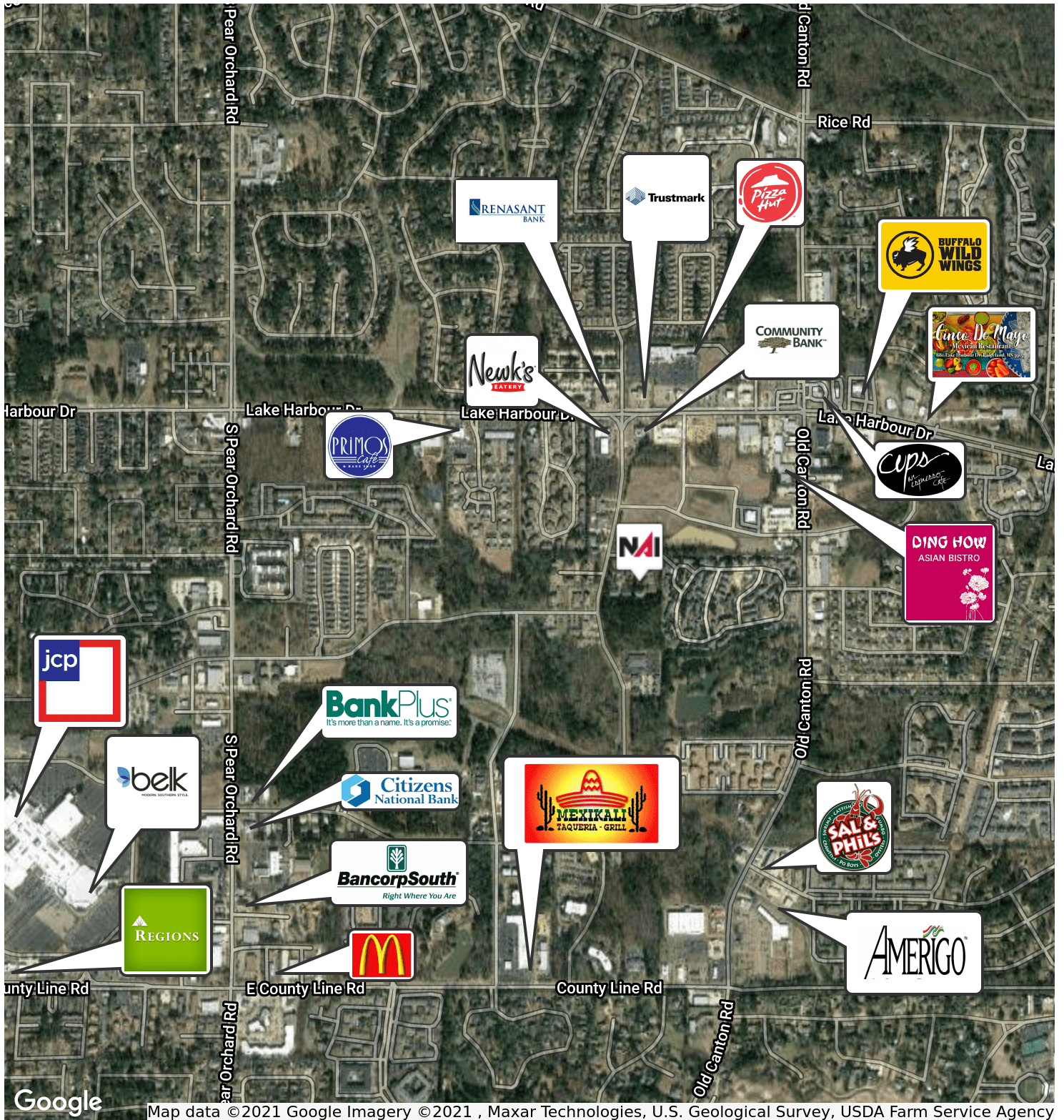
For Sale/Lease - Office Building



# Retailer Map

For Sale

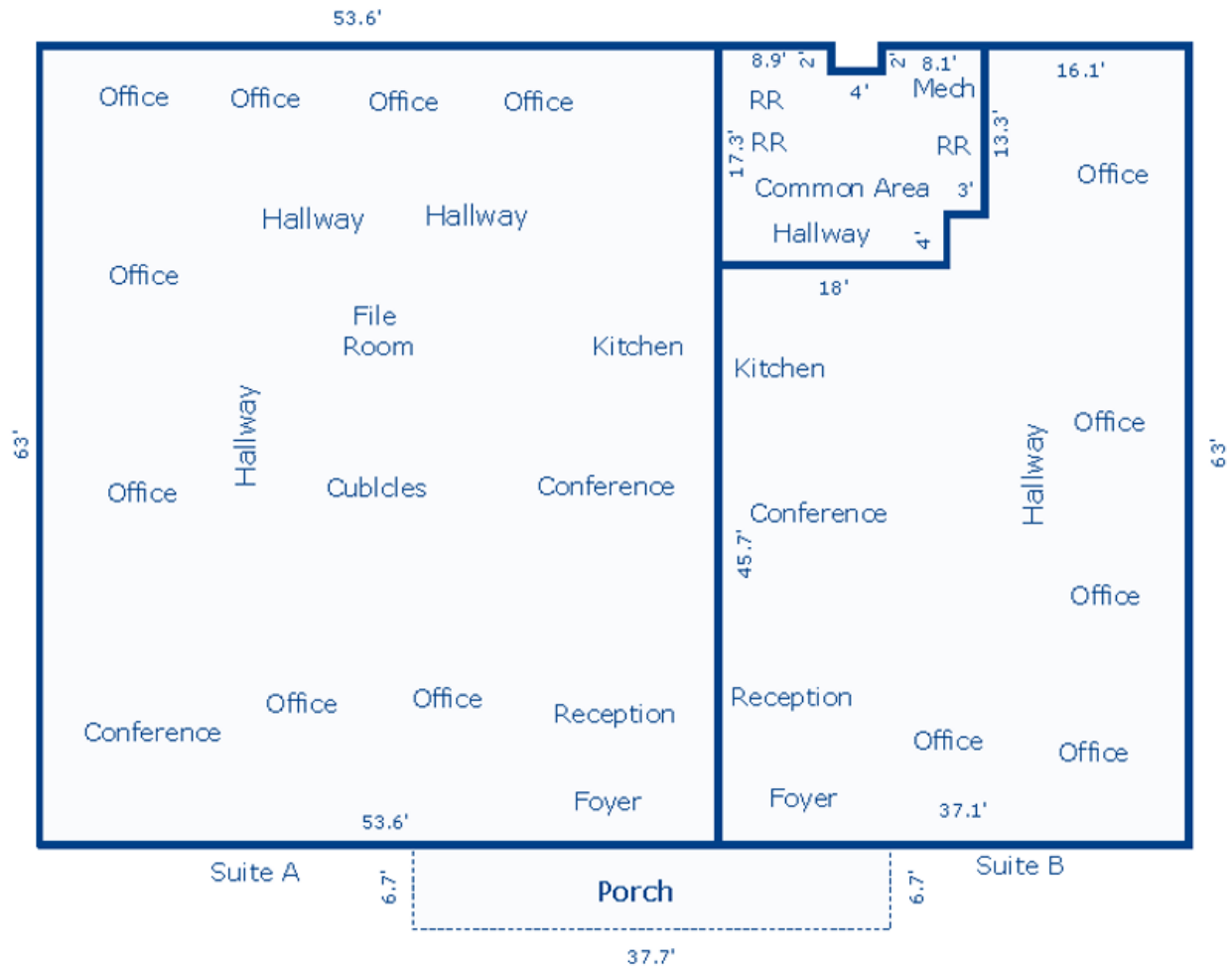
For Sale/Lease - Office Building



# Floor Plans

For Sale

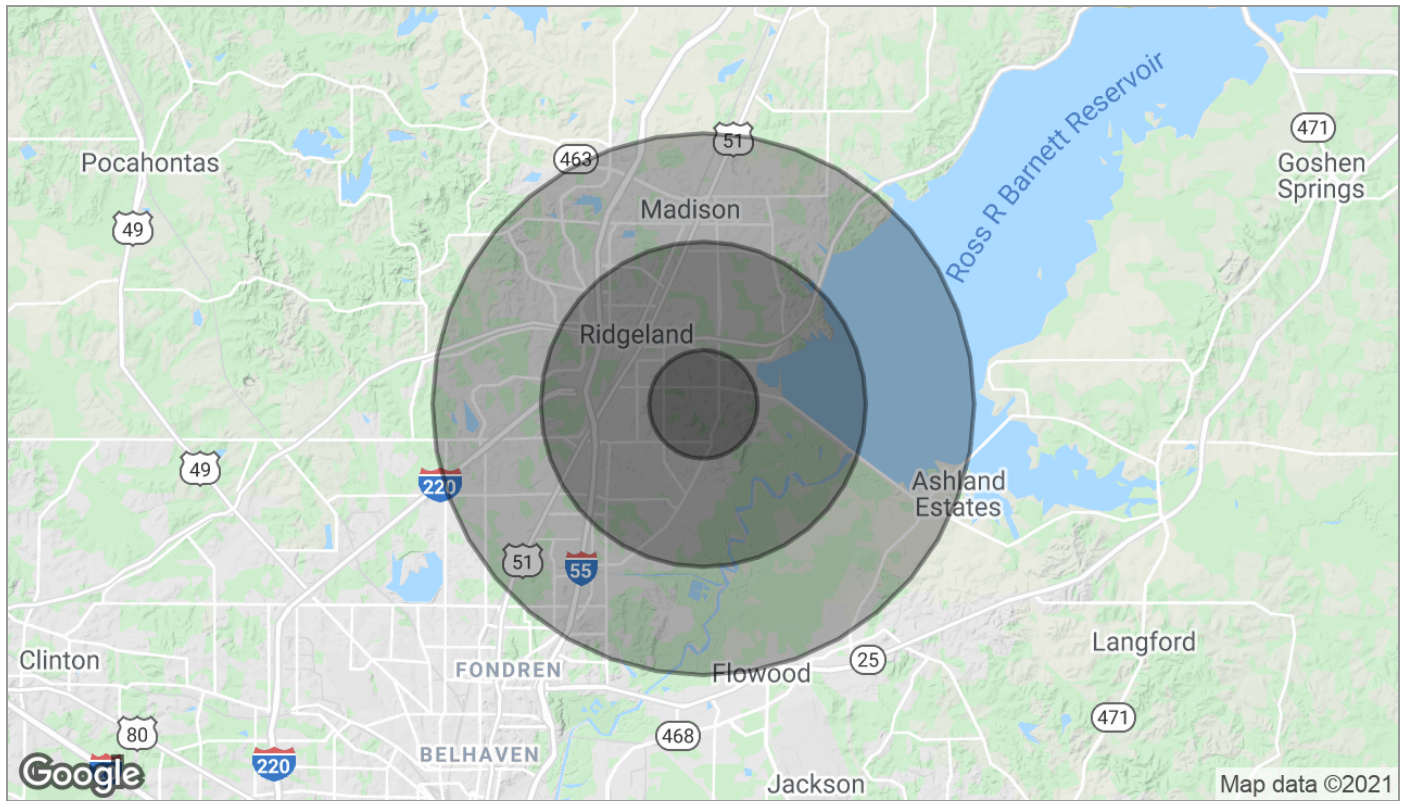
For Sale/Lease - Office Building



# Demographics Map

For Sale

## For Sale Office Building



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,744	46,374	88,380
MEDIAN AGE	31.1	34.0	34.4
MEDIAN AGE (MALE)	30.8	33.2	33.5
MEDIAN AGE (FEMALE)	31.7	35.0	35.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,310	20,097	36,428
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$64,985	\$72,506	\$77,220
AVERAGE HOUSE VALUE	\$232,460	\$201,731	\$214,079
Race	1 Mile	3 Miles	5 Miles
% WHITE	56.2%	57.7%	57.4%
% BLACK	36.6%	36.0%	37.9%
% ASIAN	3.5%	1.9%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	3.0%	4.0%	2.3%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	4.5%	5.9%	4.0%

\* Demographic data derived from 2010 US Census