

# Executive Summary

For Lease

Office-Warehouse Space | 220/Highland Colony Business Park



## Property Summary

Available SF: 3,500 SF

Lease Rate: \$10.50 SF/yr (MG)

Lot Size: 2.44 Acres

Building Size: 28 SF

Building Class: B

Zoning: TIP, Technical  
Industrial Park District

## Property Overview

Modern office space with heated and cooled warehouse.

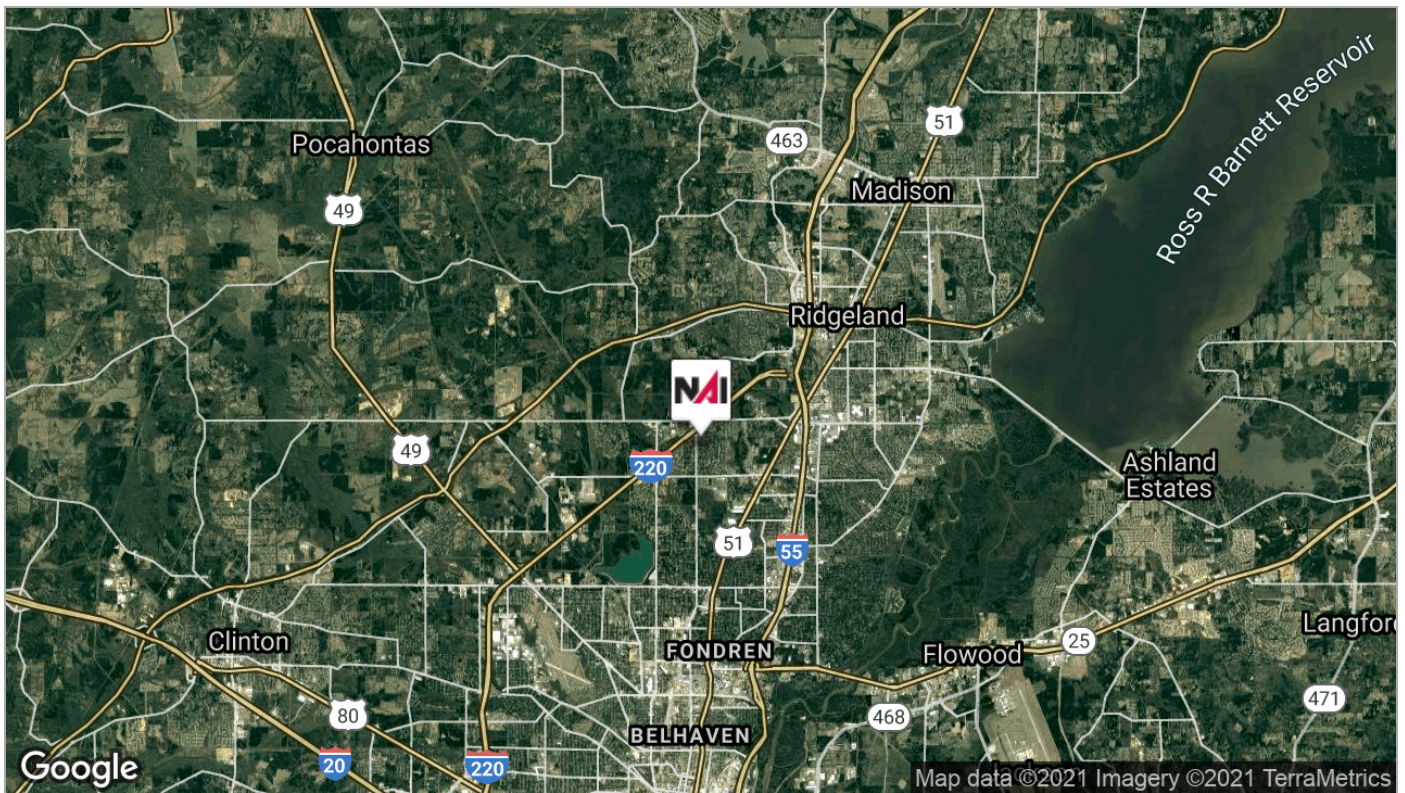
## Location Overview

Located at 193 Business Park Drive in Ridgeland, MS. This building fronts Business Park Drive and Marketridge Drive.

# Location Maps

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# Additional Photos

For Lease

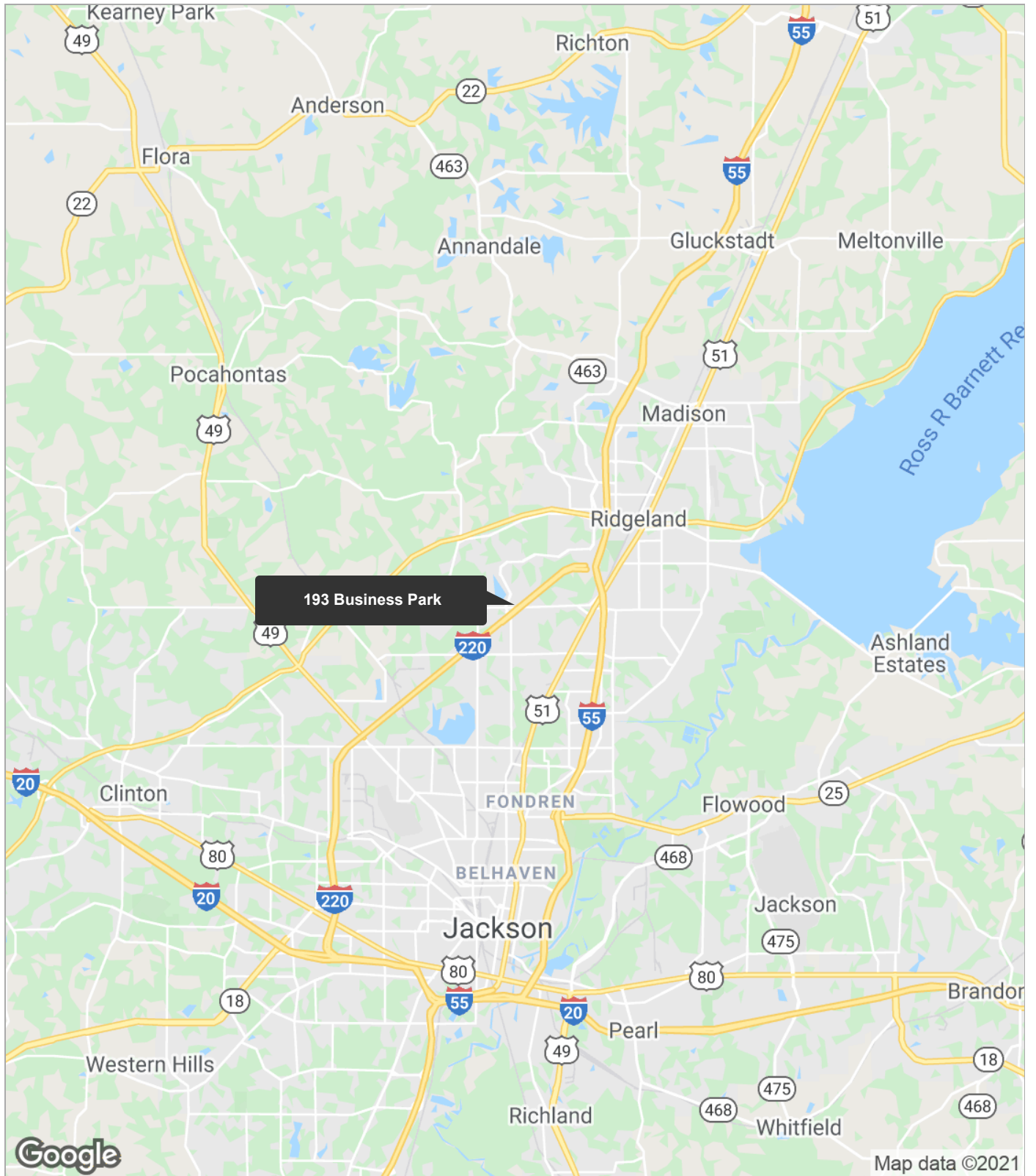
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# Regional Map

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# Aerial Map

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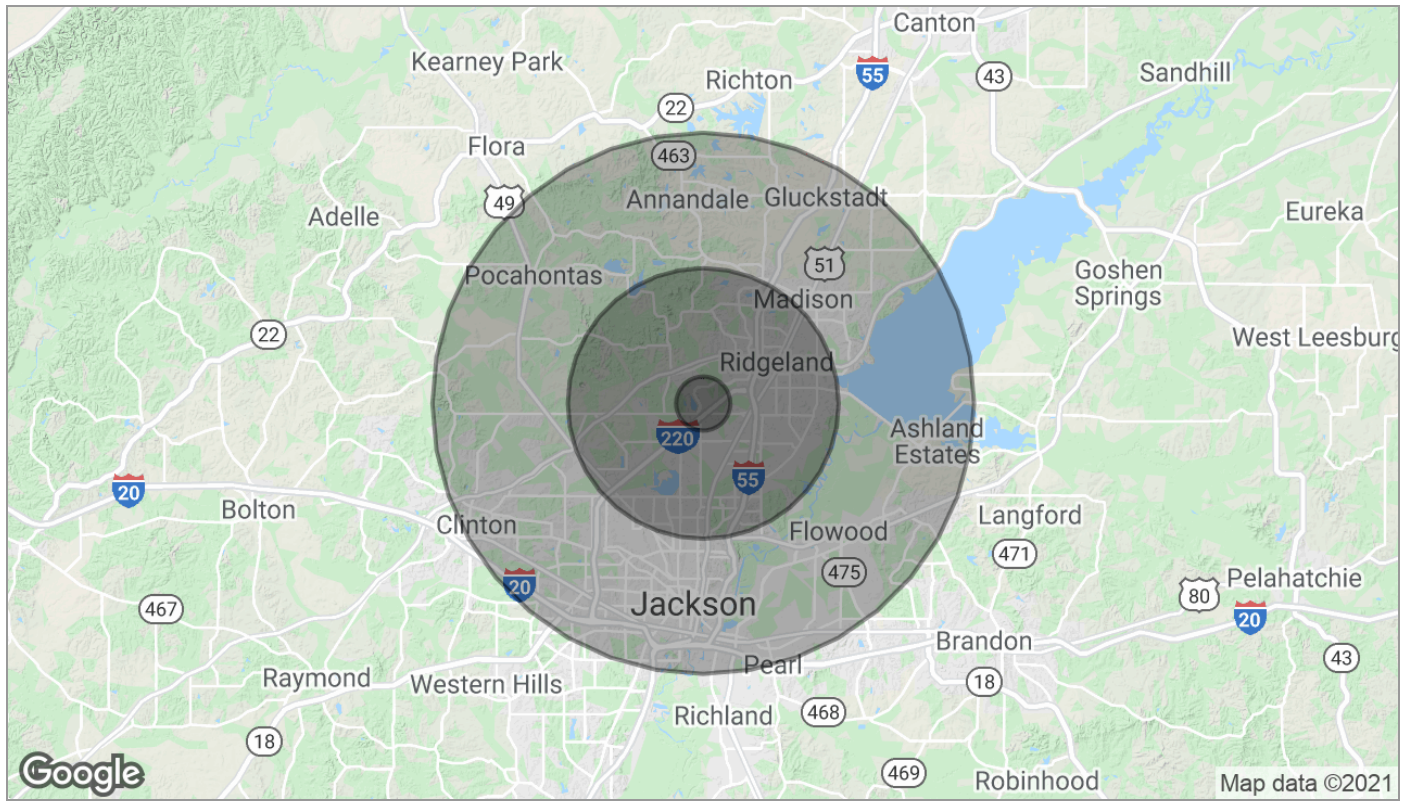




# Demographics Map

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	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	2,799	92,130	255,868
MEDIAN AGE	41.3	35.8	34.3
MEDIAN AGE (MALE)	44.2	34.9	33.2
MEDIAN AGE (FEMALE)	38.5	36.7	35.2
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	1,073	36,527	97,058
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$72,402	\$70,141	\$65,347
AVERAGE HOUSE VALUE	\$159,549	\$206,721	\$185,051
<b>Race</b>			
% WHITE	24.5%	39.3%	41.8%
% BLACK	72.9%	57.5%	55.2%
% ASIAN	0.4%	1.3%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.8%	1.5%	1.0%
<b>Ethnicity</b>			
% HISPANIC	4.1%	2.9%	2.1%

\* Demographic data derived from 2010 US Census