

Executive Summary

For Lease

The Quarter - 1855 Lakeland Drive



Property Summary

Available SF:	2,368 - 3,936 SF
Lease Rate:	\$16.00 - 27.00 SF/yr (MG; NNN)
Lot Size:	8.83 Acres
Property Size:	103,087 SF
Year Built:	1970
Renovated:	2018
Zoning:	C-3 (General Commercial)

Property Overview

The available spaces offer an excellent opportunity to lease suites in The Quarter, a newly renovated, mixed-use specialty center with office, retail, and multi-family spaces. The property is an established development located in the heart of NE Jackson and the gateway to the City of Flowood.

The office tenancy is primarily related to healthcare or legal professionals; Jackson Psychiatry/PMT Clinic, Management Services Networks, Toler/Young Counseling, Hancock Bank and Ward Law. The retail tenancy includes several long-time residents at The Quarter. Wine & Spirits has been a tenant at the property for over 25 years. Cups Espresso Cafe has been at the property for over 15 years and The Country Squire is also a longtime tenant of The Quarter. There are 12 luxury style lofts located on the second floor above retail space facing Lakeland Drive.

Location Overview

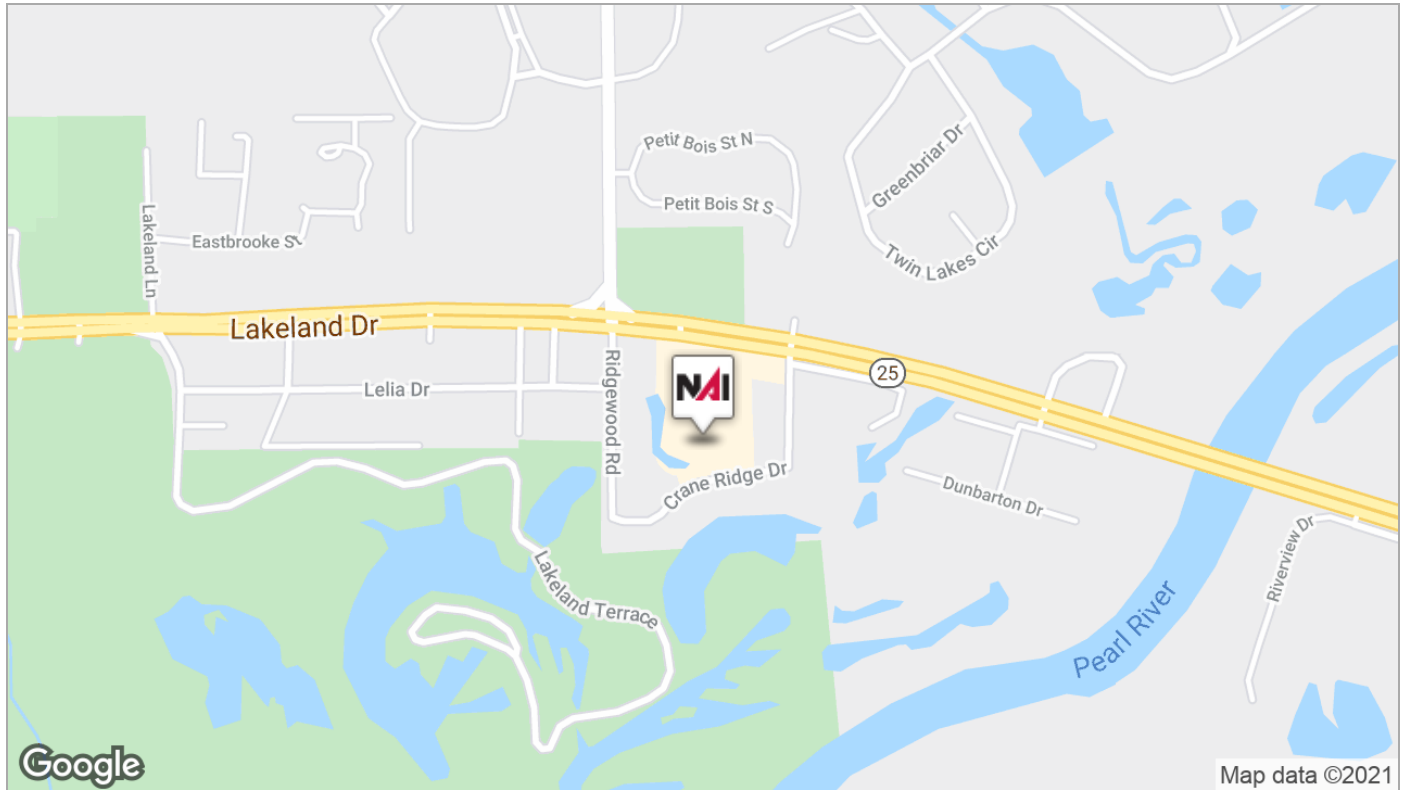
The Quarter has a premier location along the Lakeland Drive Corridor. The location is at a midpoint on Lakeland Drive between Fondren and Flowood which generates significant exposure to the property from several points in the city. This location also benefits from the workforce that takes Lakeland Drive daily commuting in and out of Jackson.

The Property further benefits from Ridgewood Road providing direct access to the exclusive River Hills Tennis Club, a private tennis and swim club, and the surrounding upscale Eastover neighborhood, which represents one of the highest income areas in the entire state. The Quarter has frontage onto one of the largest off-interstate traffic counts in Jackson with visibility of 61,000 cars per day and multiple points of ingress/egress.

Location Maps

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Additional Photos

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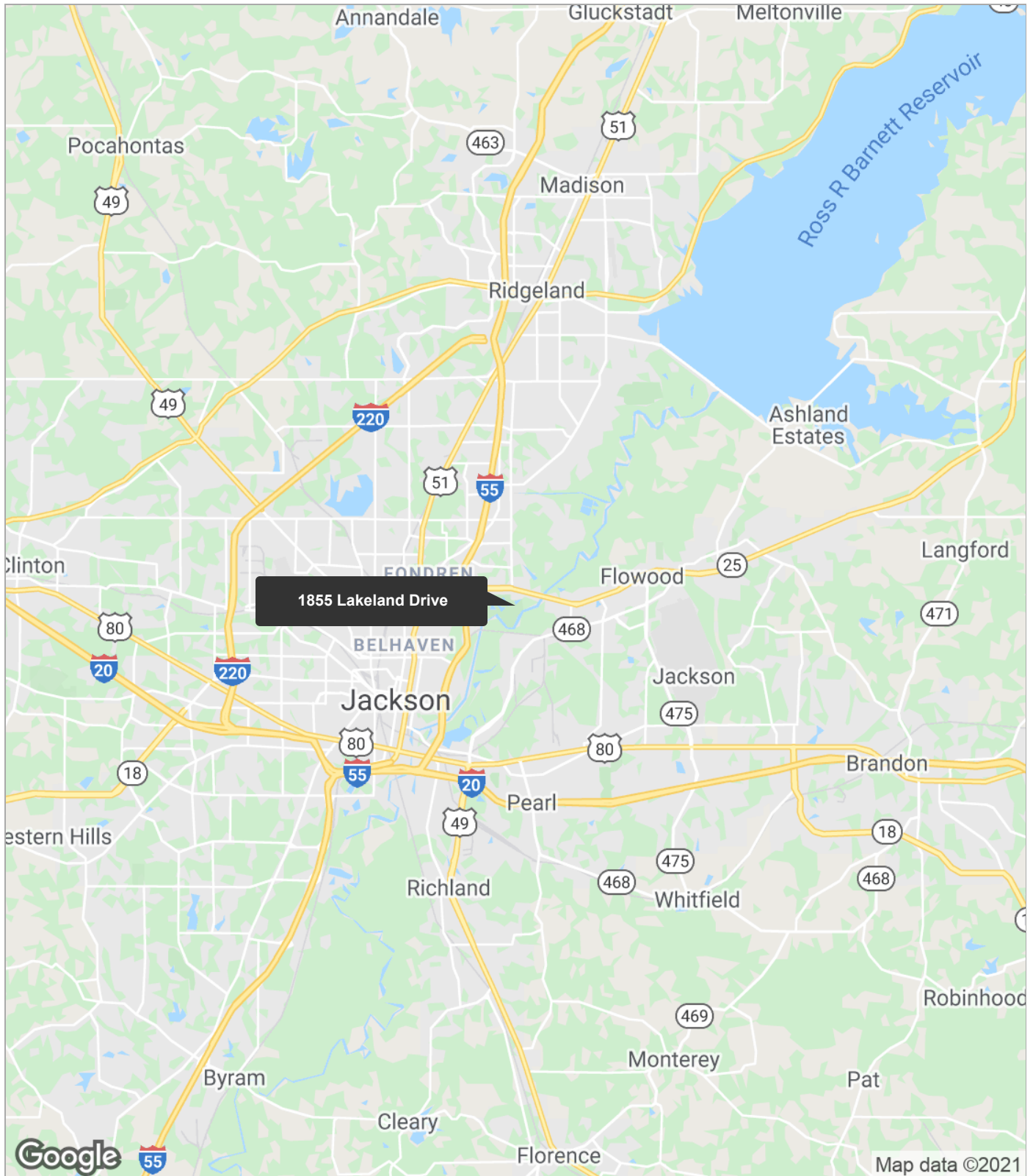
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Regional Map

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Aerial Map

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Retailer Map

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