

# Executive Summary

For Lease

## 119 Marketridge - FLEX Space



### Property Summary

**Available SF:** 3,545 - 6,245 SF

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

**Lot Size:** 2.41 Acres

**Building Size:** 21,500 SF

**Building Class:** B

**Year Built:** 1988

**Zoning:** TIP

### Property Overview

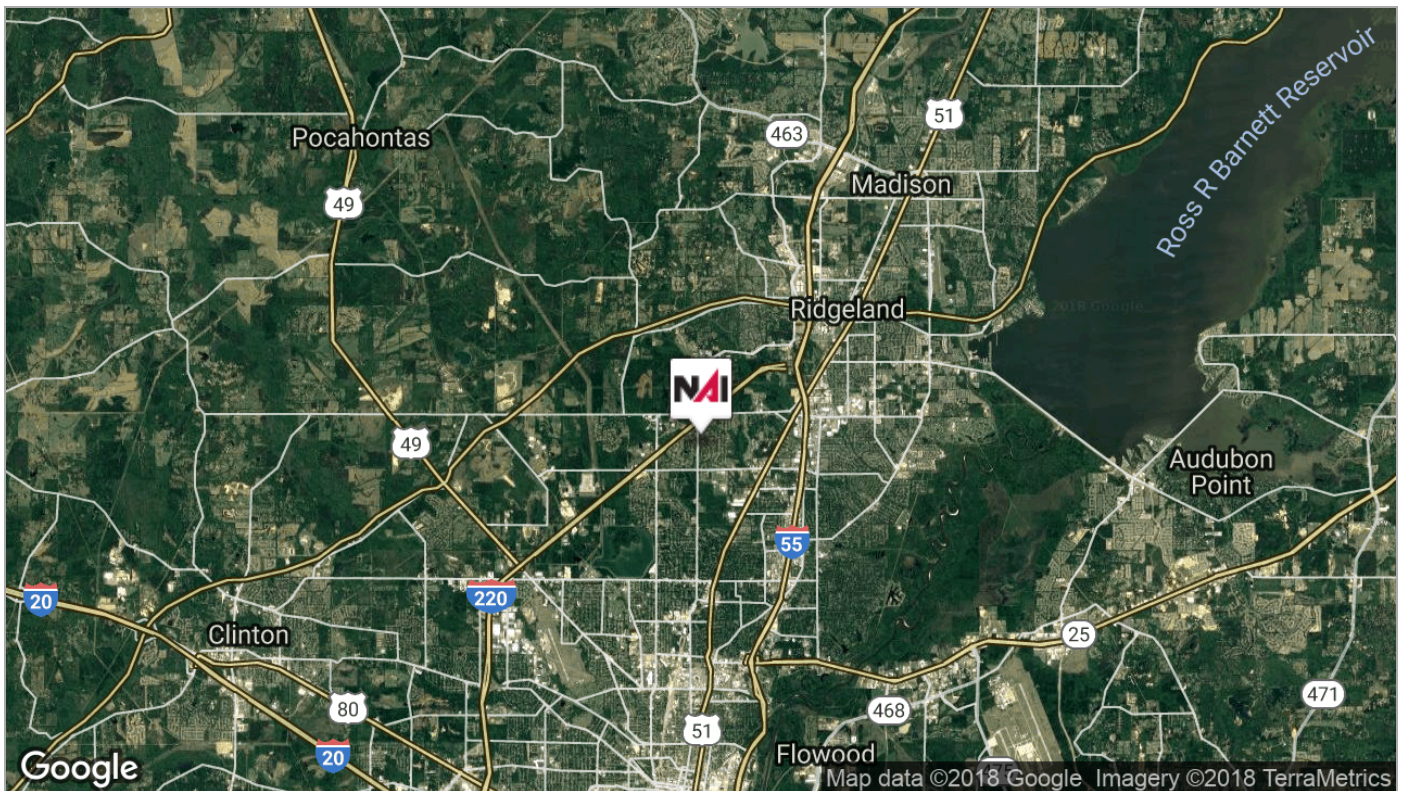
This building is located in the Highland Colony/220 Business Park and has immediate access to I-220 and Highland Colony Parkway. Great location for any office or flex user, with dock high in rear. Lots of shops and restaurants in close proximity. Great Location at a Great Price!

Owner willing to provide new paint and carpet with minimum 3 yr. lease.

### Location Overview

From I-220: Take the Highland Colony Parkway exit heading towards the Parkway turn right onto Cole Road, turn left onto Marketridge, building on left.

From Highland Colony Parkway: Turn onto Business Park Drive, turn right onto Marketridge, building is on right.



# Additional Photos

For Lease

119 Marketridge - FLEX Space



# Property Details

For Lease

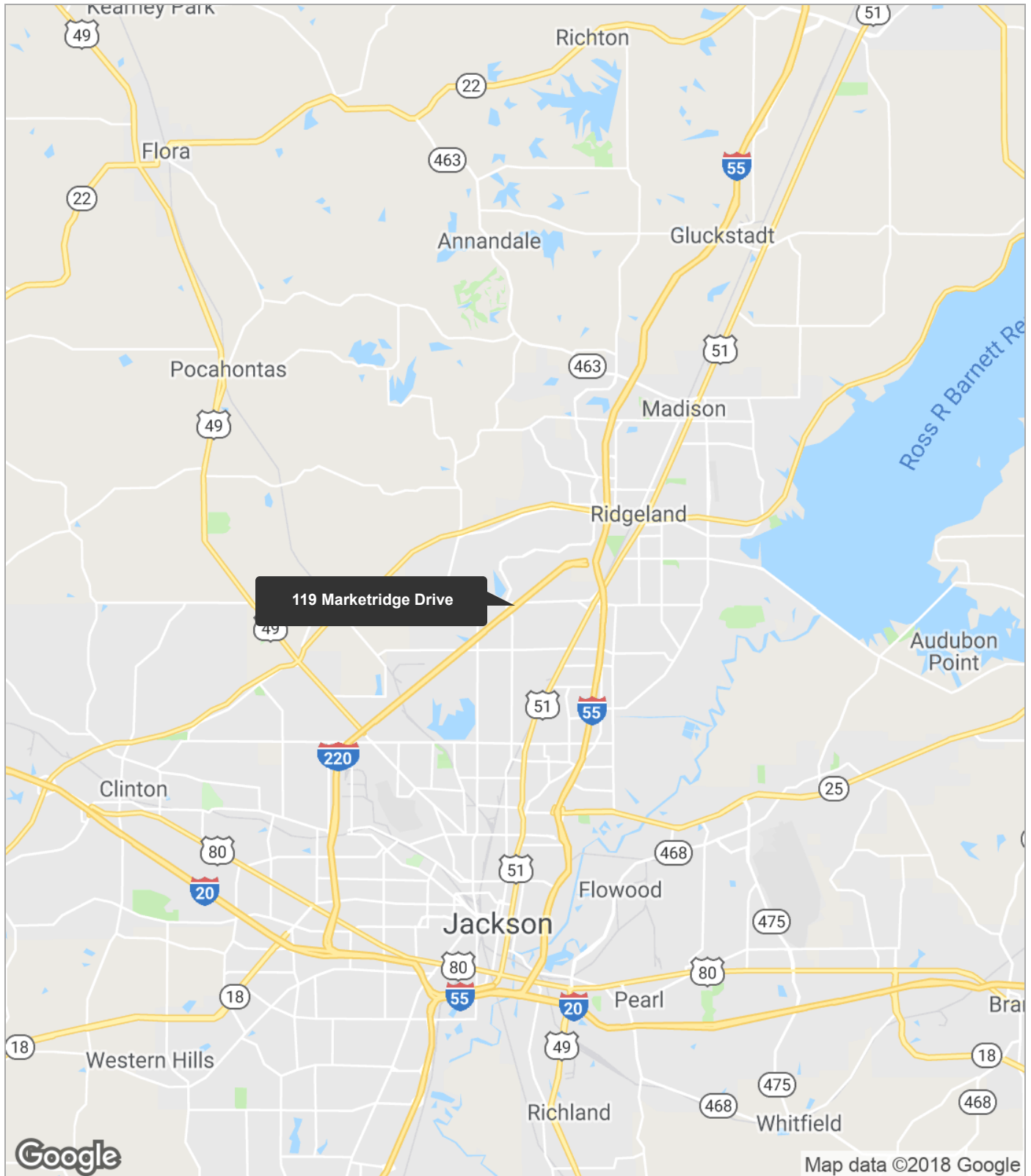
## 119 Marketridge - FLEX Space

Property Name:	Office-Warehouse Space   220/Highland Colony Business Park
Property Address:	119 Marketridge Drive Ridgeland, MS 39157
Property Type:	Office
APN:	071H-35D-004/01.16
Lot Size:	2.41 AC
Building Class:	B
Zoning:	TIP
Parking Spaces:	43
Year Built:	1988
Number Of Stories:	1
Foundation:	Concrete slab, commercial grade/depth
Walls:	Stucco Facade, Metal and Glass Panels

# Regional Map

For Lease

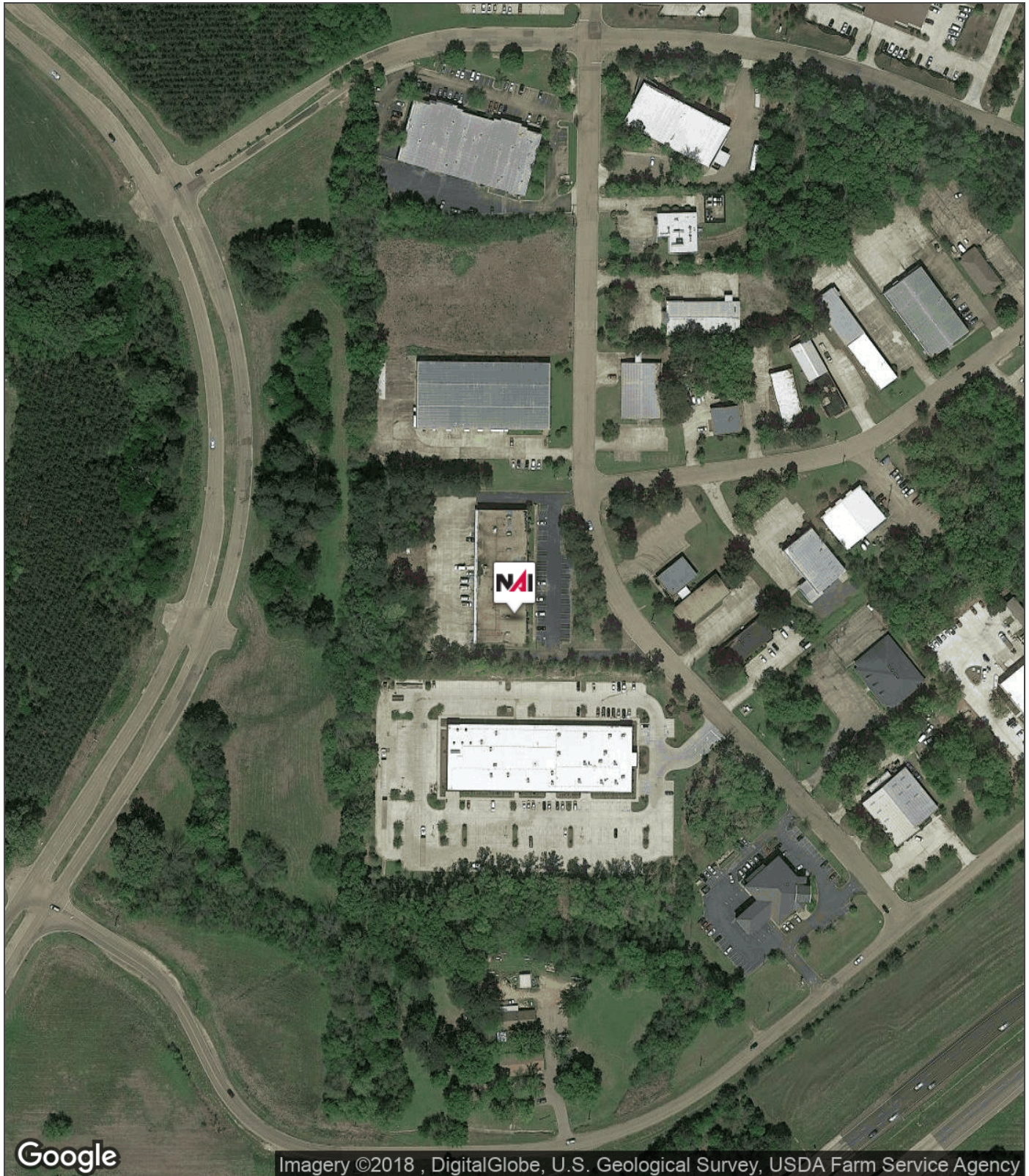
## 119 Marketridge - FLEX Space



# Aerial Map

For Lease

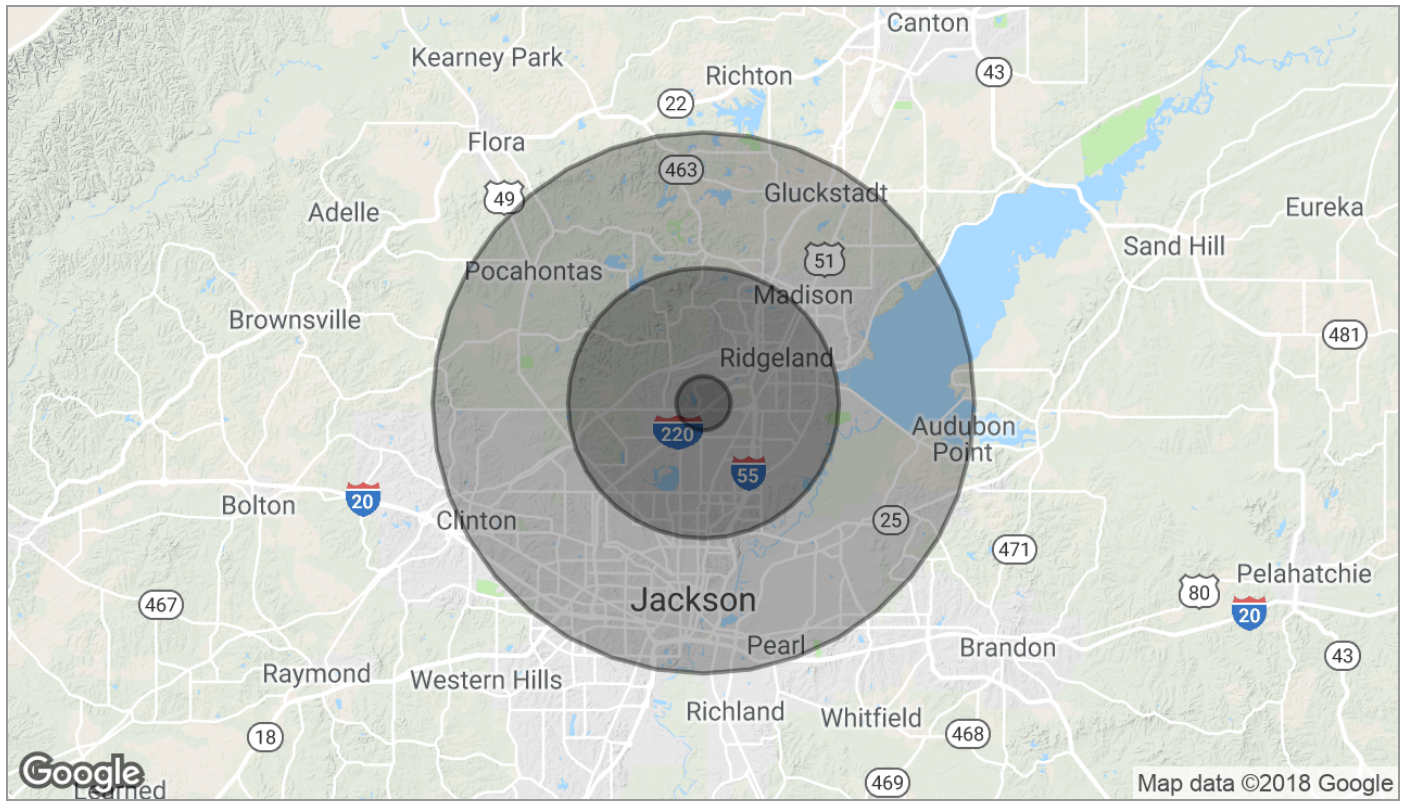
## 119 Marketridge - FLEX Space



# Demographics Map

For Lease

## 119 Marketridge - FLEX Space



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL POPULATION	2,756	90,076	258,007
MEDIAN AGE	43.0	35.9	34.2
MEDIAN AGE (MALE)	46.8	34.8	33.1
MEDIAN AGE (FEMALE)	39.3	36.8	35.2
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL HOUSEHOLDS	1,049	35,478	98,011
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$75,338	\$68,582	\$64,864
AVERAGE HOUSE VALUE	\$159,467	\$202,406	\$183,984
<b>Race</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% WHITE	21.4%	37.3%	40.9%
% BLACK	76.7%	59.6%	56.1%
% ASIAN	0.2%	1.2%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.2%	1.4%	1.0%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% HISPANIC	2.4%	2.8%	2.2%

\* Demographic data derived from 2010 US Census