

OFFICE BUILDING FOR LEASE

2506 LAKELAND DRIVE

2506 LAKELAND DR FLOWOOD, MS 39232



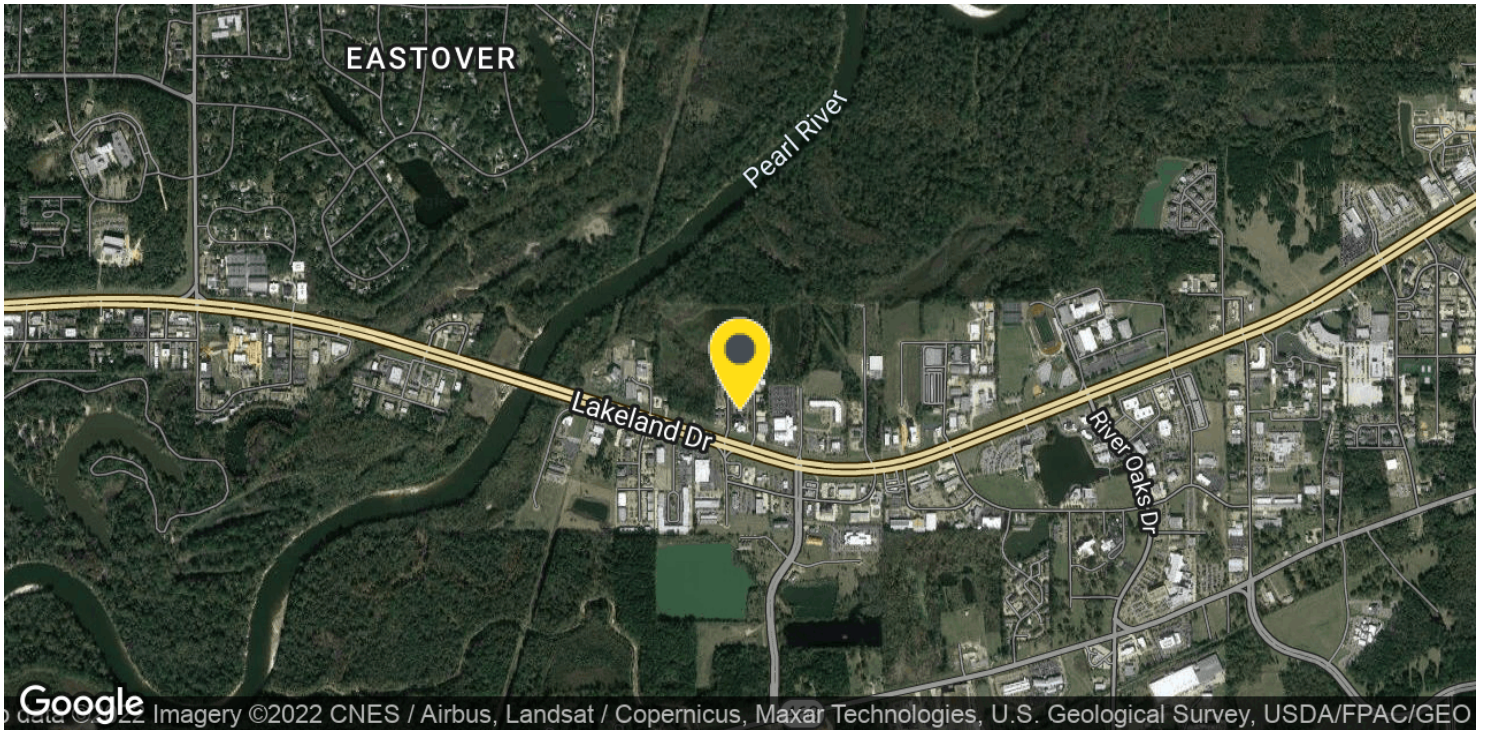
JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

SPEED COMMERCIAL REAL ESTATE

601.987.0202 | 805 South Wheatley | Ridgeland, MS 39157 | speedcres.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All of other marks displayed on this document are the property of their respective

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Located off Highway 25 in Flowood, MS. This 6 story office building is minutes from I-55. It has a backup generator in place for emergency. This property is surrounded by retail and in a growing community.

SPACES	LEASE RATE	SPACE SIZE
120	\$800 per month	475 SF

JEFF SPEED, CCIM

601.624.8380

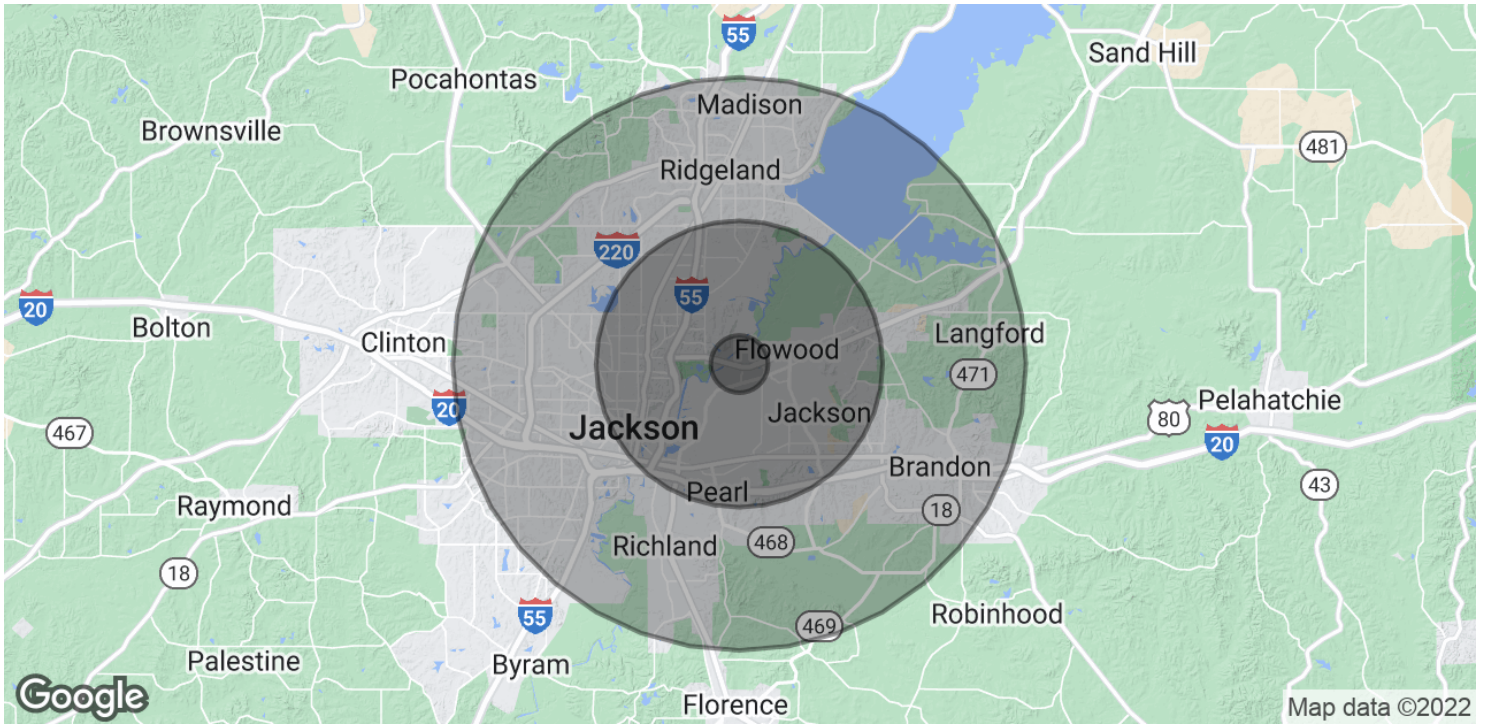
jeff@speedcres.com

OFFICE BUILDING FOR LEASE



JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,277	96,626	310,378
Average Age	36.8	33.6	34.0
Average Age (Male)	35.4	32.7	32.8
Average Age (Female)	38.1	34.5	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	591	39,227	117,102
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$99,637	\$65,724	\$62,911
Average House Value	\$287,542	\$195,489	\$171,766

* Demographic data derived from 2020 ACS - US Census

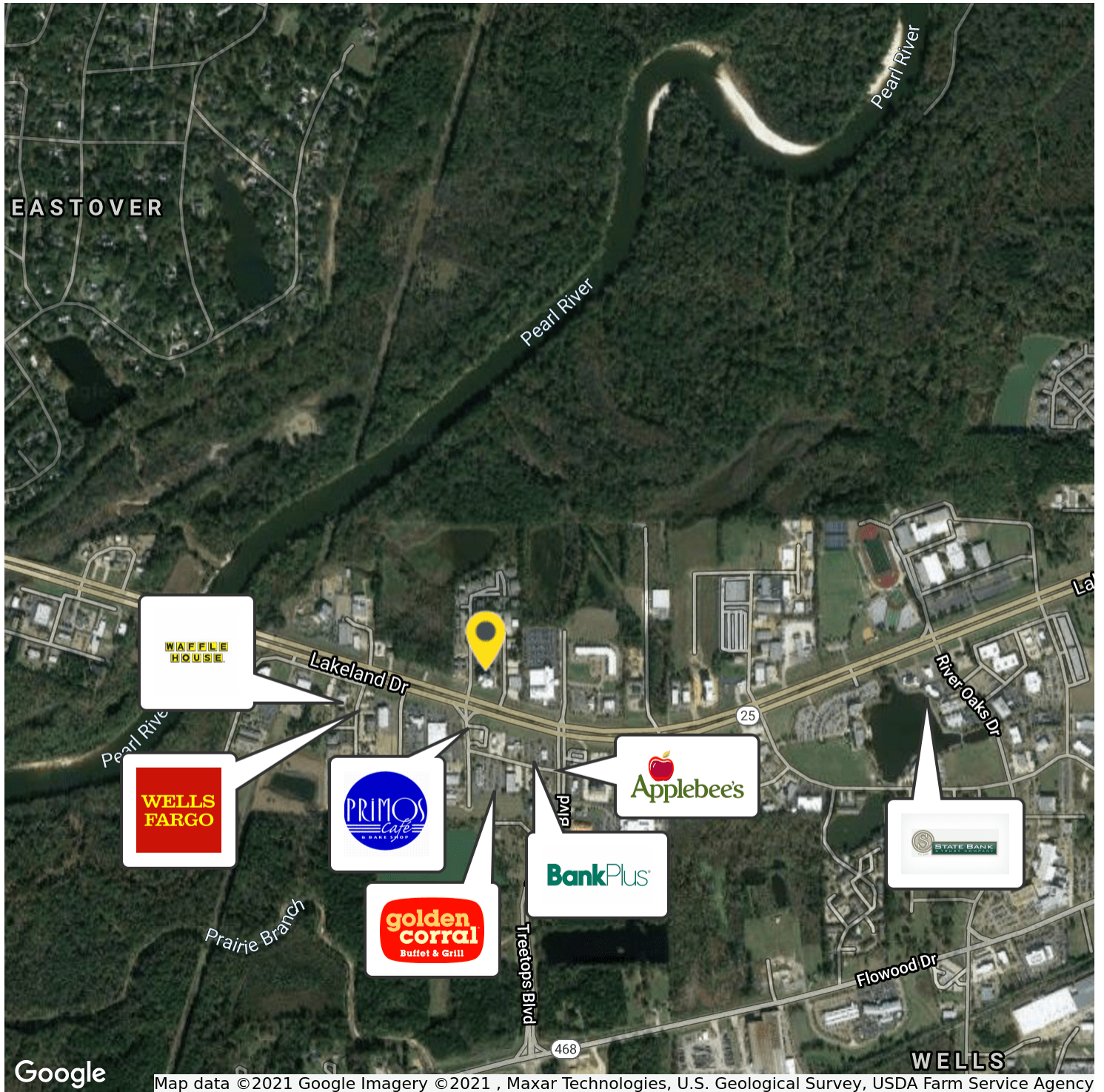
JEFF SPEED, CCIM

601.624.8380

jeff@speedcres.com

2506 LAKELAND DRIVE

OFFICE BUILDING FOR LEASE



JEFF SPEED, CCIM

601.624.8380

jeff@speedcres.com

OFFICE BUILDING FOR LEASE



JEFF SPEED, CCIM

President | CCIM

601.624.8380

jeff@speedcres.com



SPEED COMMERCIAL REAL ESTATE

805 South Wheatley Suite 190

Ridgeland, MS 39157

601.987.0202

MS #16810

JEFF SPEED, CCIM

601.624.8380

jeff@speedcres.com