

OFFICE BUILDING FOR LEASE

# ATRIUM BUILDING

805 S. WHEATLEY ST. RIDGELAND, MS 39157



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SPEED COMMERCIAL REAL ESTATE

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**LOCATION DESCRIPTION**

The Atrium is a 6 story building located just off County Lind Road across from Northpark Mall in Ridgeland, MS which provides many amenities for your employees in the immediate area. This property has a newly remodeled lobby with out front signage and ample parking spaces.

SPACES	LEASE RATE	SPACE SIZE
210	\$17.00 SF/yr	1,143 SF
320	\$17.00 SF/yr	1,652 SF
500	\$17.00 SF/yr	3,025 SF
510	\$17.00 SF/yr	1,380 SF
520	\$16.00 SF/yr	1,730 SF
560	\$17.00 SF/yr	4,498 SF

**OFFERING SUMMARY**

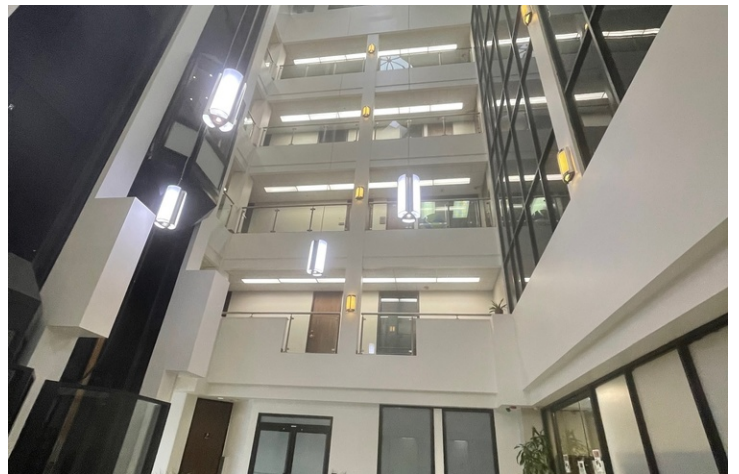
Lease Rate:	\$16.00 - 17.00 SF/yr (Full Service)
Available SF:	1,143 - 4,498 SF
Lot Size:	3.05 Acres
Building Size:	69,681 SF

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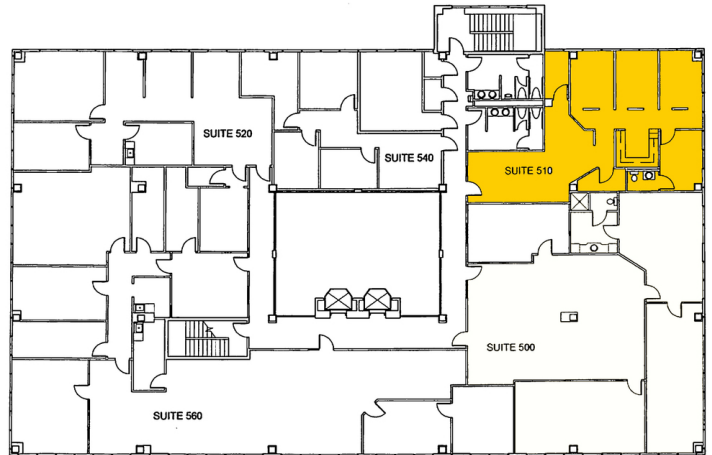
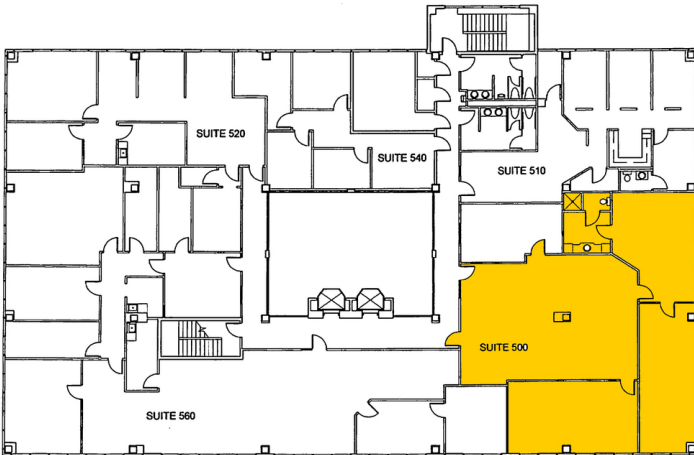
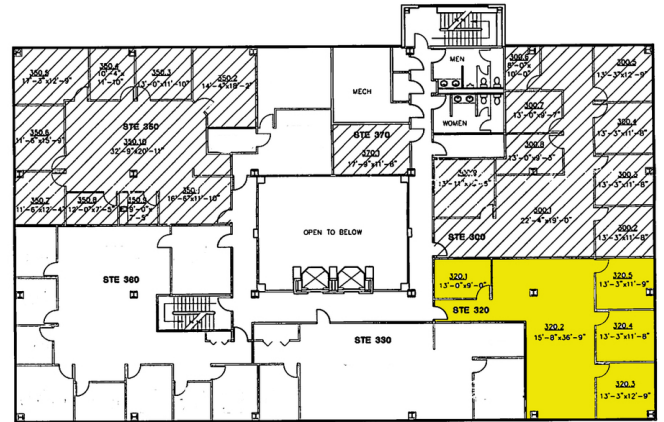
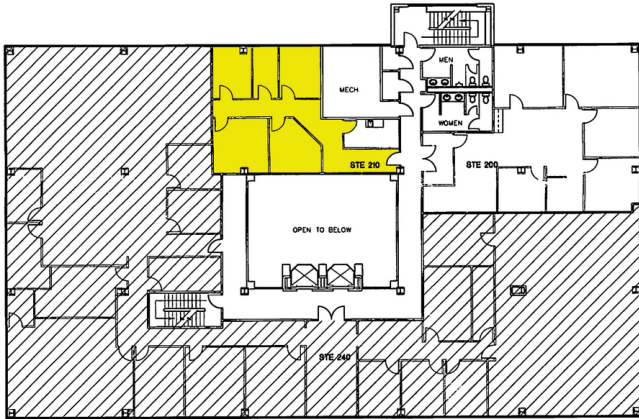
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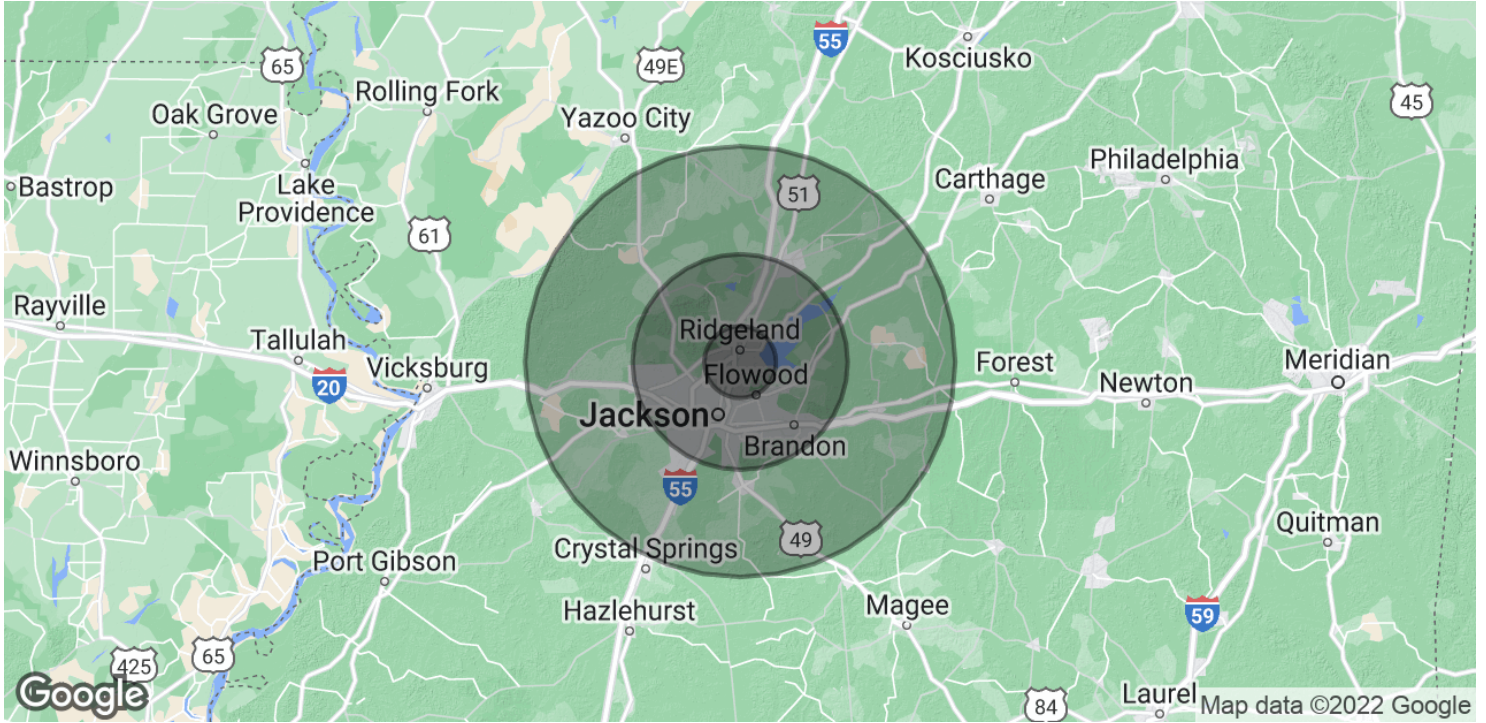


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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	102,220	406,728	563,354
Average age	35.3	34.4	34.8
Average age (Male)	34.5	33.1	33.3
Average age (Female)	36.1	35.5	36.1
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	41,631	150,714	206,101
# of persons per HH	2.5	2.7	2.7
Average HH income	\$76,119	\$65,927	\$64,786
Average house value	\$218,209	\$174,139	\$166,182

\* Demographic data derived from 2020 ACS - US Census

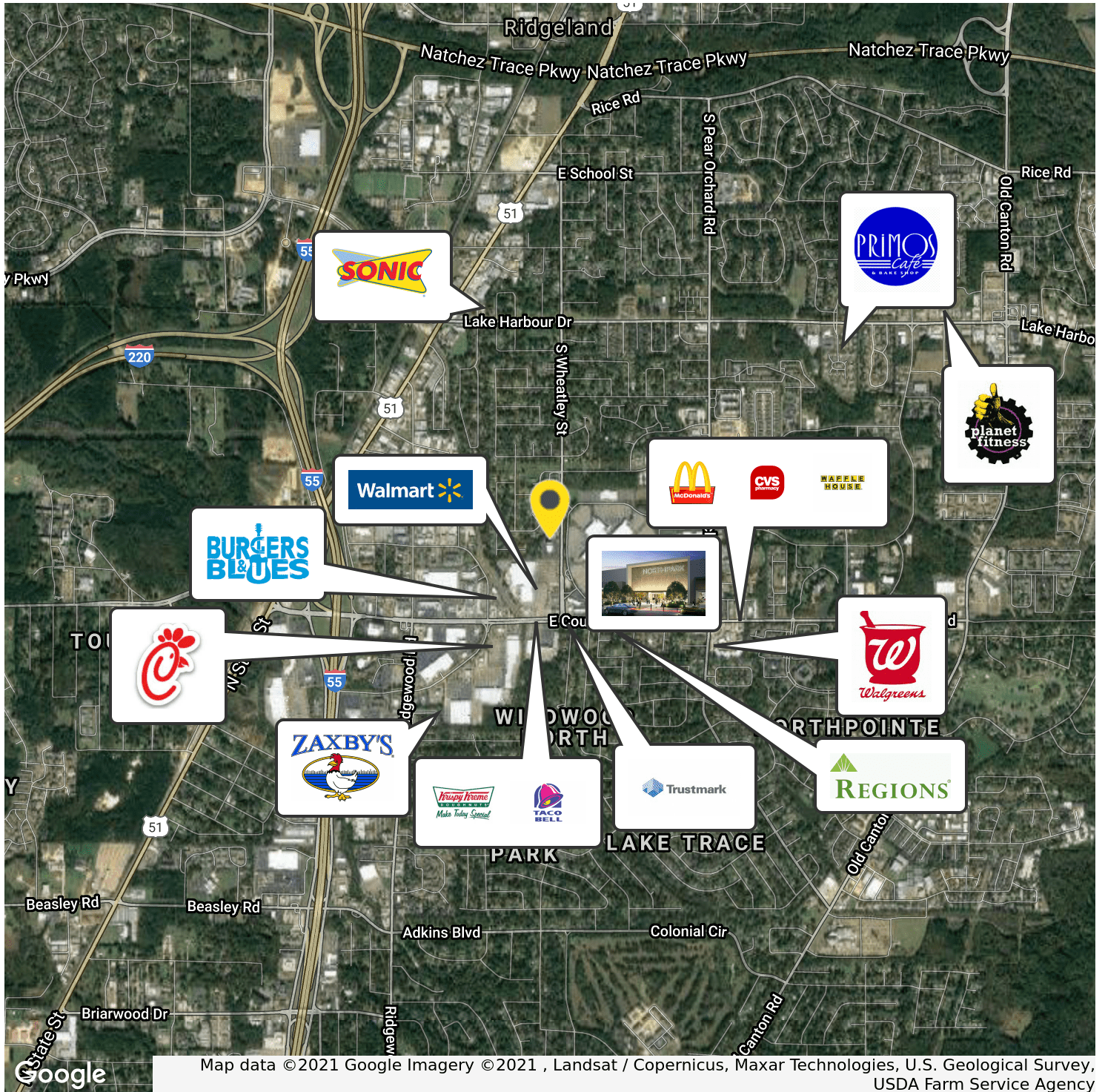
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MS #16810

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