



# Brand New Office Space

Exceptionally Located Professional Offices—FOR LEASE

507 Heritage Dr • Oxford, Mississippi 38655

**\$18.50 PSF Downstairs**  
**\$16.50 PSF Upstairs**



- ⌘ Modified Gross Lease: Tenant Pays Utilities and Renter's Insurance
- ⌘ Available in 1,250, 2,500. and 5,000 SF Configurations
- ⌘ Conveniently Located Near Countless Restaurant and Retail Amenities
- ⌘ Wired with Cat-5 and Cat-6
- ⌘ 1500 yards from *Ole Miss* campus gate
- ⌘ 25 Parking Spaces in Private Lot
- ⌘ New 2016 Construction
- ⌘ Premier Office Area on Oxford's West Side
- ⌘ Just off Jackson Avenue and only a Half Mile from Highway 6
- ⌘ Showers in Upstairs Offices



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## Disclaimer/Terms of Use for Offering Memorandum: 507 Heritage

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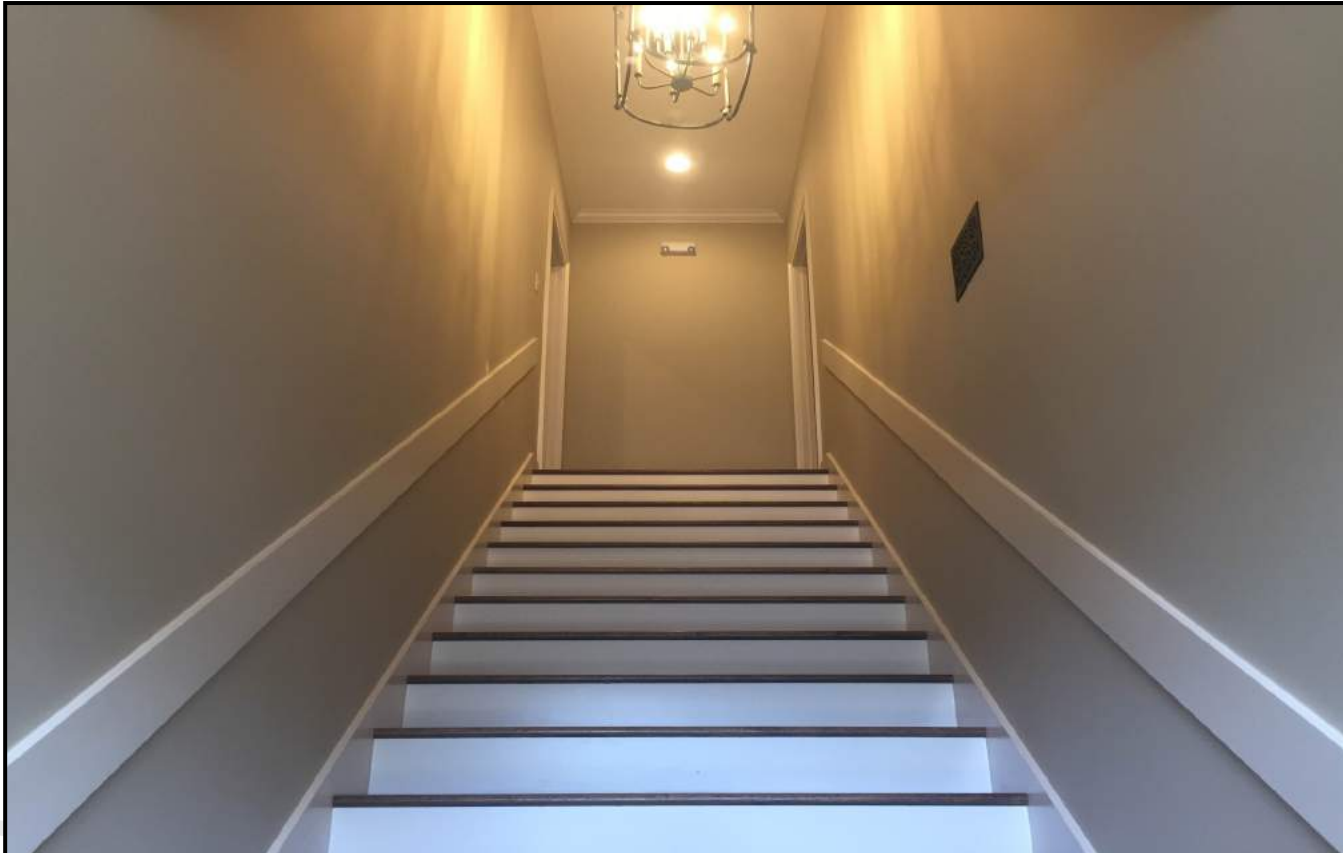
Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the finan-cial condition or future plans for this location. You and your advisors should conduct a careful, inde-pendent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

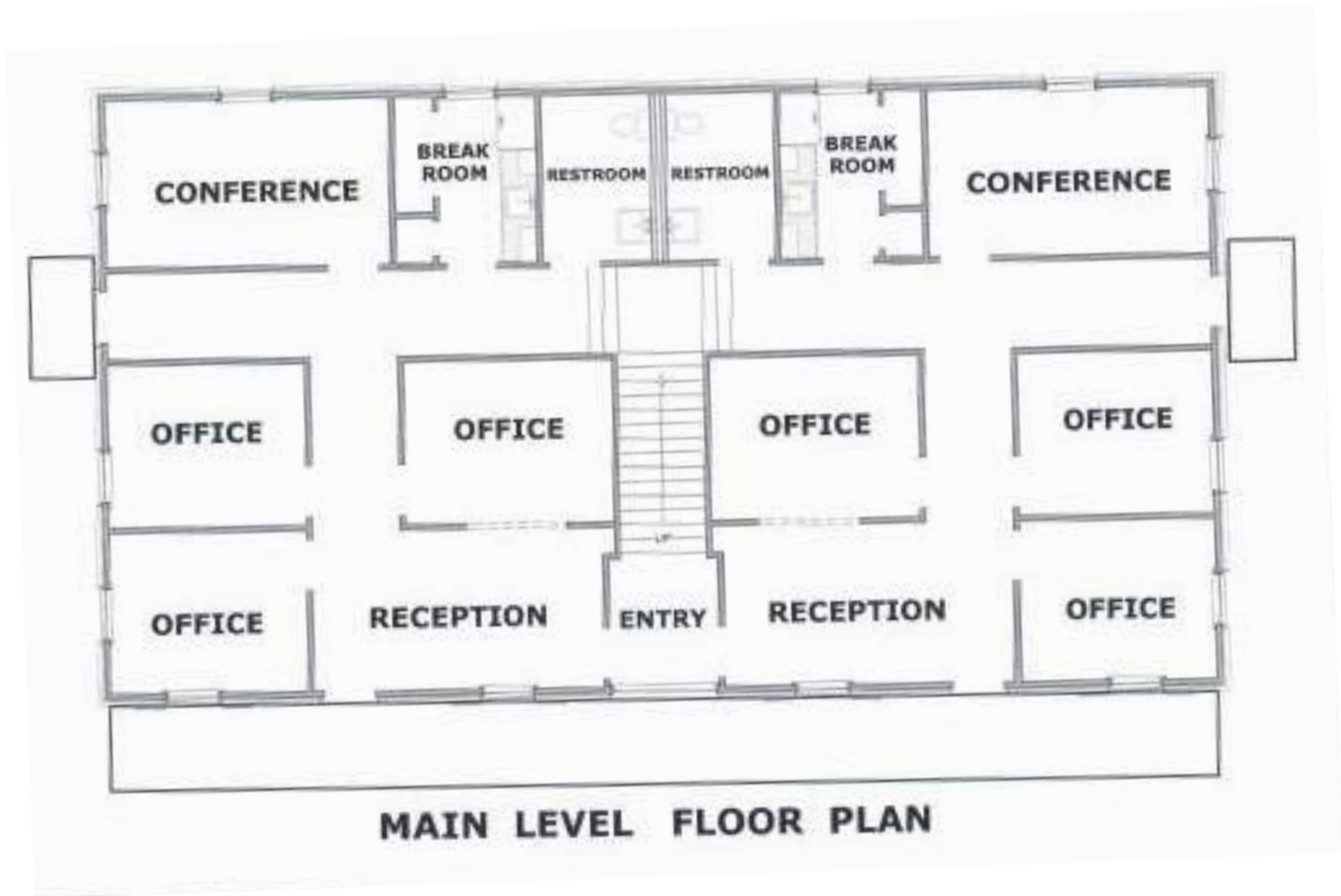
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In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. **By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.**

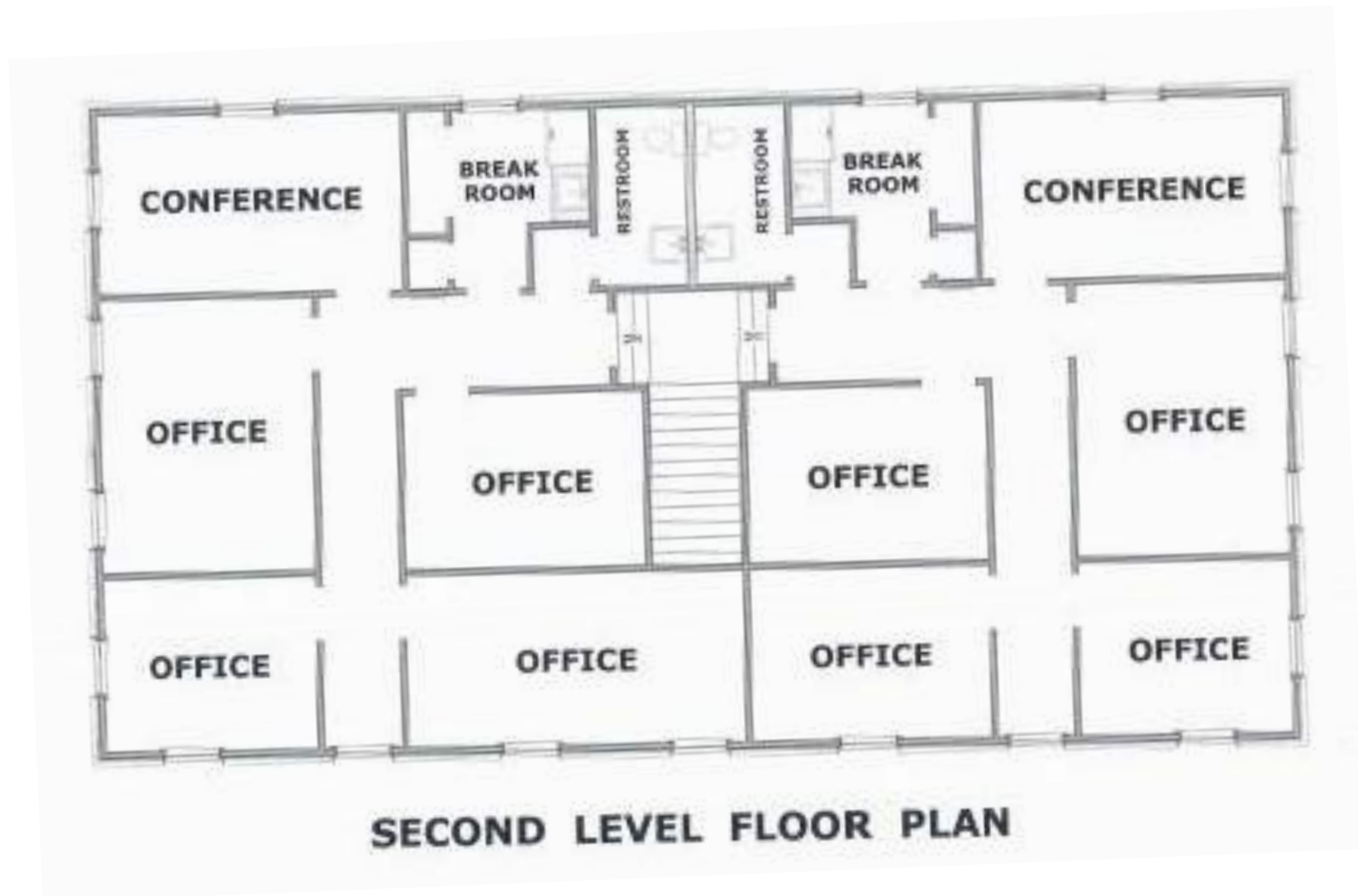


Randall Commercial Group, LLC is pleased to offer a brand new professional office building for lease at 507 Heritage Drive. This 2016 Construction is available as a 1,250 square foot suite, a 2,500 square foot floor, or the entire 5,000 square foot building. These prime office spaces feature highly-sought amenities such as entry way privacy glass, cat-5 and cat-6 wiring, upstairs showers, modern kitchenettes, large reception space convertible to a private office, high-end interior and exterior construction, and spacious conference rooms.

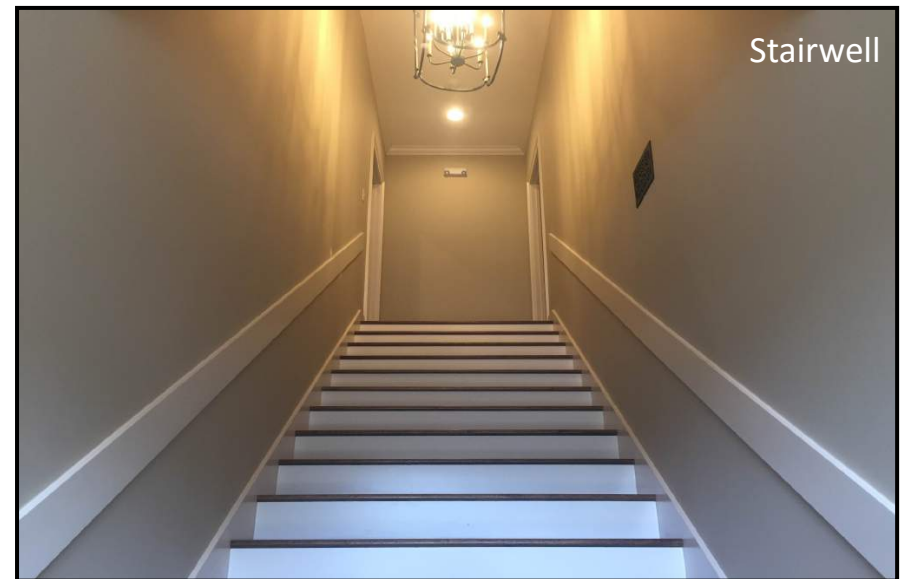




**MAIN LEVEL FLOOR PLAN**



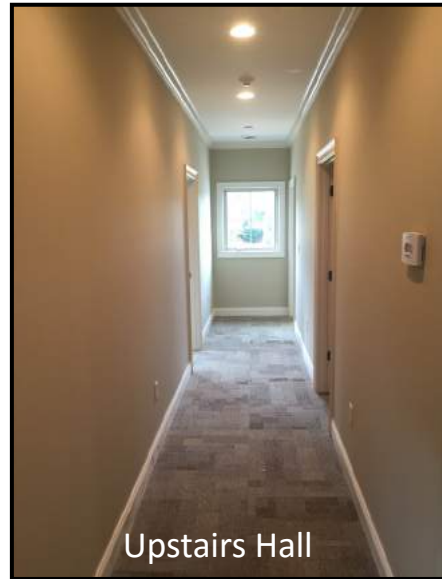
**SECOND LEVEL FLOOR PLAN**



Second Floor Office



Upstairs Hall



Kitchenette



Kitchenette Storage



Restroom







**Highland Court**

- Rebel LOCKER ROOM By Lids
- OrangeTheory FITNESS
- HOT YOGA PLUS
- Salsarita's
- BONHEADS
- Park
- Elliott Lane
- GREAT AMERICAN COOKIES
- francesca's
- JUVA
- FERGANDAN'S

**Other Businesses:**

- belk
- HIBBETT SPORTS
- LOFT
- KSO
- rack room shoes
- rue21
- Newk's
- PETSMART
- Chick-fil-A
- McDonald's
- at&t
- Subway eat fresh.
- Huddle
- Panera BREAD
- SONIC America's Drive-In
- CVS pharmacy
- Wendy's
- Starbucks
- MATTRESS FIRM
- MyGuys
- REGIONS
- Walmart
- DOLLAR TREE
- SALLY BEAUTY
- chili's
- Advance Auto Parts
- GameStop
- ZAXBY'S
- SHOE DEPT.
- RadioShack
- CATO
- JOHNSON'S FURNITURE SHOWROOM
- IHOP RESTAURANT
- REBELRAGS ANYTHING, EVERYTHING OLE MISS!
- GNC LIVE WELL
- verizon

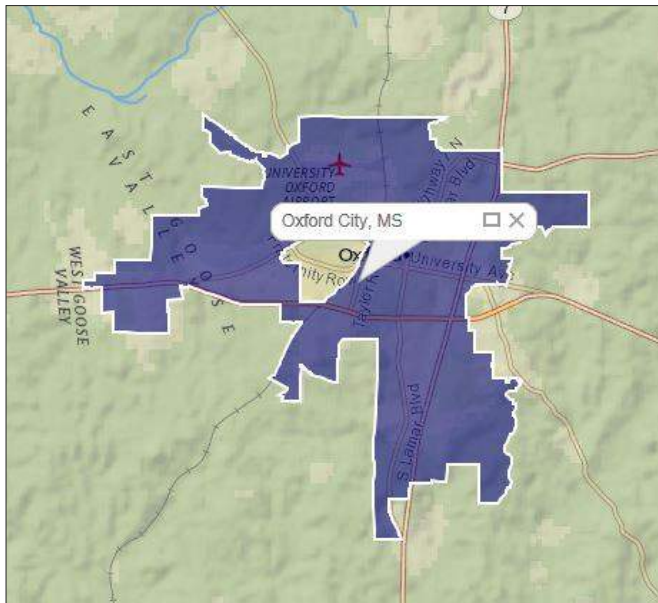
**University Area:**

- THE UNIVERSITY OF MISSISSIPPI

**Other Callouts:**

- jcp
- MALCO
- Office Depot
- ROSS DRESS FOR LESS
- SHOE CARNIVAL
- PAKMAIL
- FIREHOUSE SUBS
- PAPA JOHN'S
- WING-STOP
- cup's

### Oxford City Limits



### 38655 Zip Code



### Lafayette County



2015	Oxford City Limits
Population	20,899
w/ Students	40,077
Households	9,576
Ave. HH Income	\$51,768

2015	38655 Zip Code
Population	40,774
w/ Students	59,952
Households	17,629
Ave. HH Income	\$57,401

2015	Lafayette County
Population	52,324
w/Students	71,502
Households	20,349
Ave. HH Income	\$56,284

Source: Site To Do Business (ESRI); The University of Mississippi

## Oxford, Mississippi > Quick Facts

- ℞ Home of The University of Mississippi—Ole Miss
- ℞ Ole Miss (Oxford Campus) Total Enrollment—20,827 students
- ℞ 80 miles south of Memphis, TN & 160 miles north of Jackson, MS
- ℞ 81% increase in gross retail sales from 2003 to 2013 in Oxford City Limits
- ℞ 11.44% increase in Bank Deposits in the Oxford City Limits since 2009
- ℞ 43.36% increase in Oxford’s population from 2000 to 2013
- ℞ 35% increase in Ole Miss’s Oxford Campus enrollment from 2008 to 2013
- ℞ 74% increase in # of students entering 1st grade compared to students entering 12th grade in Oxford School District
- ℞ Median Home & Condo Price—\$221,114.00



- ℞ Ranked #1 on Kiplinger’s “10 Smart Places to Retire” list for 2014
- ℞ 1,007 retiree households bringing assets of \$323 million and over \$33 million annually in discretionary income.
- ℞ Lafayette County (Oxford) has Mississippi’s top growth rate since 2010
- ℞ Oxford’s daytime population grows by 40% (2010)
- ℞ Oxford ranks #11 out of 576 U.S. Metropolitans in Economic Strength (2013)
- ℞ 34% increase in total enrollment for the Oxford School District since 2000; 30% increase in Lafayette School District since 2003

For a complete report on Oxford’s demographic and market information, go to: <http://randallcommercialgroup.com/2014/08/rcgs-oxford-market-profile-numbers-behind-southeastshottest-market/>

*Photo of Oxford’s renowned Square Books, voted Best Independent Book Store in America*



***Coleman Morrison, CCIM***

Associate Broker

Telephone : 662-638-0729

Email: cmorrison@randallcg.com

***Quinn McCarthy***

Associate Broker

Telephone: 662-638-0727

Email: qmccarthy@randallcg.com

***Elizabeth Randall***

President/Principal Broker

Telephone: 662-234-4043

Email: erandall@randallcg.com



**About Randall Commercial Group, LLC**

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm that focuses on real estate transactional services and development opportunities throughout the southeastern United States for clients based throughout the country. Through our affiliate company, Randall Commercial Advisory, LLC, our clients are provided with real estate consulting, solutions, and financial analysis services to maximize the potential of real estate holdings and to overcome challenges with their properties. We operate with a diligent and specialized ten person team that is committed to exceptional client service and outcome. Our team is structured with intentional diversity in our members' educational backgrounds, professional experiences, and areas of expertise. Through proprietary research, continual education, creativity, and collaborative perseverance, we are focused on creating and preserving client wealth while building meaningful and long-term relationships with our clients.

Through a myriad of brokerage and consulting services, we serve institutional and individual investor clients as well as end users on projects and properties ranging up to \$50 million in estimated market value. By focusing on a range of properties types and uniquely specialized services, we are better able to accommodate diverse client interests whether a small single tenant property or a large mixed-use development. We provide a professional platform for owning and disposing of real estate assets directly. We cover a large geographical area, which allows us to operate with more opportunistic focus rather than one that is tightly bound by a single city or state. *Our corporate strategy is simple: client first.*

Over the years, we have learned that by diligently embodying our “client first” mantra, we have built meaningful client relationships that provide us a thorough understanding of each client’s particular circumstances and goals. This has allowed us to become more effective in client outcome and more passionate about our work. *Ultimately, our clients are better served.*



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