

FOR SALE OR LEASE

PINPOINT



PREMIER RIDGELAND OFFICE BUILDING

613 CRESCENT CIRCLE, RIDGELAND, MS 39157

For More Information

BB MITCHELL

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OFFERING SUMMARY

Sale Price:	\$4,300,000
Building Size:	23,033 SF
Lease Rate:	\$24/SF
Lease Type:	Full Service
Available SF:	4,278 - 9,497 SF
Lot Size:	1.7 Acres
Price / SF:	\$186.69
Year Built:	2006
Zoning:	C-1, Low-Density Commercial District

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present 613 Crescent Circle available for Sale or Lease. The subject property is two (2) stories and consists of 23,033 SF. The first floor is fully occupied with the building owner in Suite 100 (11,373 SF) and another tenant in Suite 102 (1,637 SF). The second floor is comprised of two (2) available suites. Suite 200 is 4,278 SF and Suite 201 is 5,219 SF. The second floor suites can be easily combined to deliver 9,497 SF.

PROPERTY HIGHLIGHTS

- Two-Story, Class A Office Building
- Premier Ridgeland Location
- Upscale area with close proximity to Renaissance at Colony Park and Township
- The subject building is a short drive away from the intersection of I-55 and I-220
- Owner-User or Investment Opportunity
- Upside with in-place income
- Sale Leaseback Opportunity

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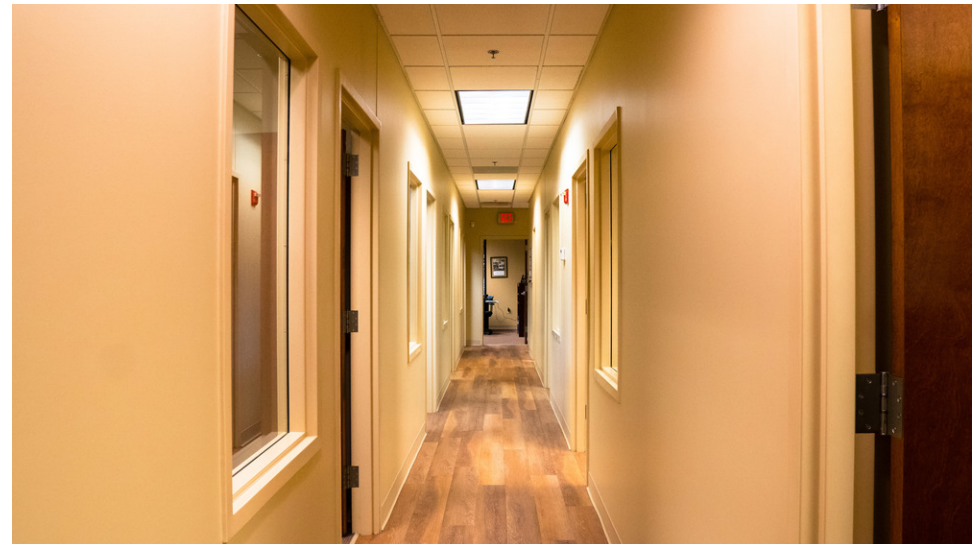
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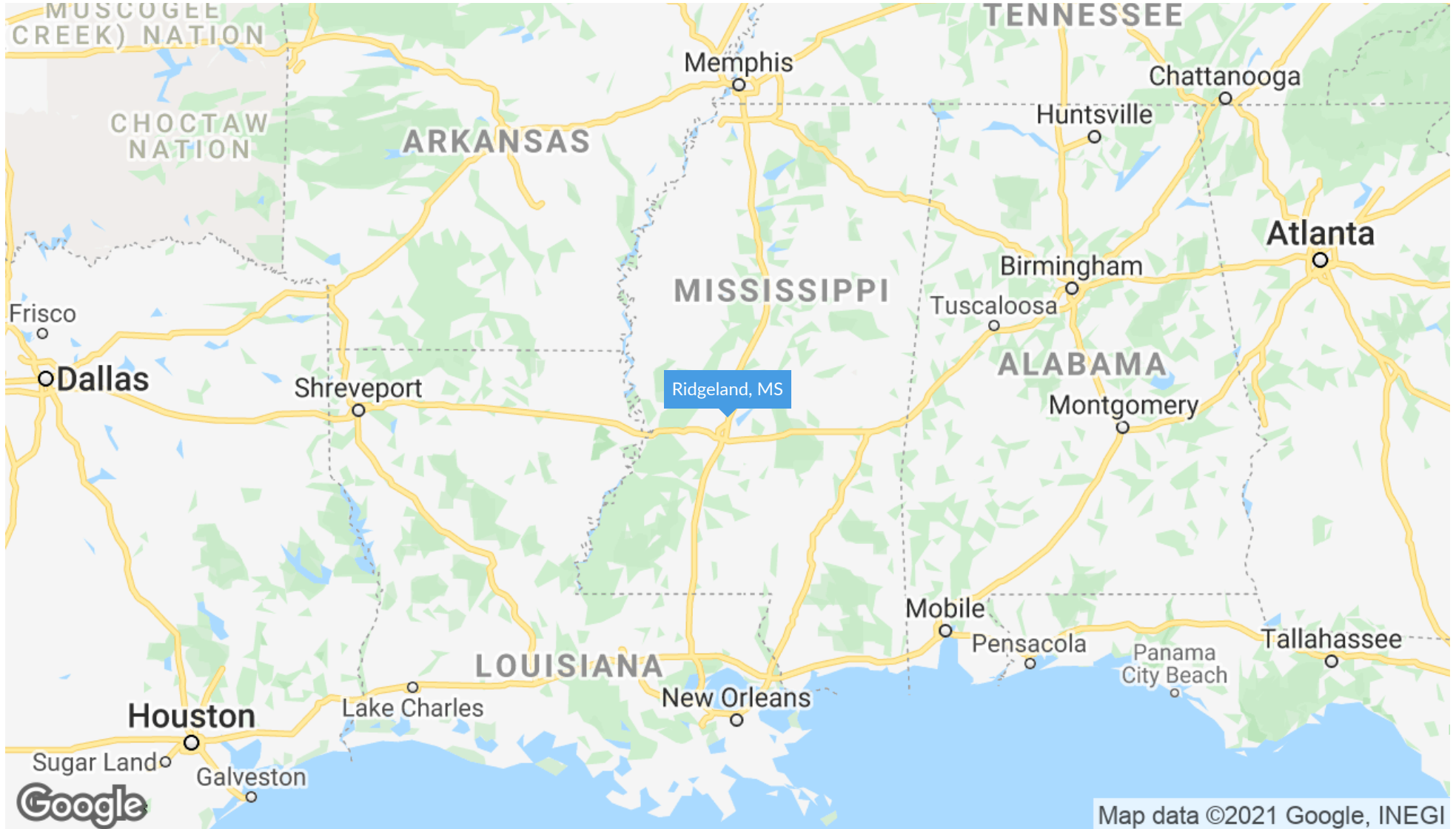
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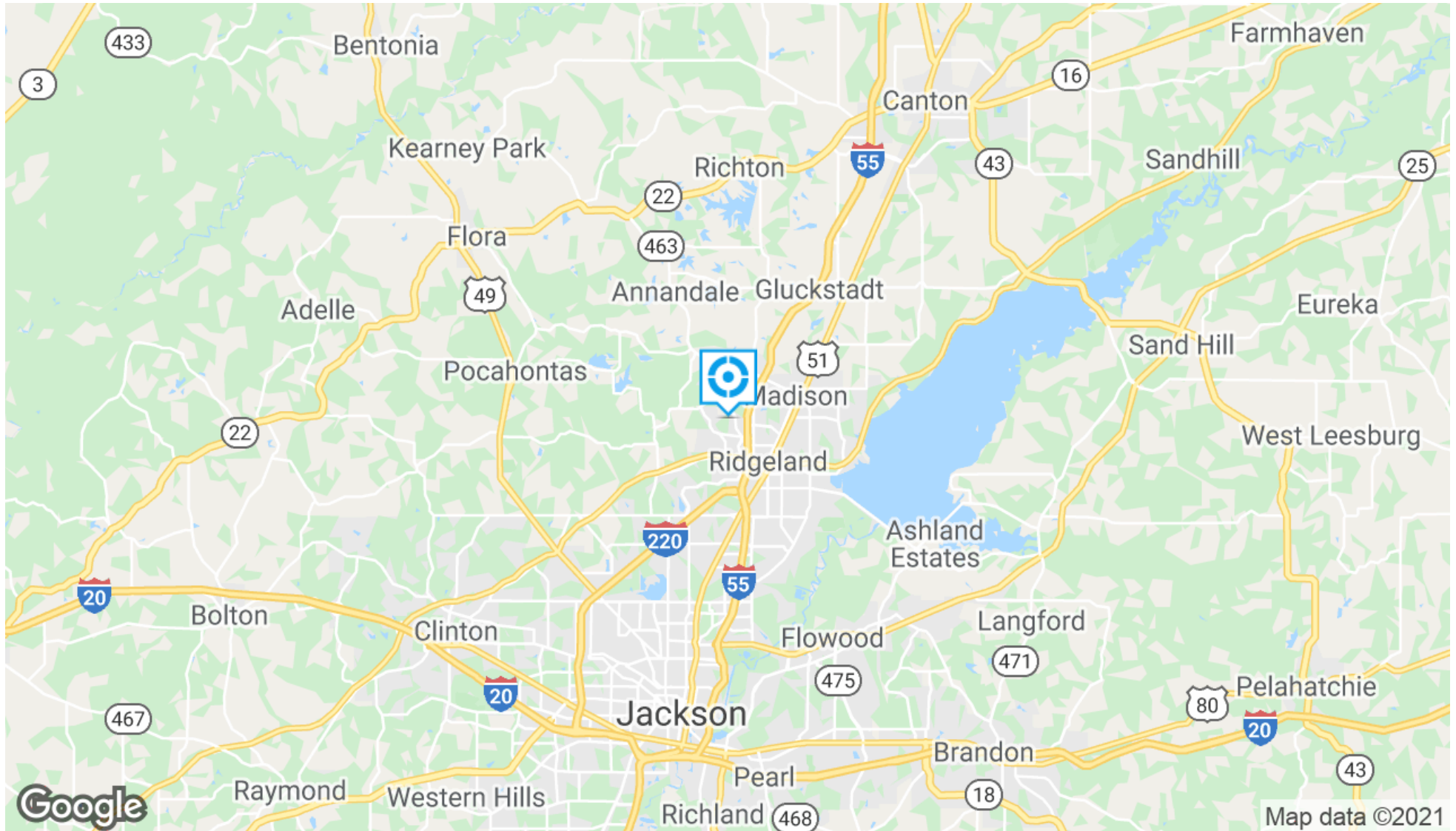
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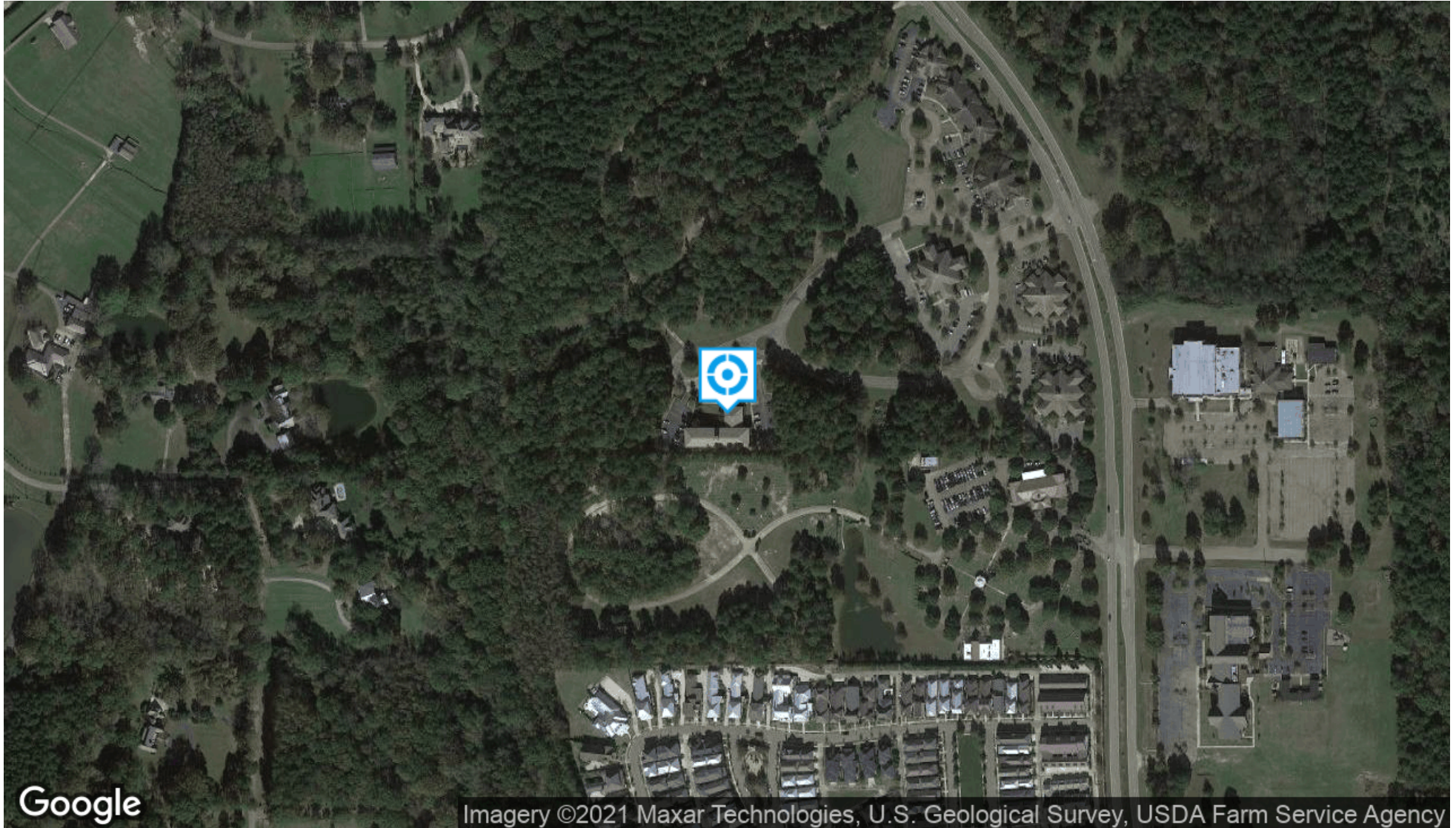
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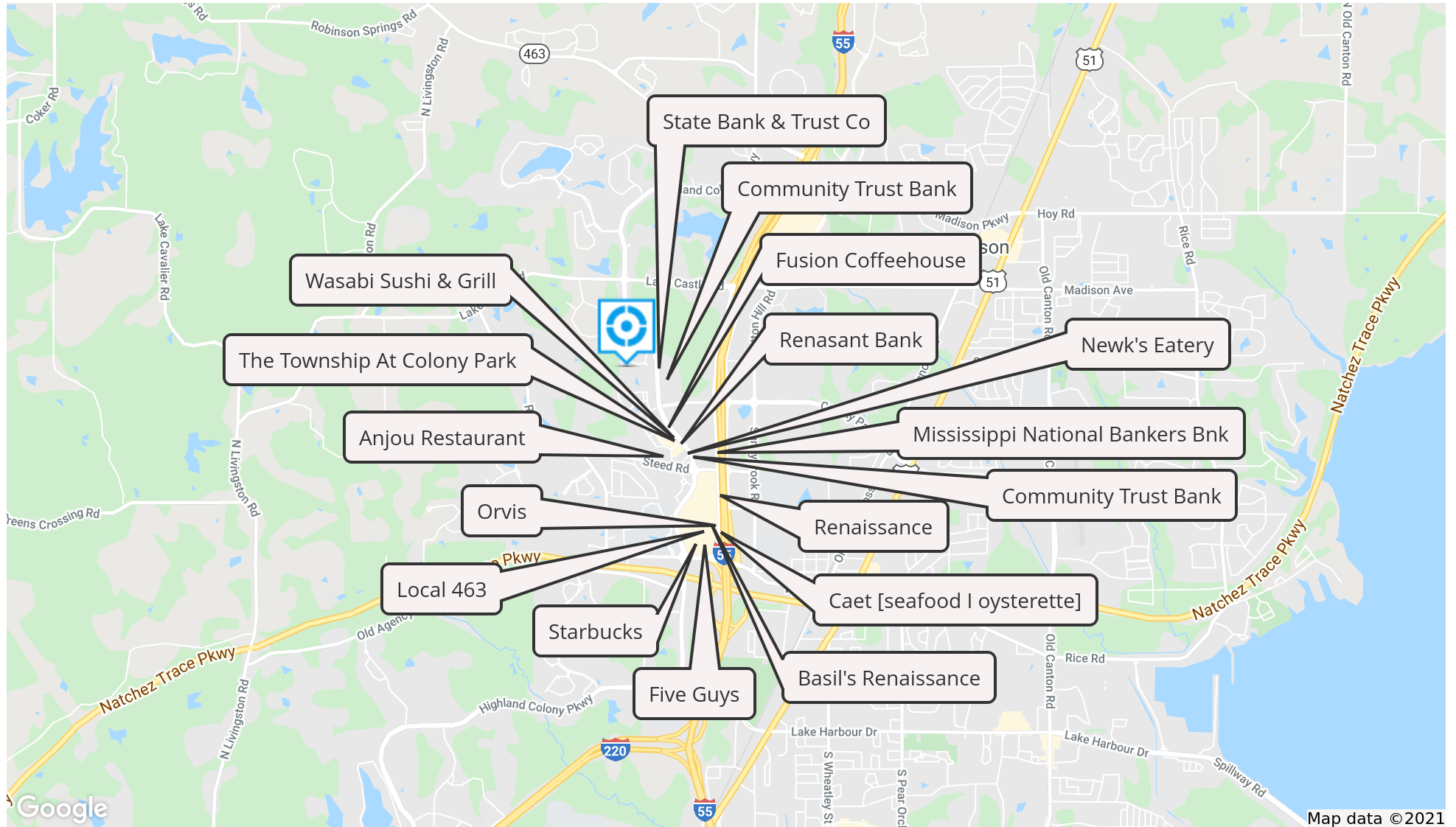
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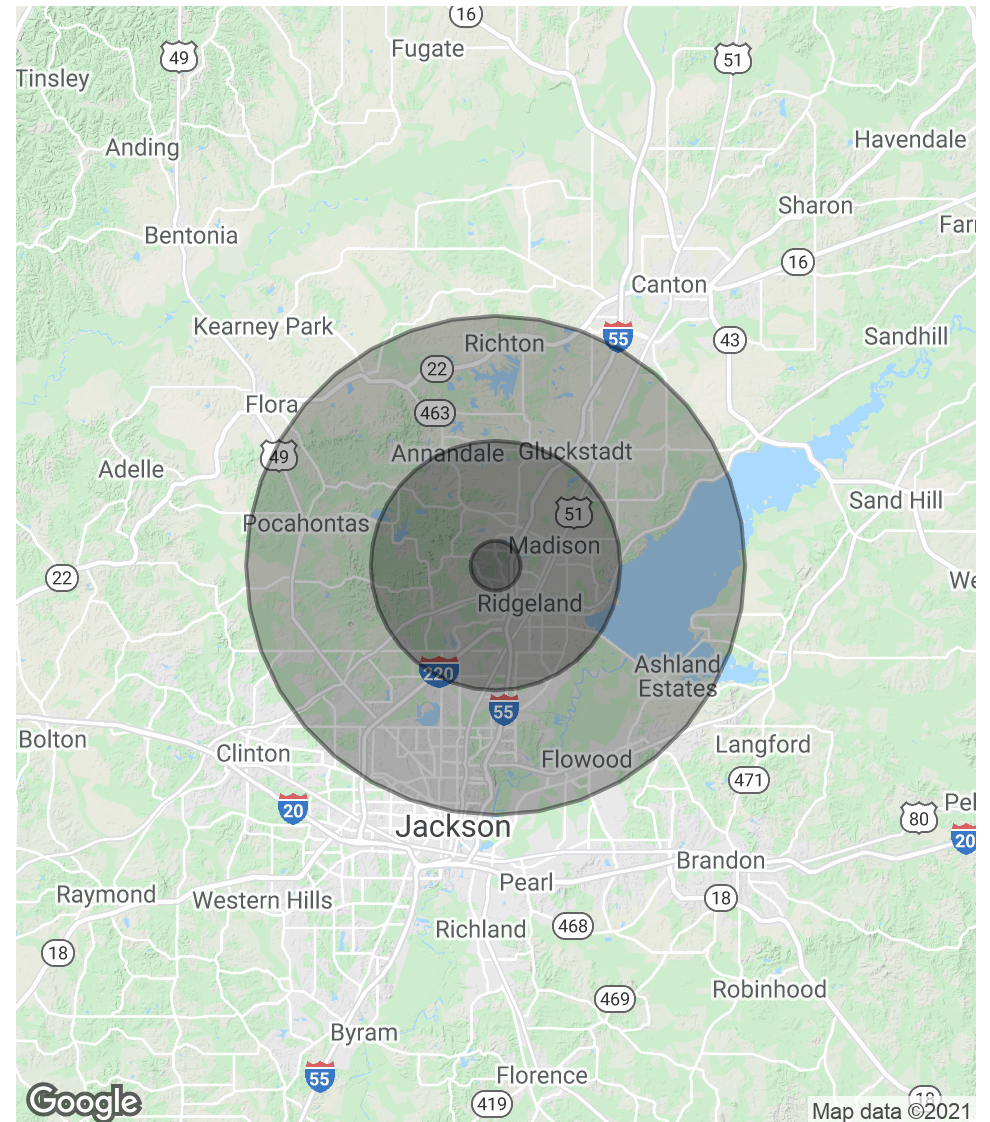
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,215	59,654	190,135
Average age	43.3	36.5	35.4
Average age (Male)	43.2	35.9	34.5
Average age (Female)	43.0	37.1	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	424	23,549	74,183
# of persons per HH	2.9	2.5	2.6
Average HH income	\$185,041	\$88,748	\$73,537
Average house value		\$228,082	\$212,610

* Demographic data derived from 2010 US Census



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BB MITCHELL

Associate Broker

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PROFESSIONAL BACKGROUND

Ellis “BB” Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor’s degree of Accountancy.

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