

RETAIL PROPERTY FOR LEASE



ELLIS AVENUE

1410-1444 Ellis Ave, Jackson, MS 39204

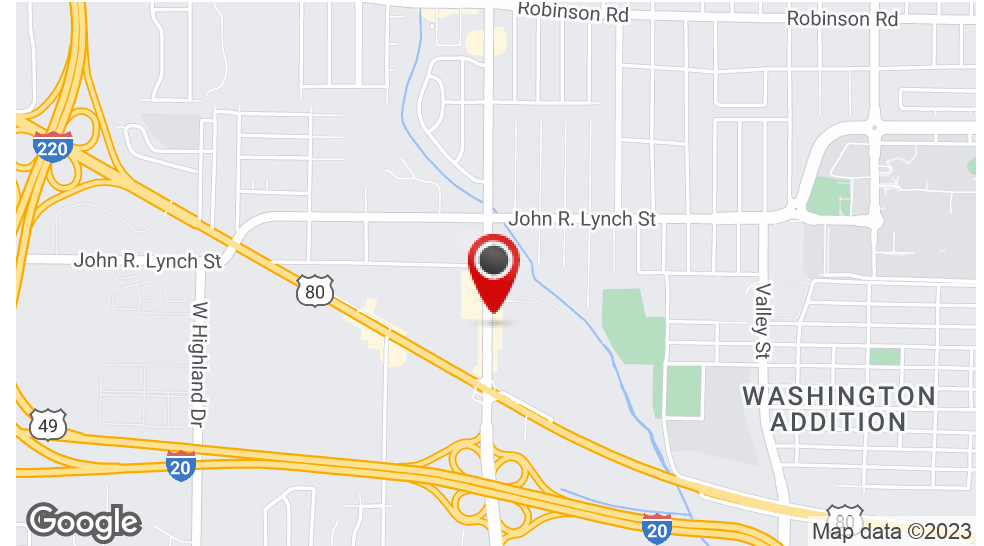
JOHN MICHAEL HOLTMAN

Principal
601.914.0800
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DUCKWORTH
REALTY

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	14,010 SF
Available SF:	1,380 - 2,300 SF

PROPERTY OVERVIEW

The Property is located on Ellis Avenue, just off the intersection with HWY 80 in Jackson, MS. The bustling retail hub along Ellis Ave draws from the dozens of residential neighborhoods surrounding the property. The Property is located along the main ingress/egress artery for thousands of surrounding households as they commute to and from work each day. The Property provides easy access to and from I-20, which experiences a traffic count of over 88,000 vehicles per day. Furthermore, the center is located just 1.5 miles from Jackson State University (JSU) which garnered national attention after hiring Deion Sanders as their head football coach in 2020. JSU is home to 8,448 students, making it the 6th highest enrolled HBCU in the country. Don't let this exceptional opportunity pass you by, Give us a Call Today!

PROPERTY HIGHLIGHTS

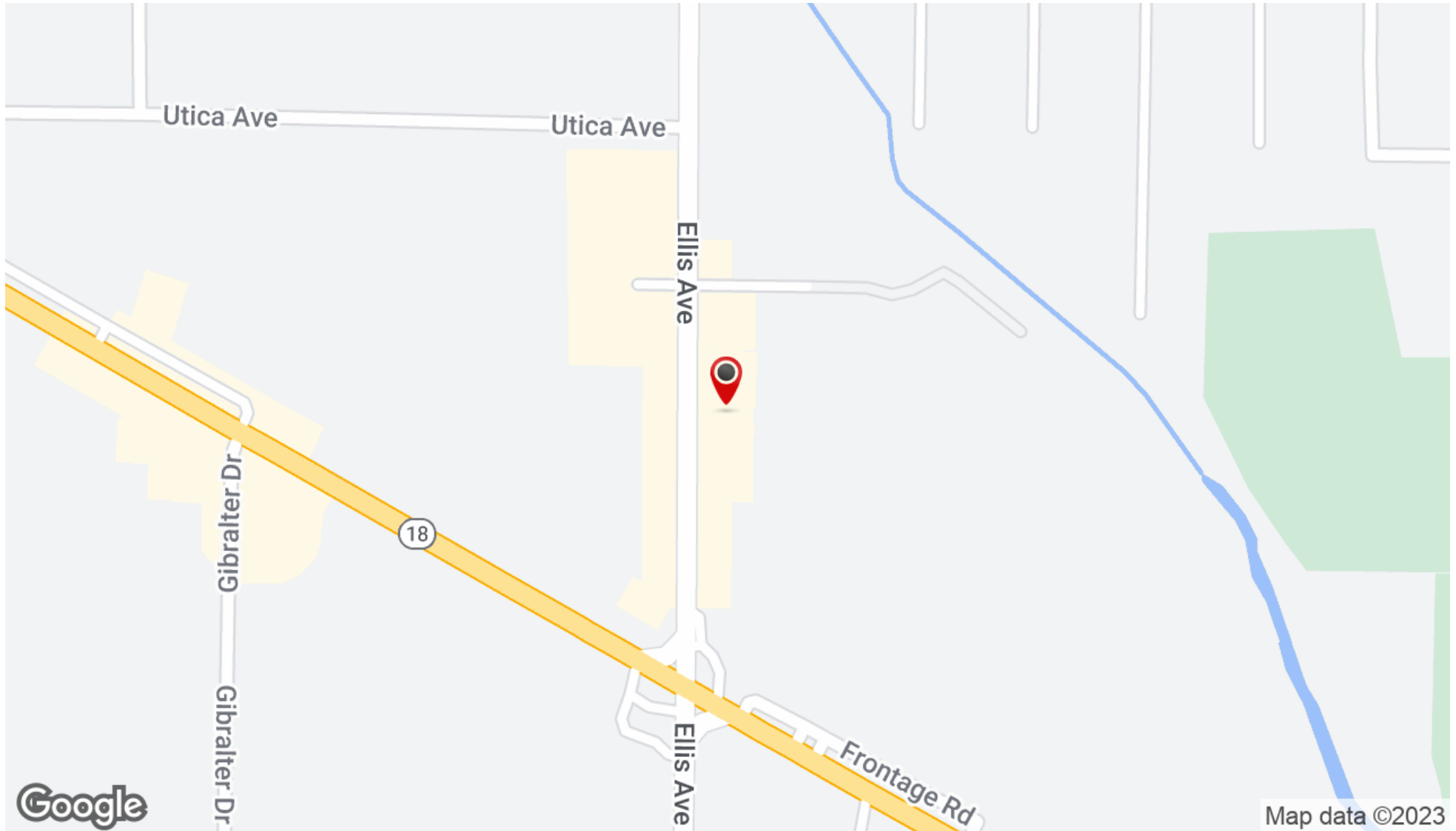
- INTERSTATE ACCESIBILITY
- HIGH TRAFFIC COUNTS
- GREAT VISIBILITY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,380 - 2,300 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1414 Ellis Ave	Available	1,380 SF	NNN	Negotiable	-
1434 Ellis Ave	Available	2,300 SF	NNN	Negotiable	-

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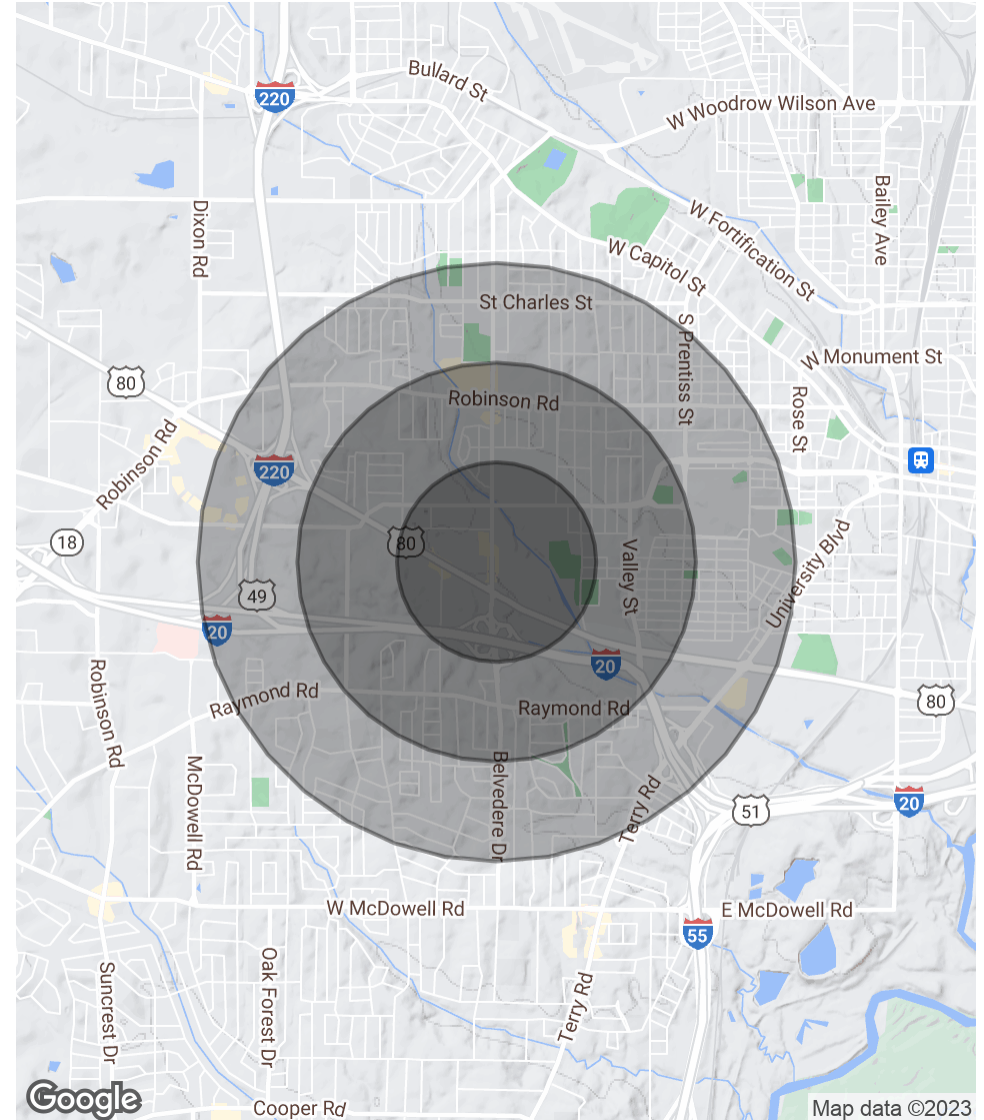
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,381	6,553	17,299
Average Age	31.6	35.5	32.5
Average Age (Male)	33.2	36.4	32.8
Average Age (Female)	31.3	35.7	33.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	3,193	7,990
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$26,637	\$30,133	\$29,581
Average House Value	\$62,646	\$74,519	\$66,736

* Demographic data derived from 2020 ACS - US Census



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