



PRIME GROUND LEASE OPPORTUNITY

2622 Jackson Ave. - Oxford, MS 38655



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Property Information



**2622 Jackson Ave. W.
Oxford, MS 38655**

Total Size:
2.39 acres
Available:
For Ground Lease

Frontage:
199' Along Jackson Ave.

Traffic Counts ADT 2017:
On Jackson Ave. W - 23,000 VPD
On Hwy 6 - 29,000 VPD

Property Description:

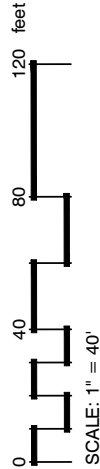
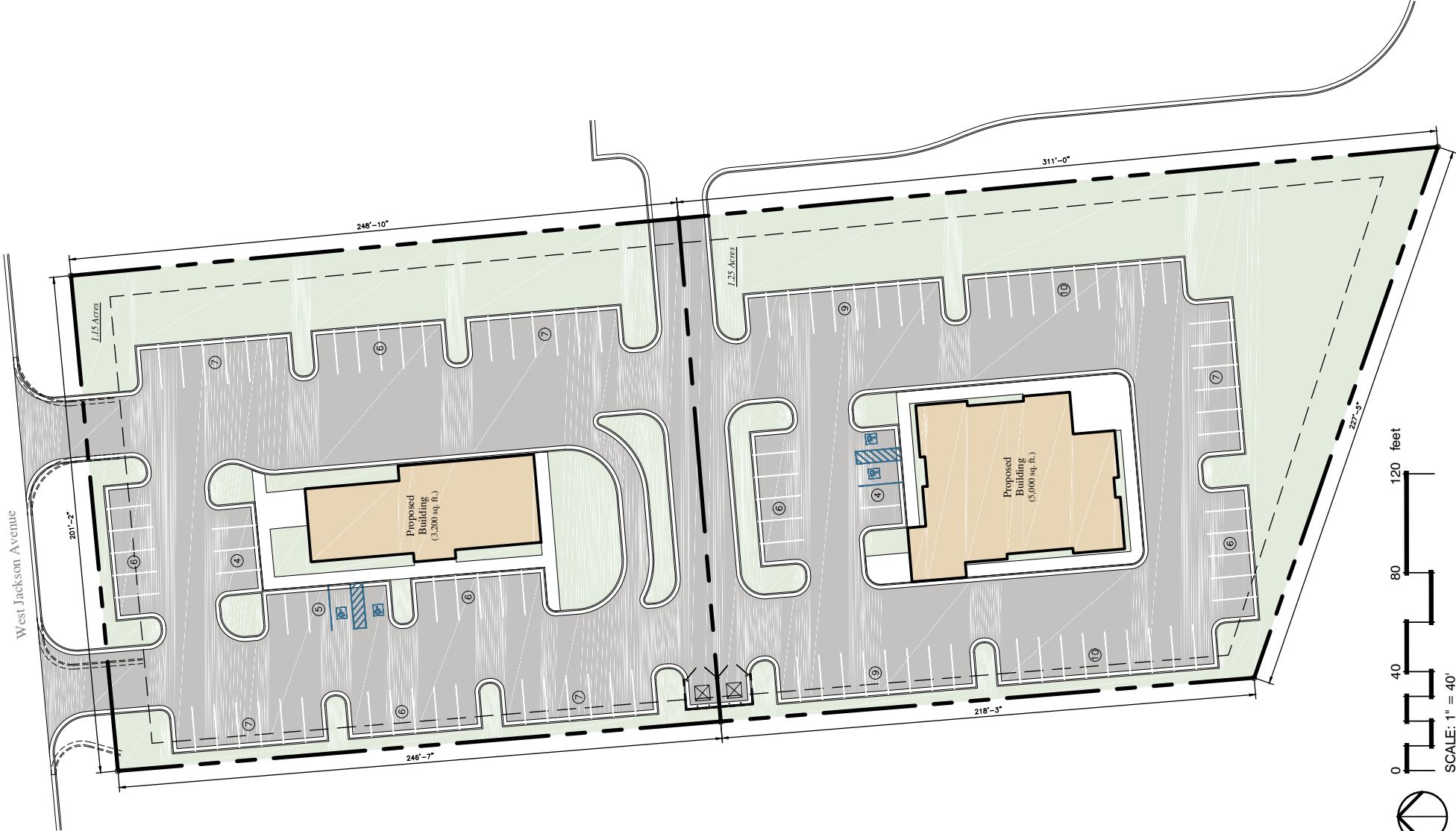
Prime ground lease opportunity available in the thriving market of Oxford, MS. 2.39 acres available at the intersection of Jackson Ave W. and Hwy 6. This site is highly visible from both roads and has direct access from Jackson Ave W. as well as cross-access to the neighboring Wal-Mart center with signalized access. It's the only available development ready site in this highly desirable area and is ideal for a number of uses. Oxford, MS has experienced some of the highest growth rate in the state for over five years. The University of Mississippi (Ole Miss) is located just over a mile away and is the largest university in the state with current enrollment of 20,453 students.

5 Mile Radius





Conceptual Site Plan



SCALE: 1" = 40'



Demographics



2017 Population
2017 Population with students

5 minutes	15 minutes	25 minutes
7,594	41,279	58,280
28,047	61,732	78,773



2017 Average Household Income

5 minutes	15 minutes	25 minutes
\$60,201	\$63,988	\$62,694

