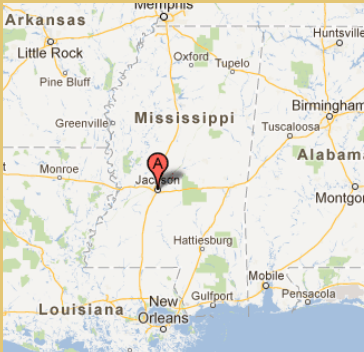




3000 OLD CANTON ROAD, JACKSON, MS



PROPERTY FEATURES

- 3000 Fondren is located in the historical Fondren district of Jackson, MS.
- In close proximity to I-55 and three major medical centers, 3000 Fondren has become the premier office for many prominent doctors, lawyers, and retailers.
- One of Mississippi's best known 5-Star restaurants, NICKS, is located on first floor. Lakeland Optical, one of Jackson's largest eye care clinics, has found a home in 3000 Fondren for 27 years.
- Located on one of Jackson's most traveled streets, 3000 Fondren sees 22,000 vehicles per day. There is an average of 112,000 vehicles per day close by on Lakeland Drive and I-55.

Tenants include:

NICK's, 5 doctors offices, 2 law offices and 3 business corporate offices

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,827	16,496	17,774
Average Household Income	\$28,797	\$35,070	\$36,912
Number of Households	1,898	4,771	5,211



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