



COMMERCIAL & RESIDENTIAL REAL ESTATE FIRM

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Informational Package for:

**Offices at Pops Place
2304 West Jackson
Oxford, Mississippi**

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**2304 West Jackson
Oxford, Mississippi**



Availability

December, 2018



Lease Rate

**\$18 Per Ft
Modified Gross**

Internet not Included



Building Size

1,200 sq ft

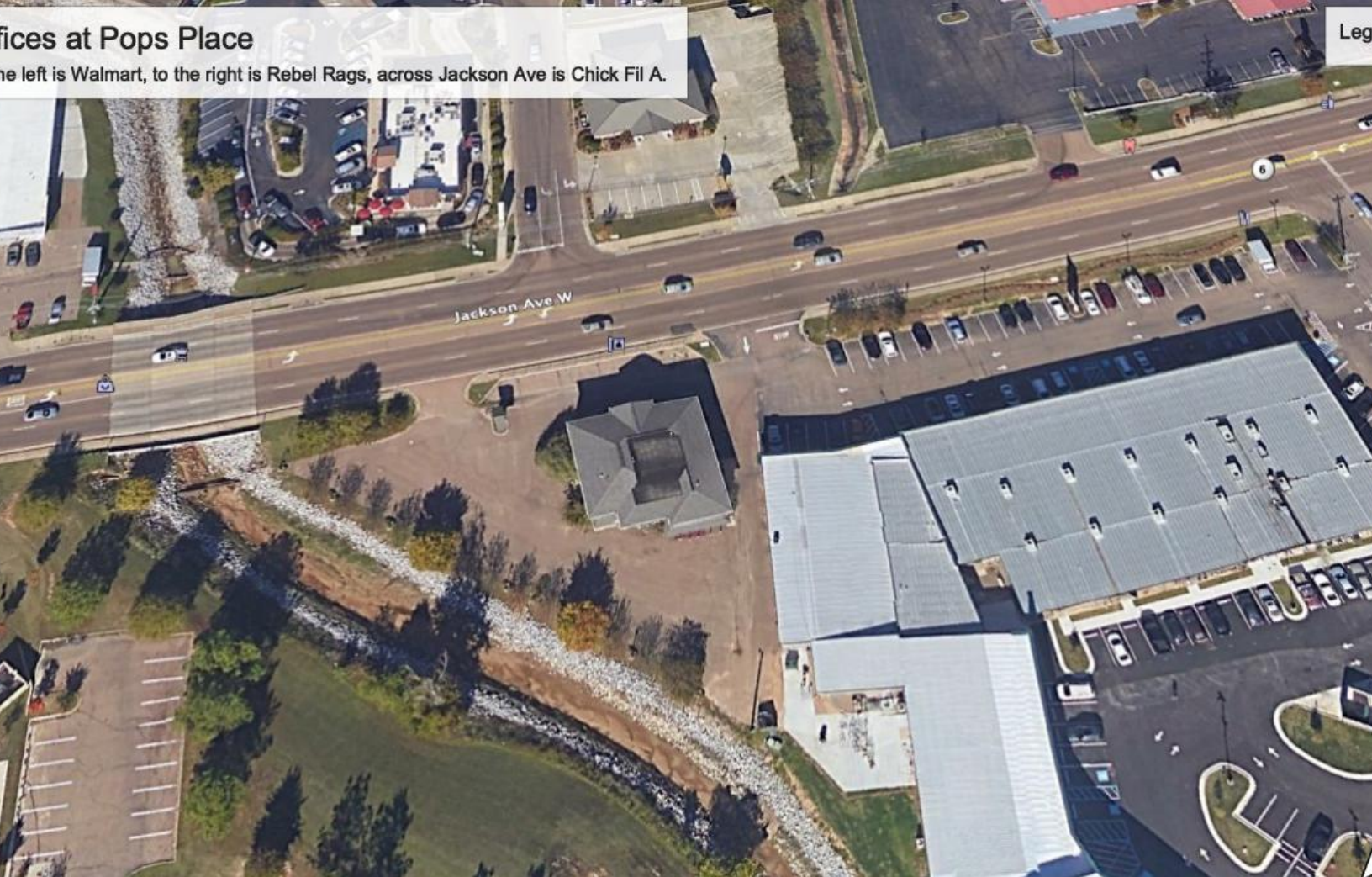
Heated and Cooled



Pops Place on West Jackson Avenue is located directly between Wal Mart and a large retail center containing some of Oxford's most popular retail and restaurant locations..

Features

- **Apx 1,200 sq ft**
- **27 Shared Parking Spaces**
- **4 offices, 1 reception area**
- **Second Floor Space**
- **Elevator on site**
- **Modified Gross Lease**
- **All utilities included**
- **Minimum 3 year lease**
- **Buildout Flexible**
- **SCO (Suburban Corridor)**



Aerial View showing shared parking

Parking

27 Shared Spots

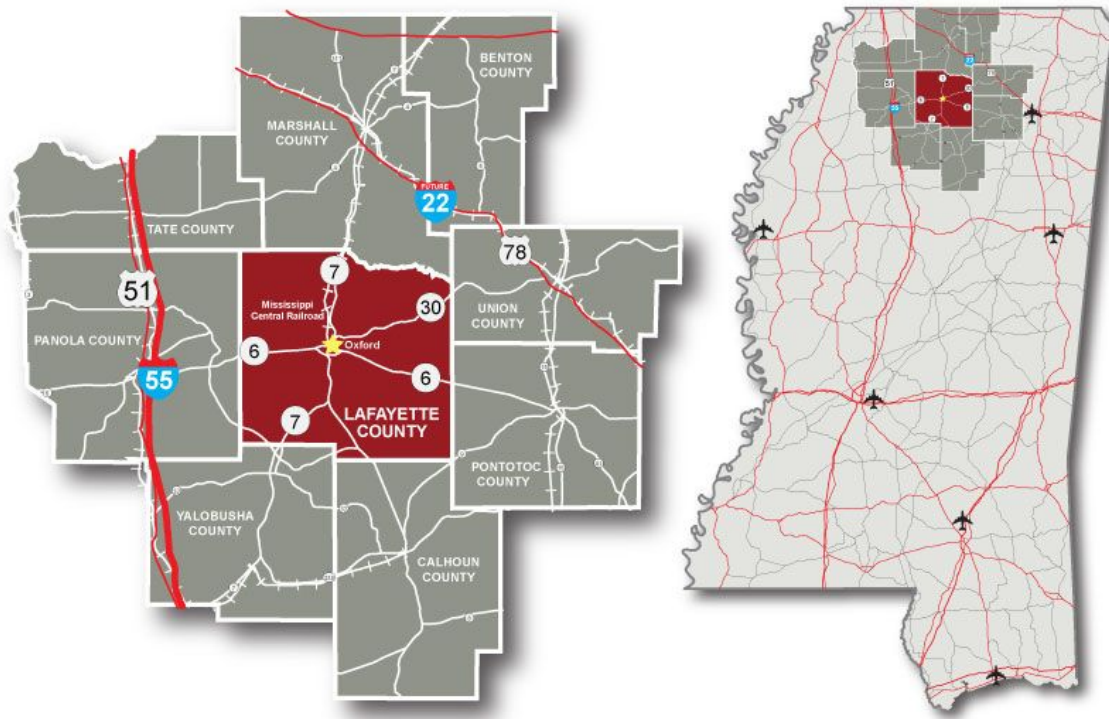
Entrances

Main Floor, Front Door, Private Stairway in the rear of the building;

Sign Location

On Building, on Monument.

Oxford, Mississippi



QUALITY OF LIFE

Lafayette County and the City of Oxford provide a strong sense of history and culture that is celebrated through the arts, festivals and events, and beautifully preserved historic sites. The area is also home to a diverse, progressive business environment that keeps pace with new technology and developments. Set in the northern part of the state, Lafayette County offers a numerous recreational activities that can be enjoyed year-round in a moderate climate and in beautiful settings. Oxford is the largest of Lafayette County's communities and the center of business and industry. Oxford's true Southern hospitality and recognition of its rich past provides residents with a sense of community. Lafayette County's next largest communities - Abbeville and Taylor -offer more rural, small town living with easy access to Oxford's many amenities.

Education

Oxford is known for being home to The University of Mississippi. The university, with an enrollment of 23,258 offers undergraduate, graduate and operates a law school as well as a medical school in Jackson. Continuing education and many campus events are open to the community. Northwest Mississippi Community College is located 51 miles from Oxford and offers 100 courses of study, while maintaining a regional campus in Oxford. Pre-kindergarten through 12th-grade education in Lafayette County is available through two school districts, one for students in Oxford and another for those in other areas of the county. Both districts are members of the Southern Association of Colleges and Schools, have high graduation rates at approximately 92 percent, and are consistently ranked in the top 20 districts Statewide. There is private education available through 6th grade at the Oxford University School and through 11th at the Regents School of Oxford. Both schools have small class sizes and offer a wide range of academic programs.

Health Care

Lafayette County residents have access to excellent health care services through a major hospital system, special care facility, and large public health department. Baptist Memorial Hospital-North Mississippi in Oxford is a highly-rated acute care facility. With about 90 medical and surgical specialists in more than 30 specialty areas, it is the only hospital Mississippi to rank among top 10 percent in the nation by Health Grades for cardiac surgery and orthopedic services. The North Mississippi Regional Medical Center provides evaluation, training, rehabilitation and residential care services for patients with intellectual and related developmental disabilities. The 25-department facility also conducts research into the causes and treatment of intellectual disabilities. There are 24-hour care cottages, traditional group home settings, and supported living apartments available.



OLR Commercial Group is a full service real estate Brokerage based out of Oxford, Mississippi, that specializes in Commercial and Investment property for sale and lease. OLR represents Buyers, Sellers, Landlords, and Tenants.

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