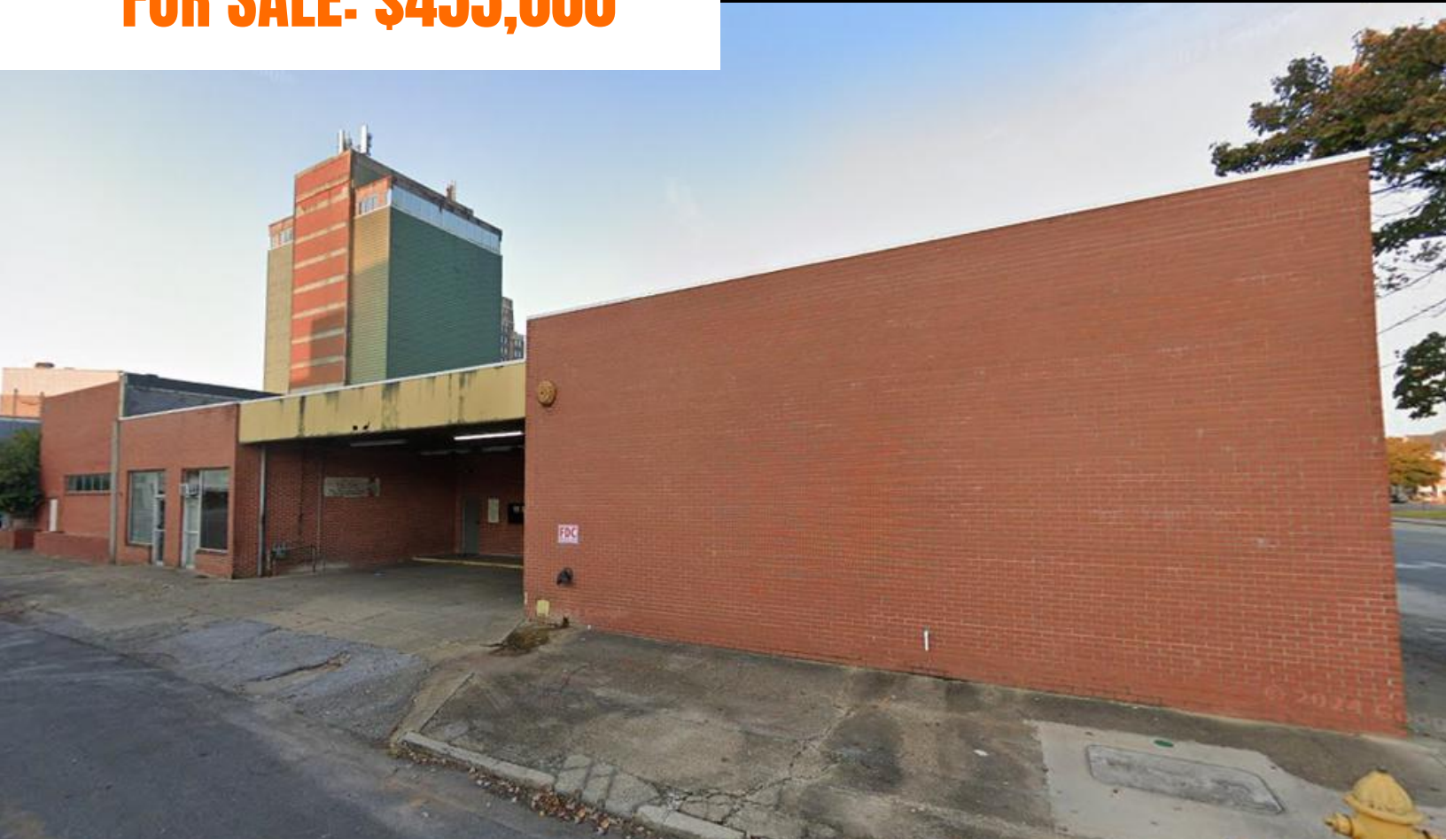


OFFERING MEMORANDUM

WAREHOUSE SPACE - FOR SALE

814 22nd Ave., Meridian, Mississippi 39301

FOR SALE: \$455,000



+/- 19,000 SF | BUILT IN 1911 | RENOVATED IN 1948 & 1968

CONTACTS

State Broker:

DUSTIN HILL

License #: 20293

Hill Real Estate Group, LLC

601.282.5261 | dustin@gohillgroup.com

DANIEL LYNCH

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com

OFFERING MEMORANDUM

814 22ND AVE., Meridian, MS 39301

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

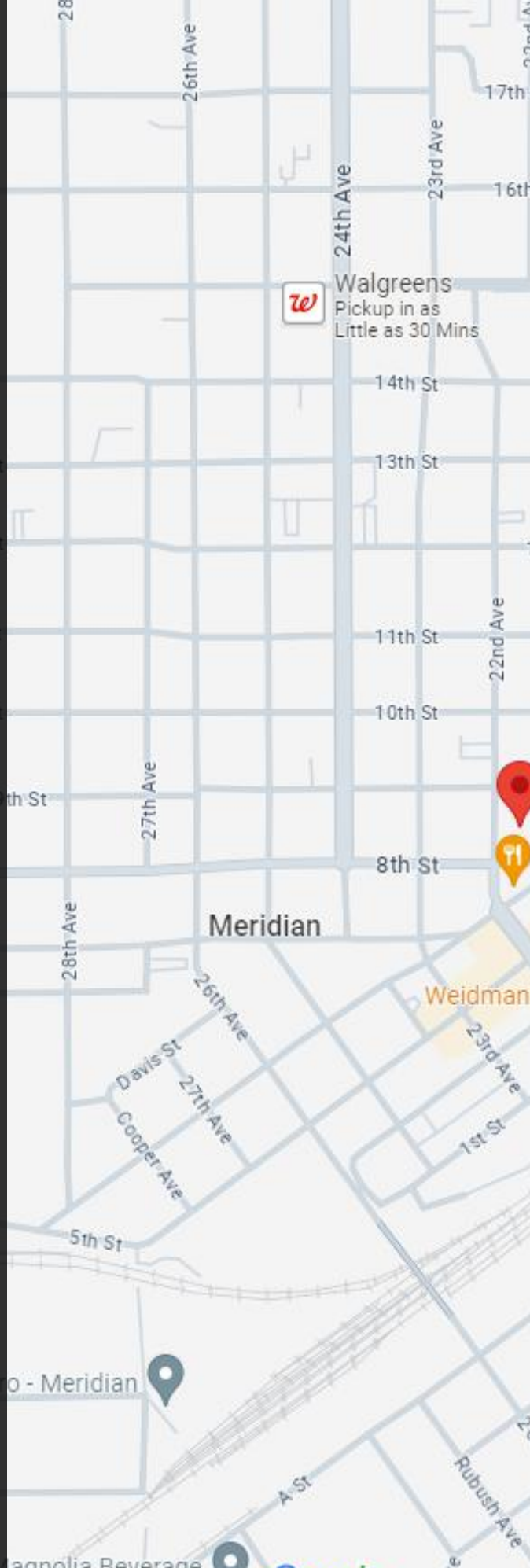




Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL MAP	9
FLOOR PLANS	10
PICTURES	11

EXECUTIVE SUMMARY

814 22ND AVE., Meridian, MS 39301

814 22nd Avenue is a +/-19,000 SF warehouse space. The former home of The Meridian Star was built in 1911 with renovations in 1948 & 1968. This +/-19,000 SF warehouse is part of a 33,000 total SF flex building. The attached 14,000 SF office/retail space is also available for separate sale. This presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.





Meridian, Mississippi

Meridian is a historic city located in eastern Mississippi, near the Alabama border. Its central location makes it easily accessible from major cities like Birmingham, Alabama; New Orleans, Louisiana; and Memphis, Tennessee. Meridian has a diverse economy with roots in transportation, manufacturing, and healthcare. Historically, the city was a major railroad center, and while rail remains significant, modern industries such as manufacturing, particularly in automotive parts and aerospace, play a crucial role. The healthcare sector is also prominent, with several hospitals and medical facilities serving the region, making it a key employer in the area. Meridian is rich in history and offers various attractions for visitors. The city is home to popular landmarks such as the Mississippi Arts + Entertainment Experience (The MAX) and the historic Riley Center, a beautifully restored 19th-century opera house. Additionally, the nearby Bonita Lakes Park offers outdoor activities like hiking, fishing, and boating. Meridian's unique blend of history, industry, and culture makes it a notable destination in Mississippi, offering both residents and visitors a rich experience of Southern life.



DEMOGRAPHIC SUMMARY

MERIDIAN, MS

POPULATION

Meridian
33,816

State: Mississippi 2.94 Million

MEDIAN AGE

Meridian
37.9 years

State: Mississippi 38.1 Years

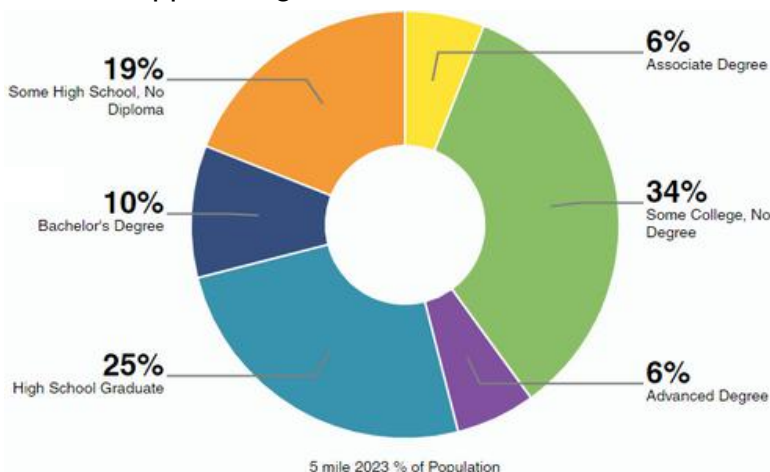
MEDIAN HOUSEHOLD INCOME

Meridian
\$32,797

State: Mississippi \$48,610

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Mississippi at large.



2023 STATISTICS

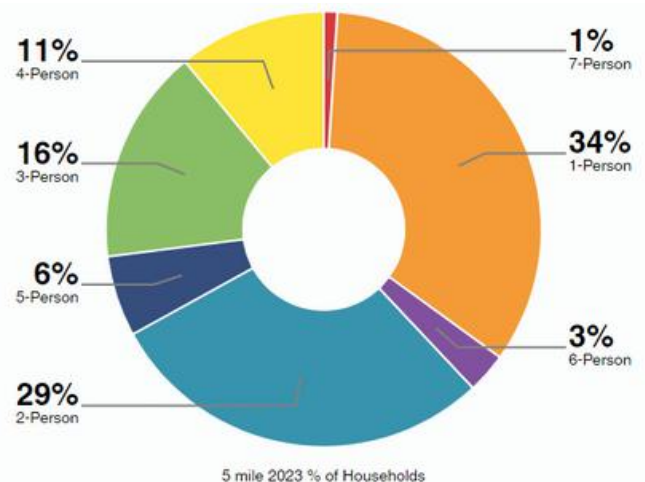
	2 Mile	5 Mile	10 Mile
Population 2023	18,404	37,245	56,468
Total Households	7,065	14,815	22,133
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$34,879	\$47,474	\$54,079

ECONOMIC INDICATORS

4.1% Hernando County
Unemployment Rate

4.1% U.S.
Unemployment Rate

HOUSEHOLDS

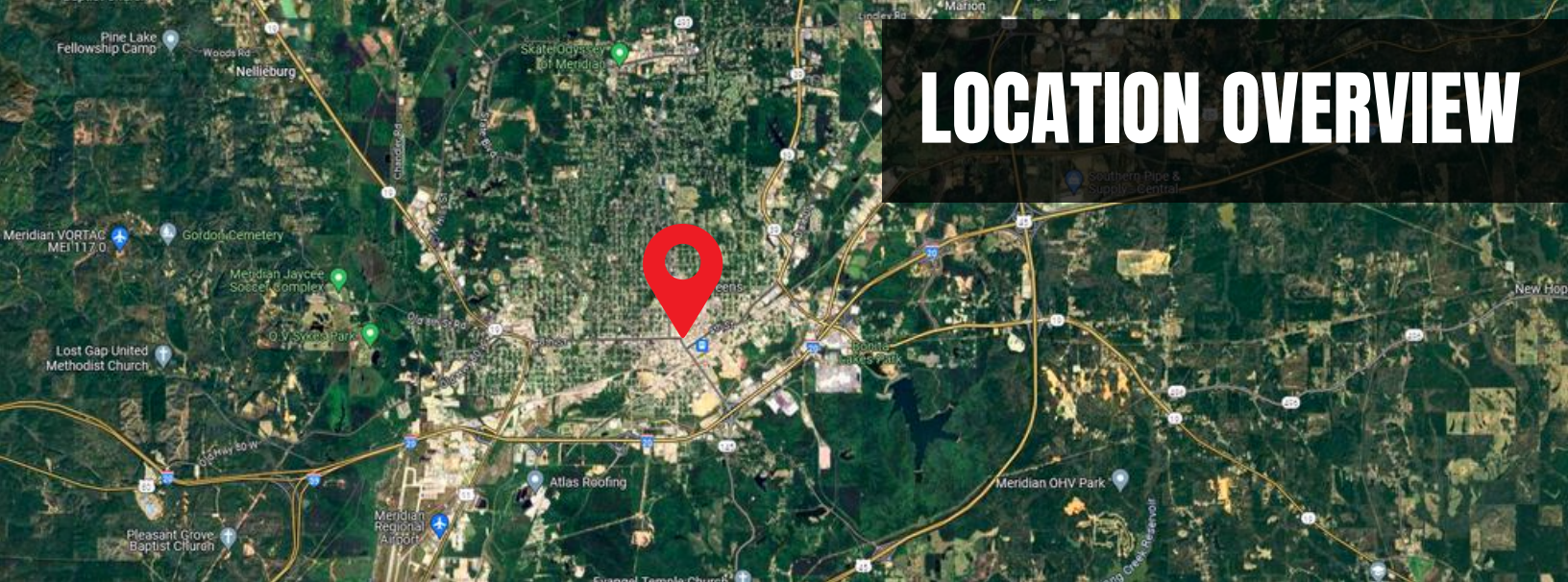


Meridian
14,774

State: Mississippi 1.12 Million



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 20 (I-20): Runs east-west and connects Meridian to major cities such as Jackson, Mississippi (to the west), and Birmingham, Alabama (to the east). I-20 is a crucial corridor for cross-country travel and freight movement, making Meridian an important stop along the route.

Interstate 59 (I-59): Runs northeast-southwest, merging with I-20 in Meridian for a significant portion of the route. I-59 provides direct access to New Orleans, Louisiana (to the southwest), and Chattanooga, Tennessee (to the northeast), further enhancing Meridian's connectivity.

U.S. Highway 11 (US 11): Parallels I-59 and serves as an alternative route through the region. US 11 runs from New Orleans, Louisiana, to the Canadian border, passing through Meridian, and offering access to smaller towns and rural areas.

U.S. Highway 80 (US 80): Also parallels I-20 and connects Meridian to eastern and western parts of the state, extending from Texas to Georgia. US 80 historically played a vital role in regional transportation and continues to serve local traffic.



AIRPORT PROXIMITY

Meridian Regional Airport (MEI): Located approximately 3 miles southwest of downtown Meridian, MEI is the primary airport serving the city. It offers commercial flights, primarily operated by United Airlines through a regional carrier, connecting to hubs like Dallas/Fort Worth International Airport (DFW).

Jackson-Medgar Wiley Evers International Airport (JAN): Located approximately 90 miles west of Meridian in Jackson, Mississippi. As the largest airport in Mississippi, JAN offers a broader range of commercial flights to major cities across the US, including Atlanta, Houston, and Charlotte.

Birmingham-Shuttlesworth International Airport (BHM): Located approximately 150 miles east of Meridian in Birmingham, Alabama, BHM serves as a hub for multiple airlines and provides more options for travelers looking for non-stop flights to destinations across the country.

Hattiesburg-Laurel Regional Airport (PIB): Located approximately 90 miles south of Meridian, near Hattiesburg, Mississippi provides flights primarily through American Airlines to hubs like Dallas/Fort Worth International Airport.

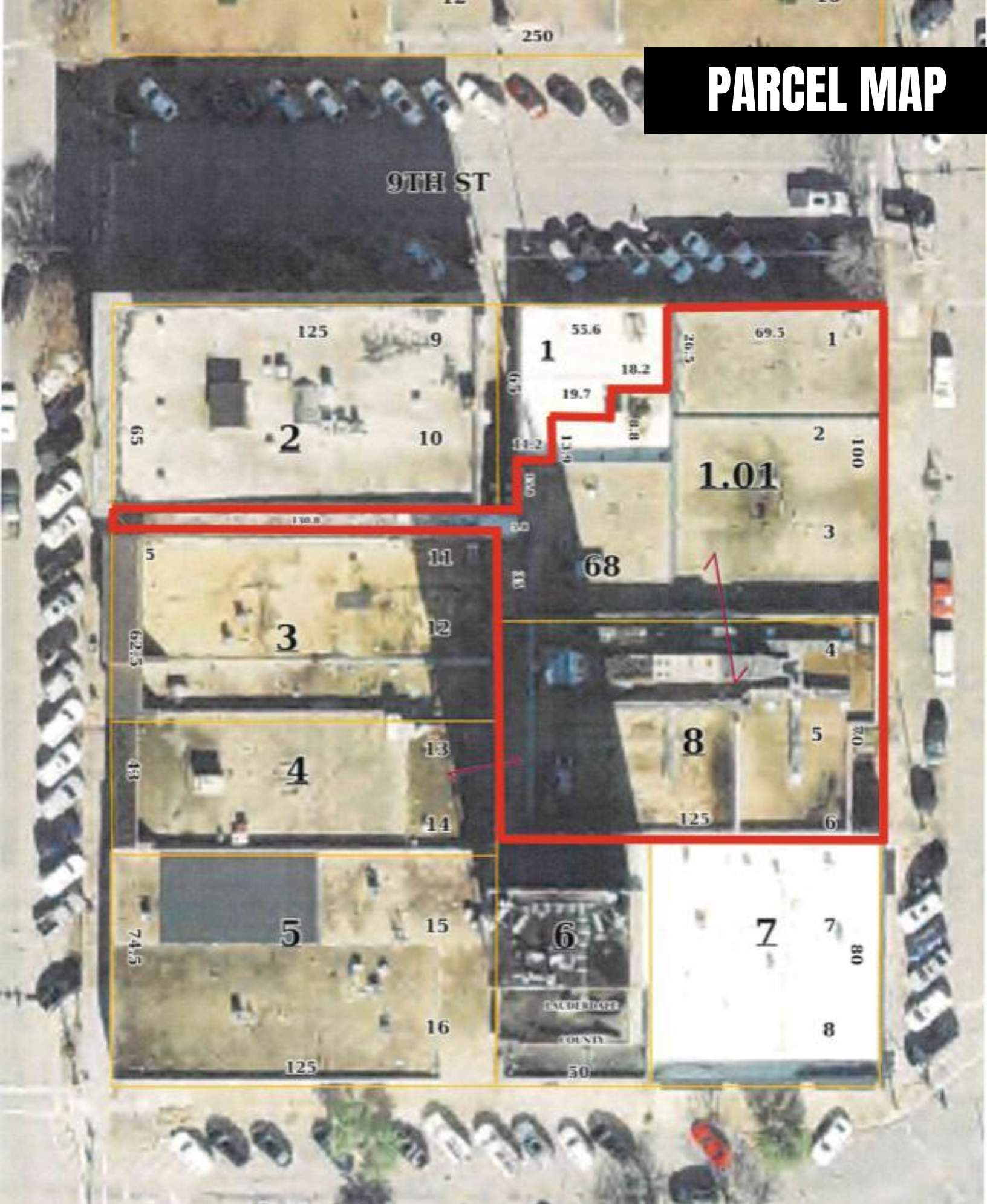
SITE OVERVIEW

SITE

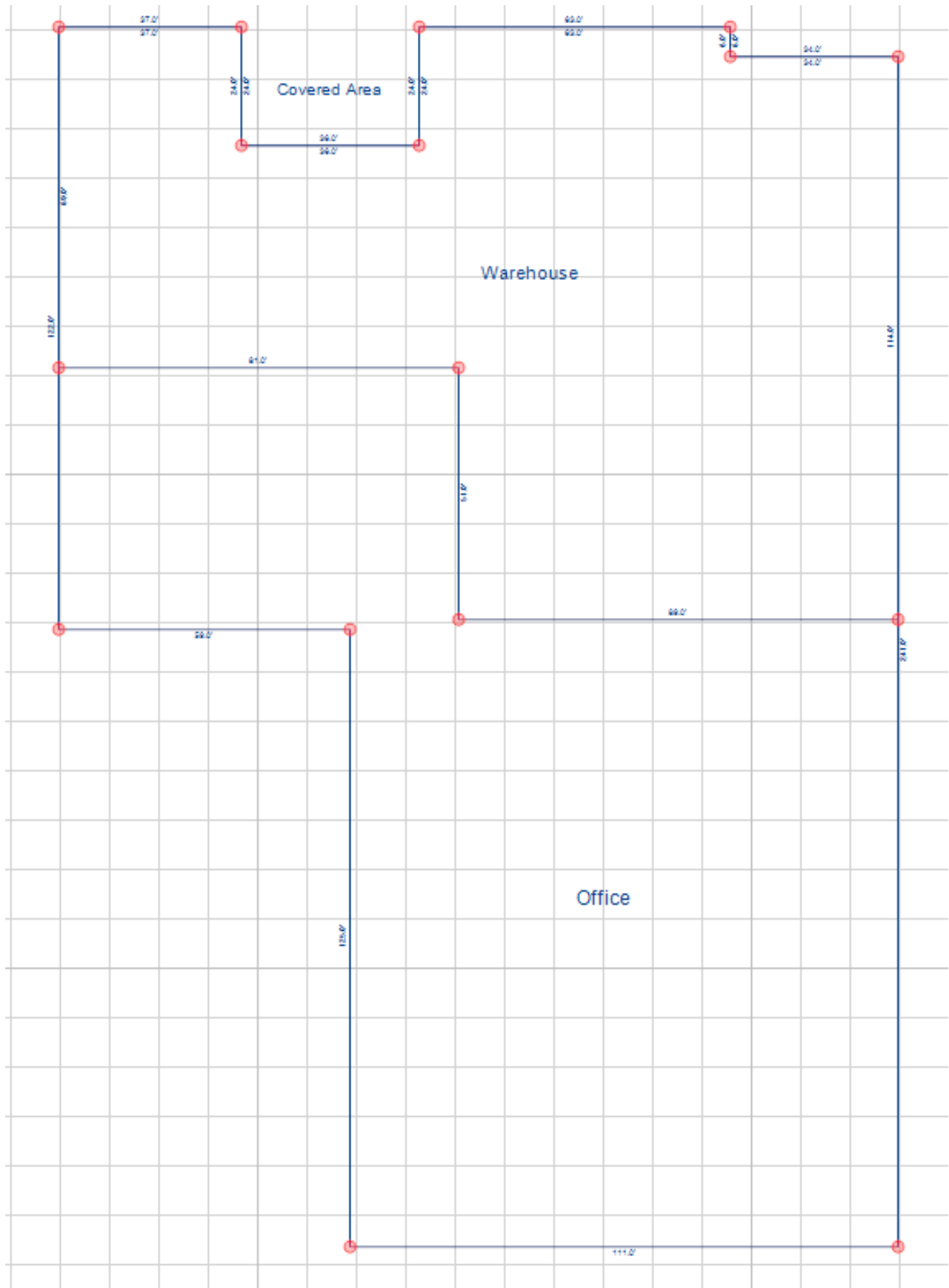
Property Type:	Warehouse
Zoning:	B-5 (Central Business District)
Year Built/Renovated:	1911/1948 & 1968
Total SF:	+/-19,000 SF
Parcels:	2 Warehouse Parcels
Stories:	1
Total Acreage:	0.8939
Foundation:	Concrete Slab
Roof:	Pitched & Flat
Wet Sprinkler System	



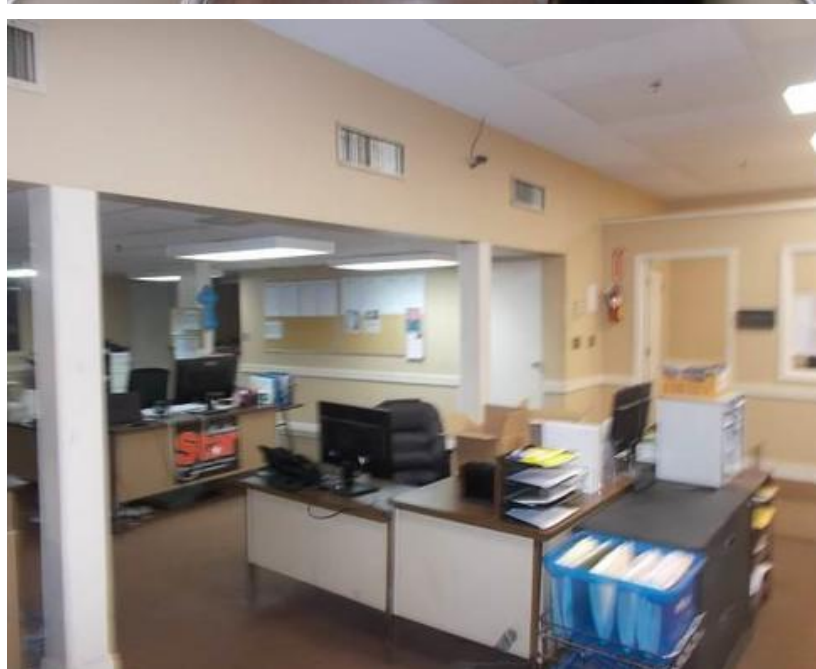
PARCEL MAP



FLOOR PLAN











5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***



www.BellCornerstone.com