

FOR LEASE

H-CITY PARK

NORTH SCALE: 1"=60'
THE INFORMATION SHOWN WAS COMPILED FROM NUMEROUS SOURCES AND IS BELIEVED TO BE CORRECT. HOWEVER, NO WARRANTY IS EXPRESSED OR IMPLIED.



October 21, 2021
Conceptual Site Plan

CAROMA ROAD (60' R.O.W.)



CAROMA OFFICE PARK

8804 CAROMA STREET • OLIVE BRANCH, MS 38654

Highlights

- Available SF: up to 12,000 SF
- Building Size: up to 12,000 SF
- Lease Rate: \$20-25/SF
- Zoned C-2



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Property Description

Utlley Properties is proud to present this Build to Suit opportunity. Plans up to 12,000 SF are available for this diverse building, which could be used for office, medical, flex/industrial, and more!

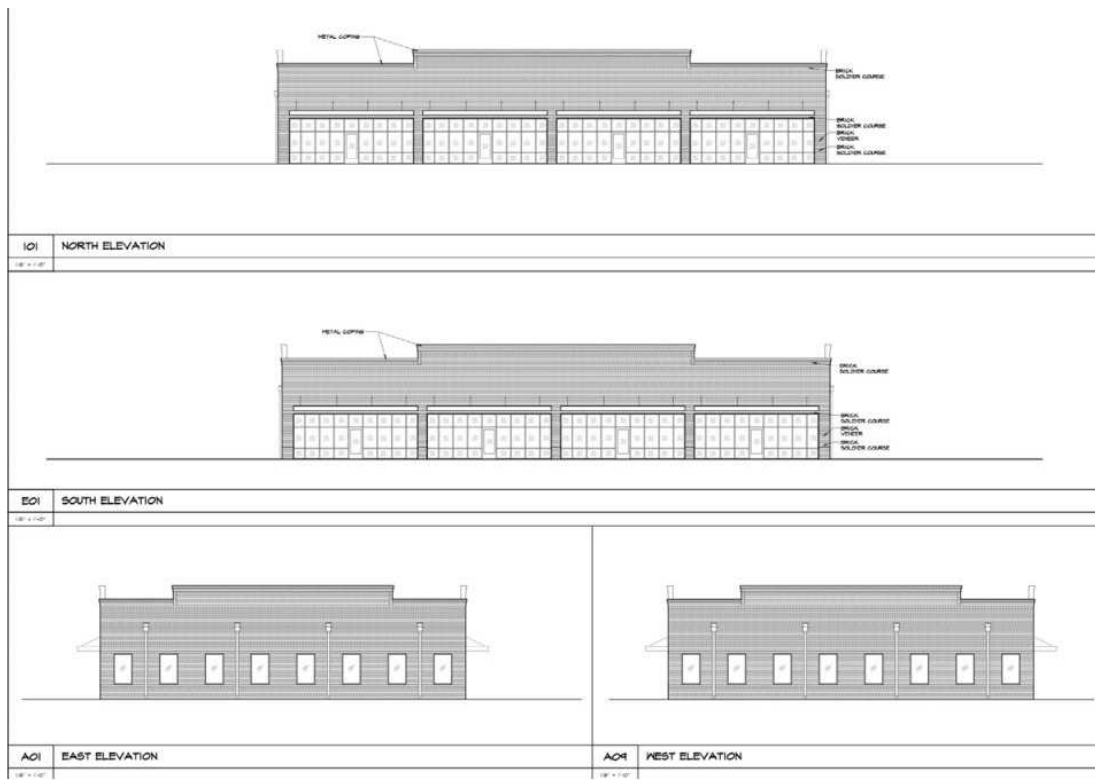
Location Description

Great location in the heart of booming Olive Branch. This property is located next to one of the best city parks in the state, which includes trails, lakes, and ball fields.



EXAMPLE PICS

Caroma Office Park (Caroma 2)
8804 Caroma Street | Olive Branch, MS 38654



ELEVATIONS



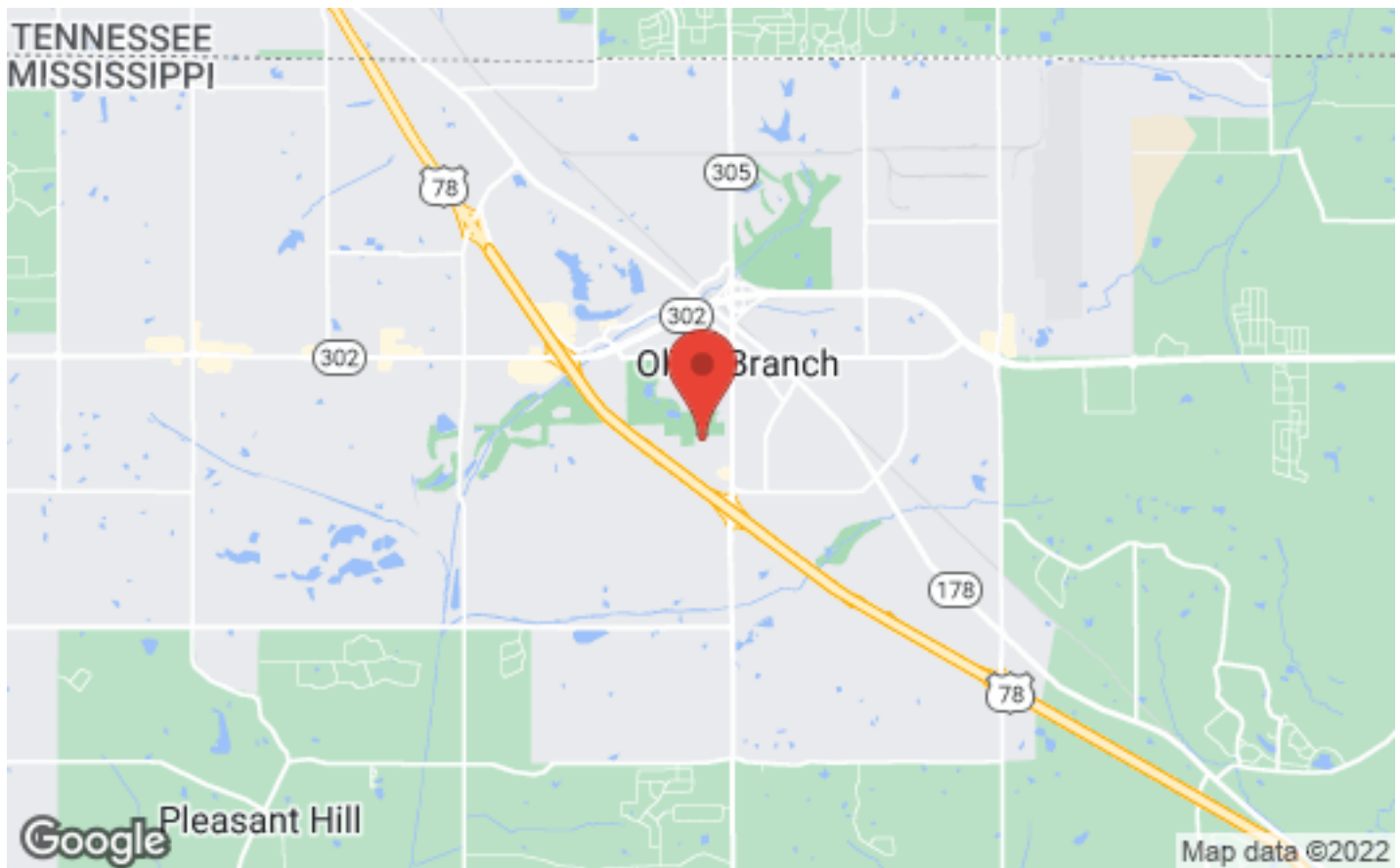
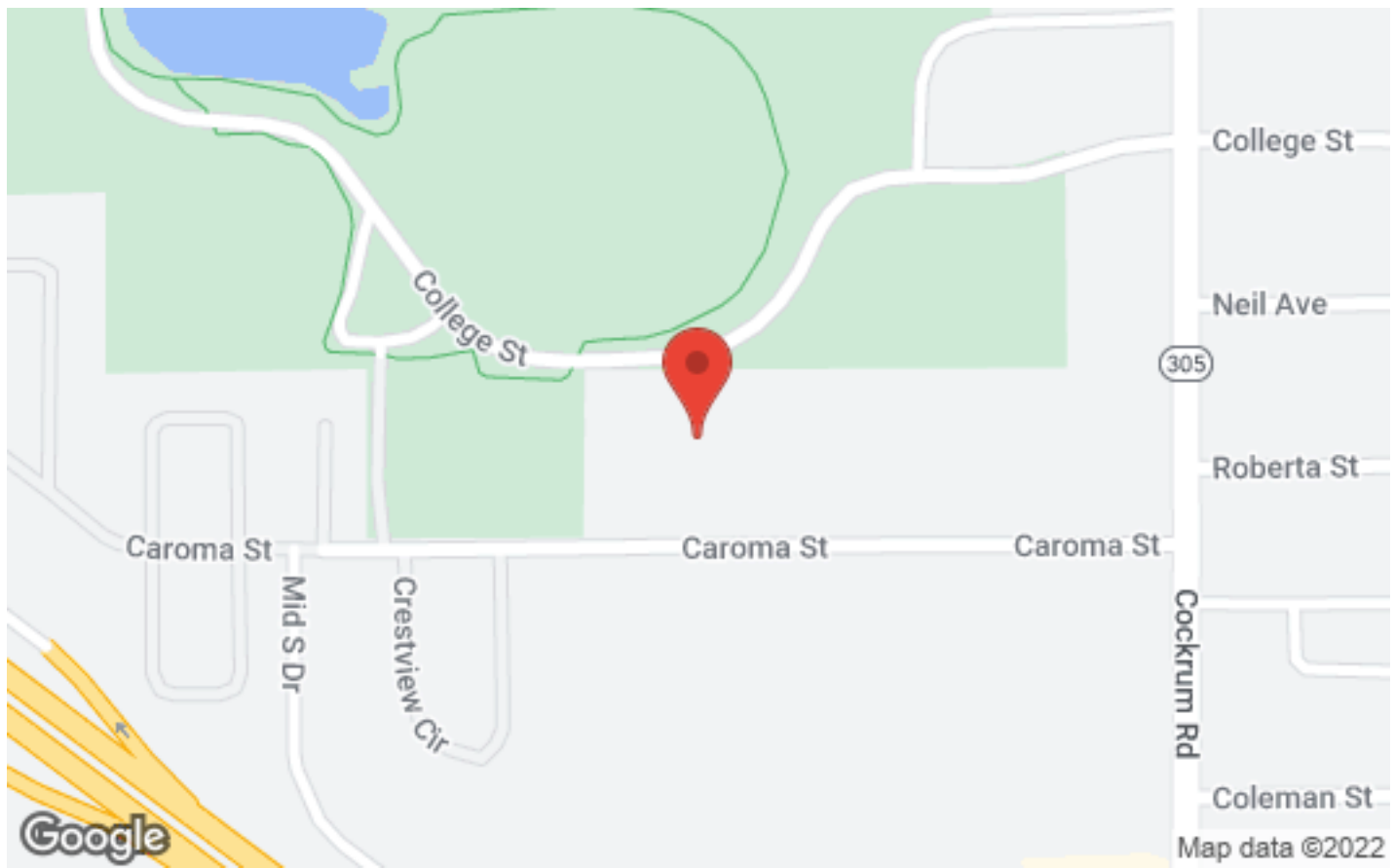
AERIAL PICS

Caroma Office Park (Caroma 2)
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LOCATION MAPS

Caroma Office Park (Caroma 2)
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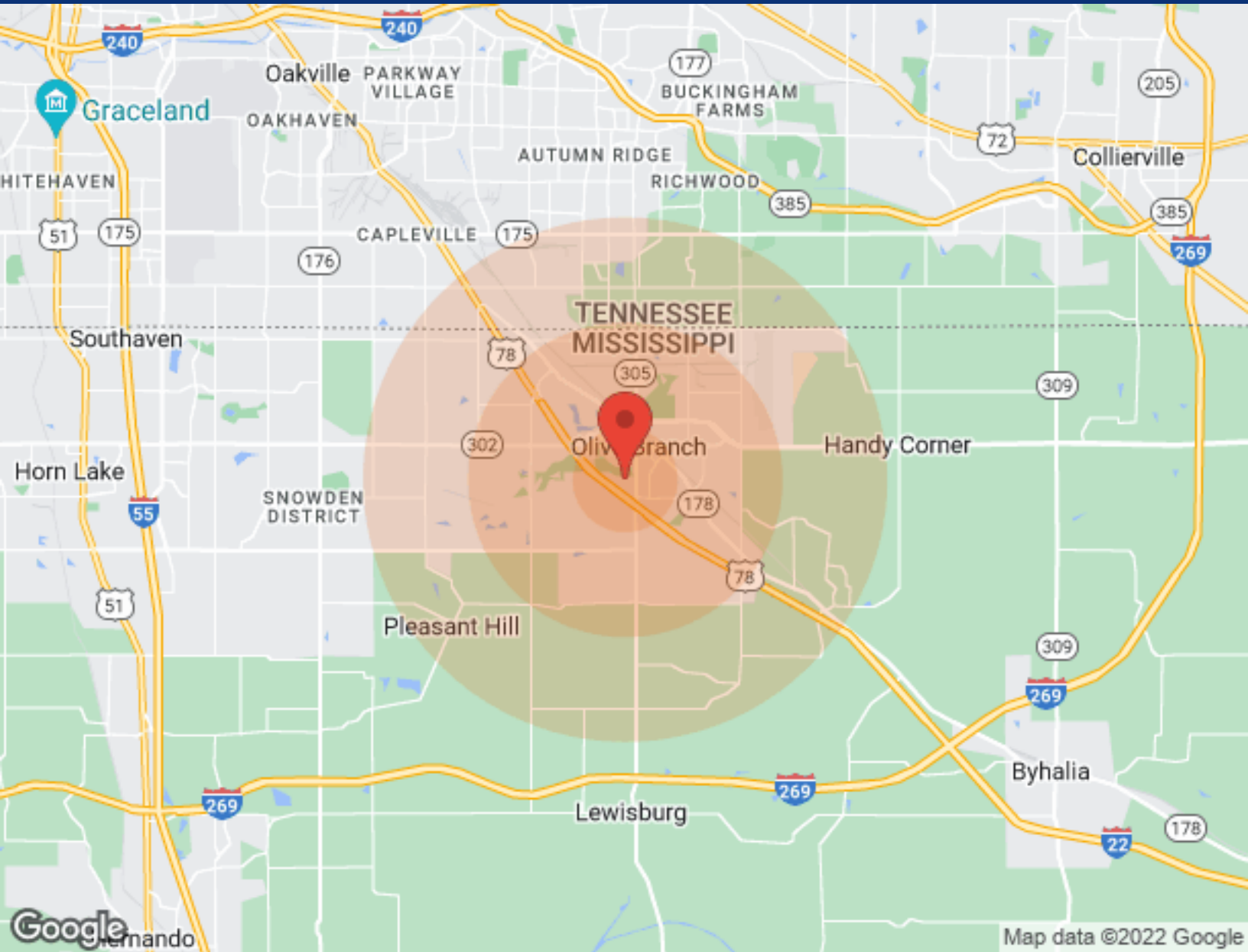
BUSINESS MAP

Caroma Office Park (Caroma 2)
8804 Caroma Street | Olive Branch, MS 38654



DEMOGRAPHICS

Caroma Office Park (Caroma 2)
8804 Caroma Street | Olive Branch, MS 38654



Population	1 Mile	3 Miles	5 Miles
Male	1,164	17,572	34,017
Female	1,173	18,233	35,150
Total Population	2,337	35,805	69,167
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	481	8,145	16,281
Ages 15-24	359	5,422	10,822
Ages 55-64	263	4,000	7,869
Ages 65+	269	4,280	6,782
Race	1 Mile	3 Miles	5 Miles
White	1,989	25,380	33,826
Black	259	8,830	32,033
Am In/AK Nat	N/A	8	17
Hawaiian	N/A	6	12
Hispanic	103	1,461	3,678
Multi-Racial	164	2,588	5,480

Income	1 Mile	3 Miles	5 Miles
Median	\$49,327	\$71,632	\$65,506
< \$15,000	176	708	1,171
\$15,000-\$24,999	111	1,060	1,644
\$25,000-\$34,999	62	1,019	2,091
\$35,000-\$49,999	154	1,819	3,111
\$50,000-\$74,999	129	2,904	5,702
\$75,000-\$99,999	191	2,557	4,708
\$10,000-\$149,999	40	2,057	4,118
\$150,000-\$199,999	N/A	522	1,042
> \$200,000	30	260	542

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,112	13,368	24,319
Occupied	977	12,439	22,889
Owner Occupied	693	9,878	18,712
Renter Occupied	284	2,561	4,177
Vacant	135	929	1,430

