

FOR SALE OR LEASE

8,585 SqFt

31 PHYSICIANS DRIVE

Jackson, TN 38305



OFFERING SUMMARY

Sale Price:	\$1,900,000
For Lease:	23.00 NNN
Building Size:	8,585 SF
Number of Levels:	1.5
	Down 7214 SF
	Up 1371 SF
Year Built:	1993
Parking Spaces:	50
Zoning:	B-1
Market:	National/Regional West Tennessee



PROPERTY OVERVIEW


Class A Medical Office Complete renovation 2008. Large Medical practice or 2 Doctors could share. Custom Medical Office with Large Reception, Procedure Room, 12 Exam Rooms, Conference Room, 2 private doctor offices and more. Some Restrictions may apply per Restrictive Covenant. Current Tenant vacates End of November.

Owner will consider lease \$23.00 NNN AS IS. Minimum of 5 years lease and acceptable Credit. Some Restriction may apply to Buyer or Tenant per Restrictive Covenants. Current Tenant vacates end of November.



CHRIS CAROTHERS, CCIM, ALC

 731-616-9464
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 ccarothers@hickmanrealty.com
 HickmanRealty.com

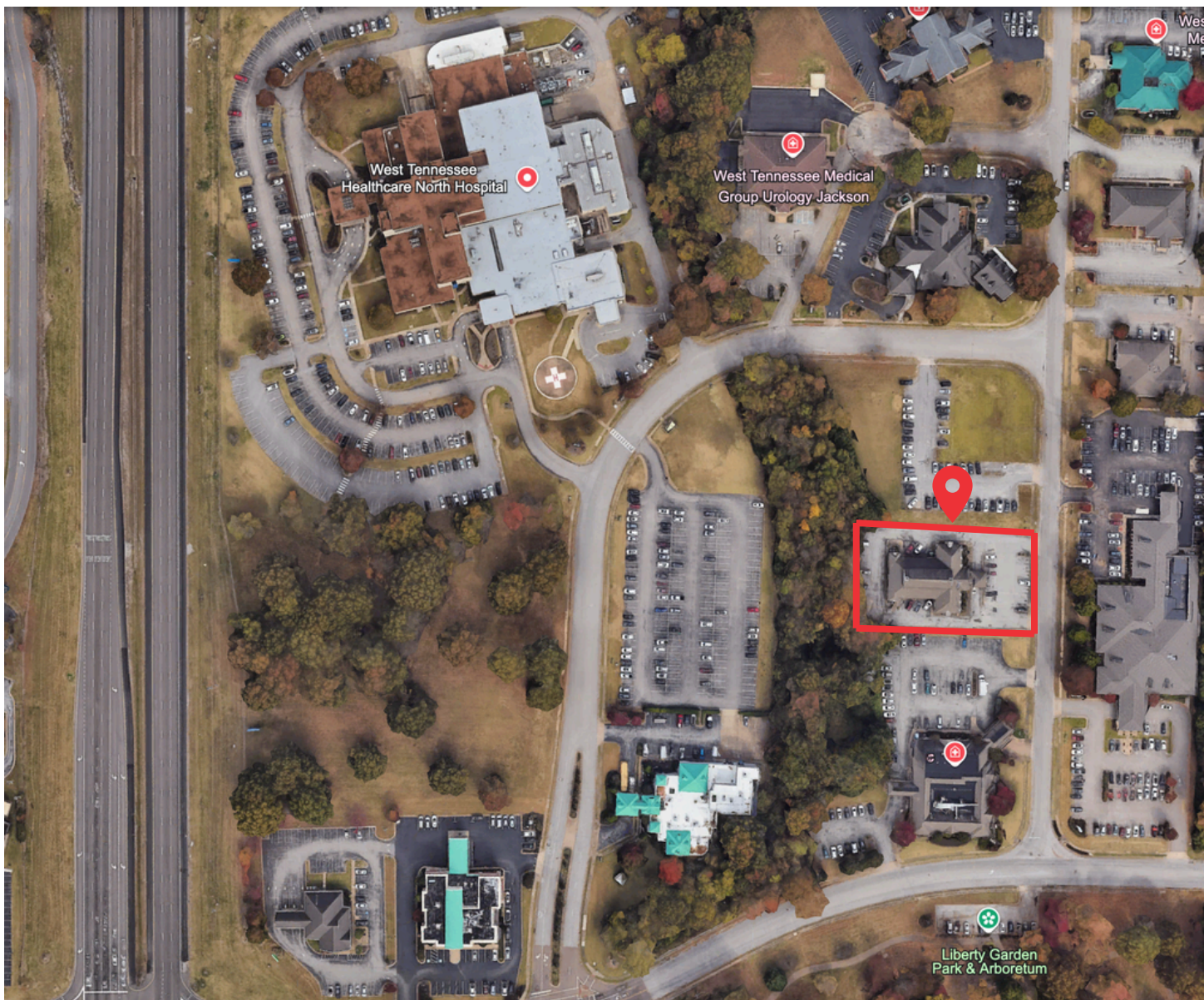


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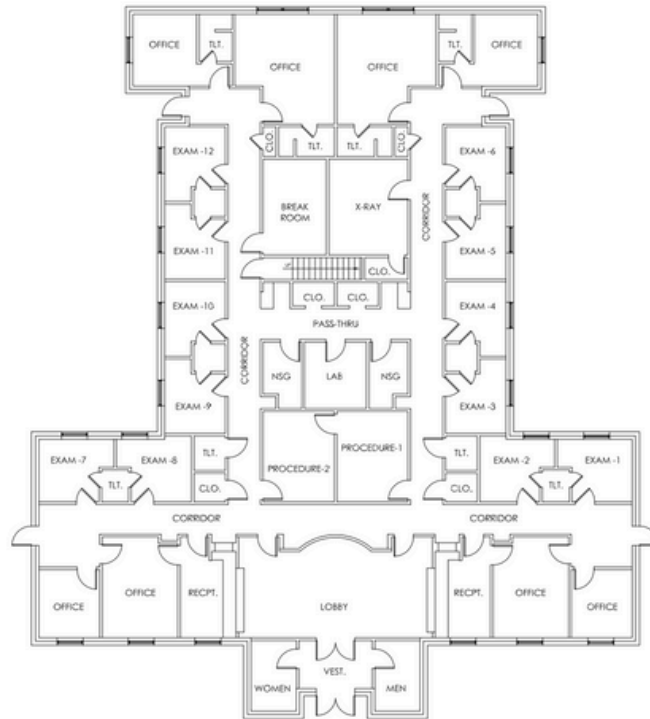
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7,214 SqFt

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MAIN LEVEL



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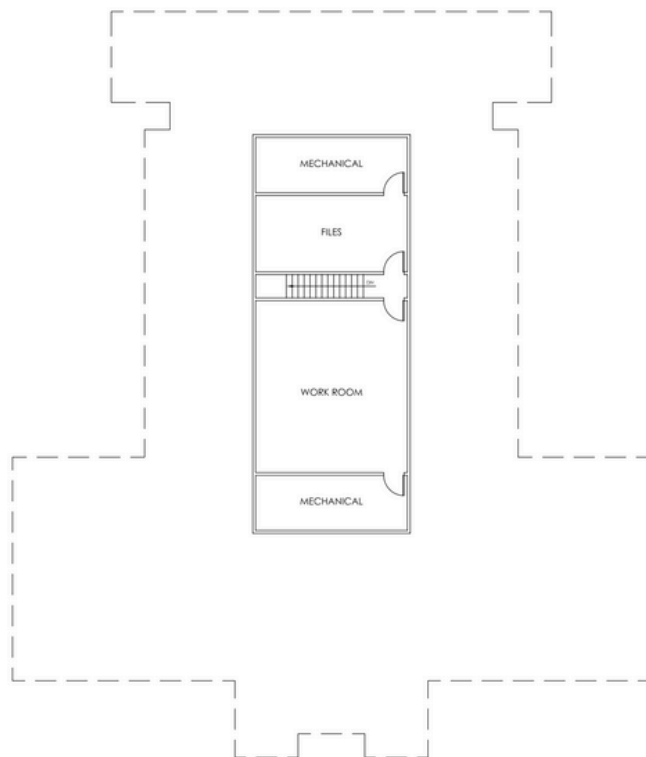
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1,371 SqFt

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UPPER LEVEL



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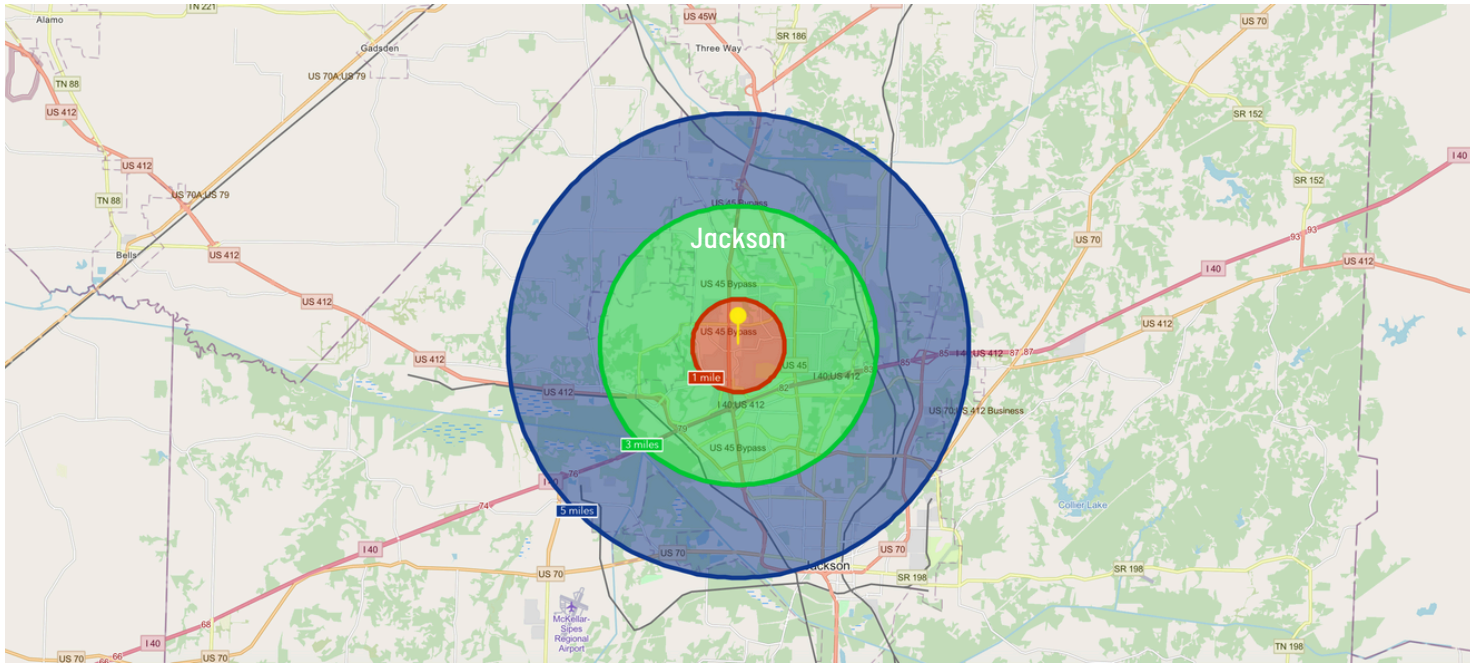
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DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
5,285 Population	36.8 Median Age	2.4 Average Household Size	33,237 Population	39.8 Median Age	2.3 Average Household Size	26,050 Population	36.0 Median Age	2.3 Average Household Size
	\$66,250 Median Household Income			\$73,108 Median Household Income			\$47,599 Median Household Income	
73% White Collar	14% Blue Collar	13% Services	72% White Collar	16% Blue Collar	12% Services	61% White Collar	26% Blue Collar	13% Services
	4.4% Unemployment Rate			3.5% Unemployment Rate			6.9% Unemployment Rate	
\$66,250 Median Household Income	\$37,738 Per Capita Income	\$191,128 Median Net Worth	\$73,108 Median Household Income	\$39,441 Per Capita Income	\$188,498 Median Net Worth	\$47,599 Median Household Income	\$29,162 Per Capita Income	\$73,380 Median Net Worth

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