



Former CVS Health

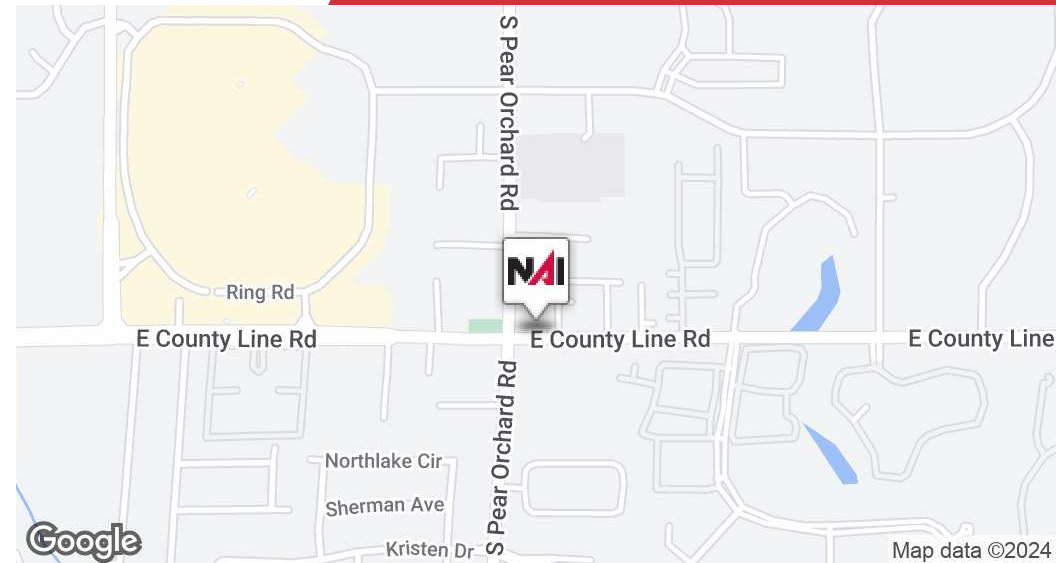
For Sale & Lease

1600 E. County Line Road Ridgeland, MS 39157



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property. All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Jackson, MS 39232
601 981 6800 tel
ucrproperties.com



Offering Summary

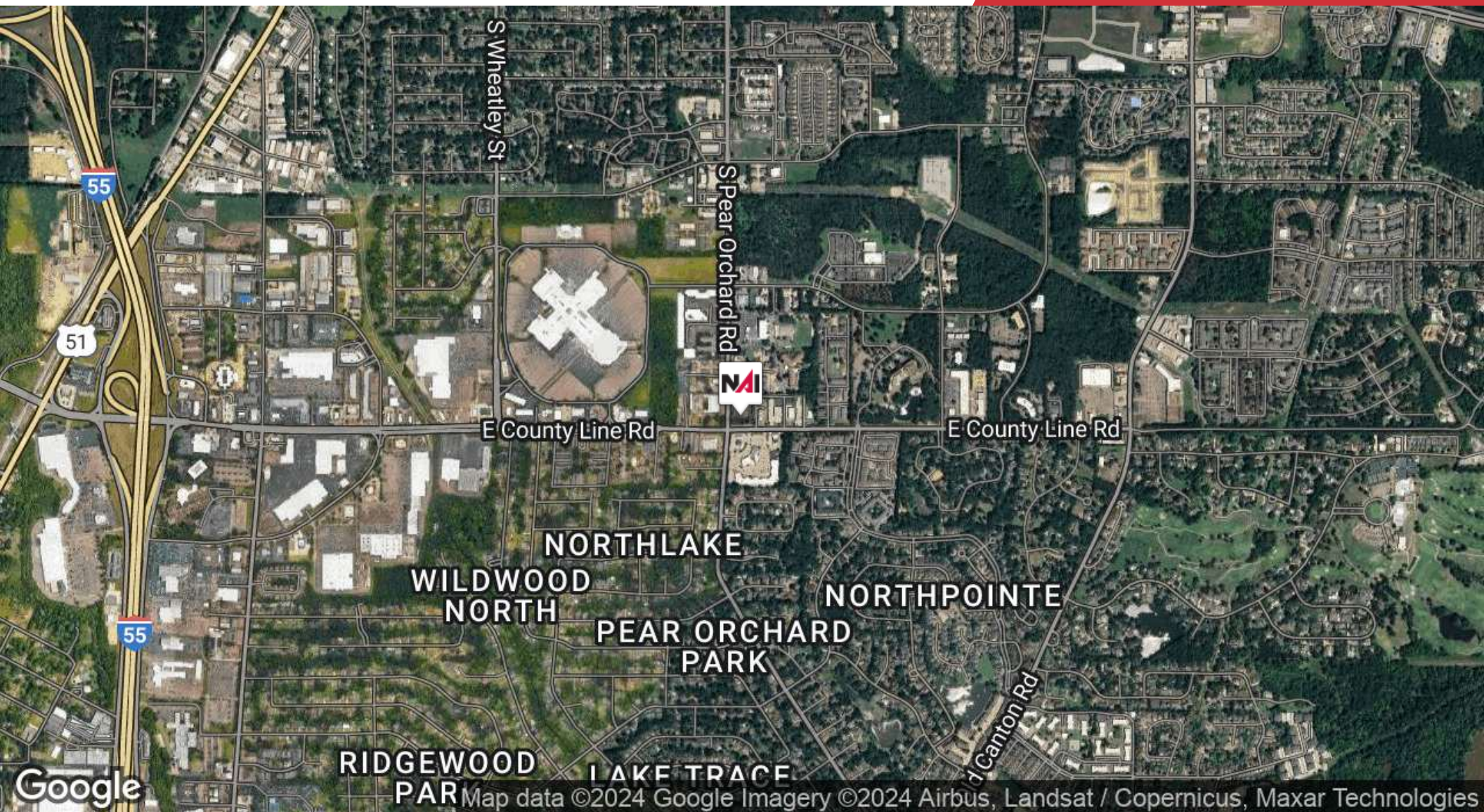
Sale Price:	\$2,500,000
Lease Rate:	\$13.00
Building Size:	13,000 SF
Lot Size:	1.63 Acres
Price / SF:	\$192.31
Year Built:	2001
Zoning:	Convenience Commercial District (C-3)
Market:	Jackson MSA
Submarket:	Ridgeland, MS

Property Overview

NAI UCR Properties pleased to announce that the former CVS Health property is now available for Sale. Situated along County Line Road, the most heavily trafficked retail thoroughfare in the Jackson MSA, this property offers an exceptional location that is sure to enhance the visibility and accessibility of future business.

The 1.63 acre lot, situated on the hard corner, offers superior access and visibility, making it an ideal choice for businesses looking to establish a prominent presence in the area. The 13,000 square foot building is also highly adaptable, making it suitable for single-tenant occupancy, multiple suites, or redevelopment.

With its versatile space and prime location, the former CVS Health property presents a unique opportunity for businesses looking to expand or grow their footprint in the Jackson MSA.



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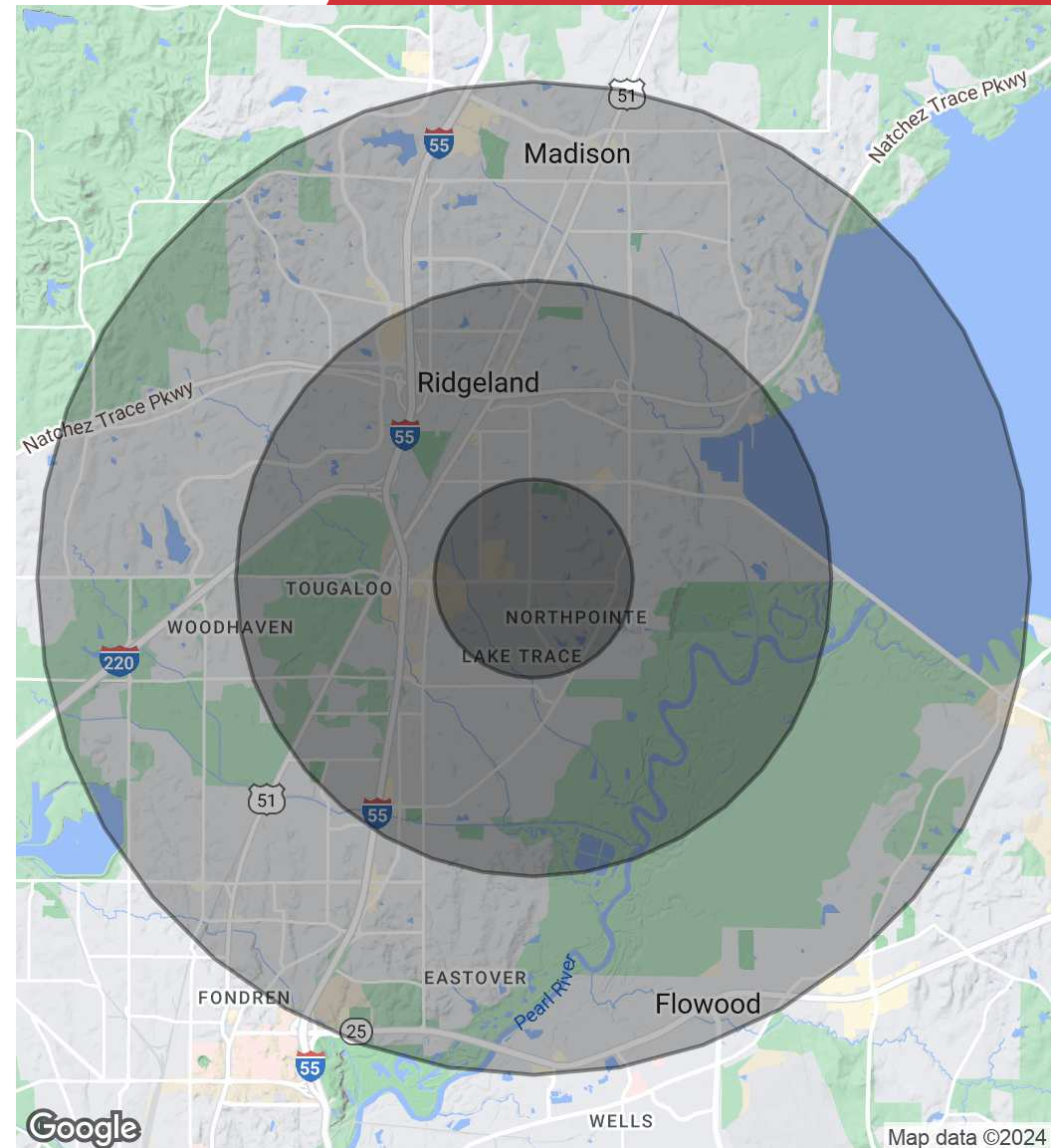


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Population	1 Mile	3 Miles	5 Miles
Total Population	10,845	47,409	94,742
Average Age	36.9	35.6	38.4
Average Age (Male)	34.8	34.0	37.1
Average Age (Female)	39.7	37.9	40.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,153	22,350	42,535
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$56,938	\$66,004	\$80,758
Average House Value	\$150,146	\$154,157	\$178,242

2020 American Community Survey (ACS)





Allen Carr, CCIM

Director of Brokerage

allen@ucrproperties.com

Direct: 601.981.6800 | Cell: 901.212.1178

Professional Background

Originally from Memphis, Allen relocated to Jackson from the nation's capital in 2011. A graduate of the University of Mississippi, Allen earned a bachelor's degree in Real Estate and Finance. Upon Allen's graduation, he took his knowledge of real estate and finance to Washington D.C. where he worked for the nation's leading provider of commercial real estate research and information, CoStar Group.

After moving back South and 11 years working as a commercial agent for a local real estate company, Allen joined NAI UCR Properties where he brings a wealth of experience and expertise. With a proven track record of success throughout his career, Allen has established relationships and clients on a local, regional, and national level. He specializes in landlord/tenant representation for retail and industrial assets, investment sales, and distressed asset stabilization.

In 2018, Allen earned the prestigious Certified Commercial Investment Member (CCIM) designation. Widely regarded as the global standard of professional achievement in commercial real estate. A CCIM is proven proficient in theory and in practice, and has expertise in financial, market, and investment analysis in addition to negotiation.

Education

University of Mississippi, BA - 2010

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Micah McCullough, CCIM, SIOR

V.P. & Broker Associate

micah@ucrproperties.com

Direct: 601.981.6800 x301 | Cell: 601.720.7891

MS #B-18980

Professional Background

Micah actively provides real estate services in the retail, office, industrial and investment property sector for a variety of owners and users. He is responsible for asset management of the company owned and third party managed portfolio totaling consisting of 750,000 square feet at an estimated market value of \$50MM. In addition, under his Vice President role, he is responsible for overall company operation and has been able to grow the real estate services division exponentially since he began with the Underwood Companies and through the creation of UCR Properties, LLC in 2008. Micah has been involved in over 100 sale and lease transactions over various product types totaling over \$150MM.

Representative Client & Customer Transactions (LR – Landlord Rep, TR – Tenant Rep, BR – Buyer Rep, SR – Seller Rep.)

- Regions Bank Insurance Affiliate - SR for a 16,000 SF Vacant Office Building (\$1,700,000)
- Friends of Children Mississippi (Non-Profit) - LR for a 10 Year Lease of 16,500 SF (\$2,685,000)
- V.A. Regional Billing Office – LR for a 10 Year Lease of 10,000 SF (\$1,884,000)
- Johnson Controls – LR for a 5 Year Lease of 6,000 SF (\$312,000)
- Health Management Associates (Community Health Systems) – TR for a 5 Year Lease (\$625,000)
- DBSI Bankruptcy Trustee – SR for a 19,200 SF Wal-Mart Anchored Shopping Center (\$1,860,000)
- Verizon Corporation – LR for an 11 Year Lease of 13,000 SF for a Telco Switch (\$1,717,000)
- Fresenius Dialysis Clinic – SR for 6,600 SF Single Tenant NNN Medical Clinic (\$820,000)

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