

FOR LEASE

PINPOINT

CANTON PREMIER MEDICAL OFFICE BUILDING

1883 MS-43 S, CANTON, MS 39046

For More Information

BB MITCHELL

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OFFERING SUMMARY

Building Size:	44,095 SF
Available SF:	1,338 - 29,790 SF
Lot Size:	3.83 Acres
Year Built:	2005
Zoning:	C-1

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present a Canton Premier Medical Office Building available for lease. The multi-tenant medical office building was built in 2005 and has both clinic and medical office space available. The property boasts a 8,917 sf turn-key surgery center also available for lease. The building is anchored by Fresenius Medical Care on a long term lease. Conveniently located in close proximity to I-55, Hwy-51 and has frontage on Hwy-43. The area is home to both the Nissan North American plant and the new Amazon Fulfillment Center.

PROPERTY HIGHLIGHTS

- Clinic and Medical Office Space Available
- 8,917 SF Turnkey Surgery Center Available for Lease
- Built in 2005
- Close proximity to new Amazon Fulfillment Center & Nissan North America
- Frontage on MS Hwy-43

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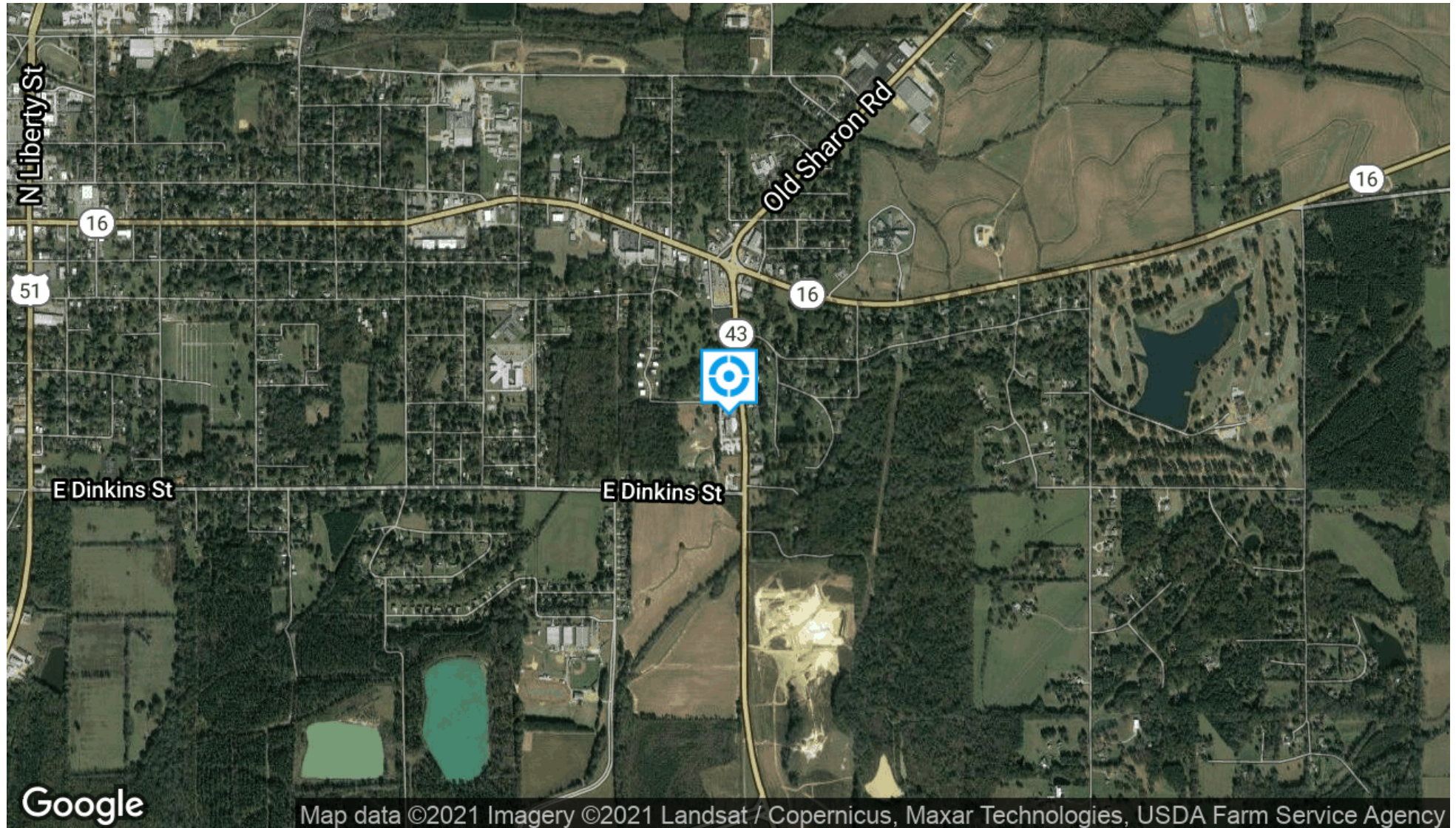
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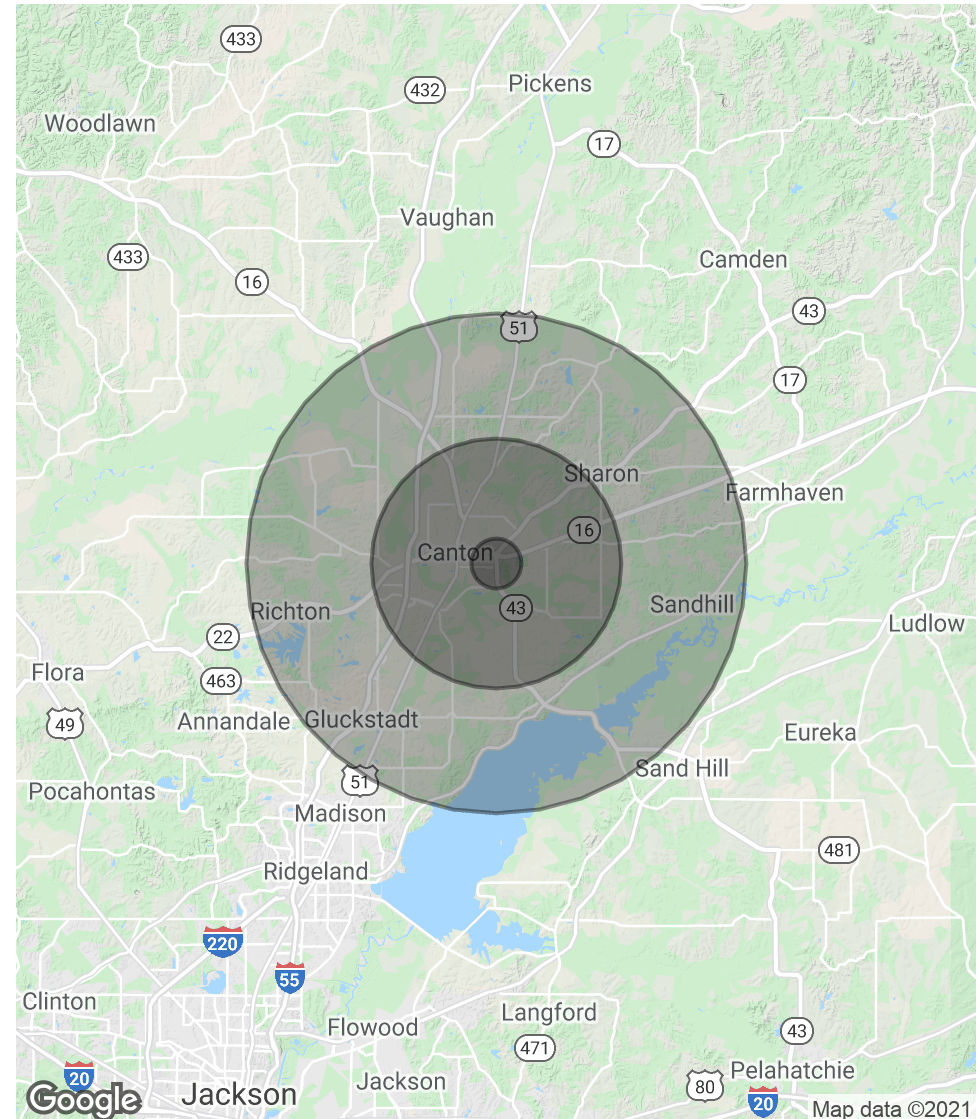
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,702	17,986	37,535
Average Age	32.0	31.2	34.4
Average Age (Male)	31.1	28.6	33.1
Average Age (Female)	34.9	33.8	34.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	597	6,441	13,048
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$55,415	\$42,415	\$69,653
Average House Value	\$97,017	\$87,578	\$90,531

* Demographic data derived from 2010 US Census



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BB MITCHELL

Vice President

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PROFESSIONAL BACKGROUND

Ellis "BB" Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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SAM COX, SIOR

President

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)

Mississippi Commercial Association of REALTORS (MCAR)

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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