

OFFICE BUILDING FOR LEASE



TUSCAN COURT

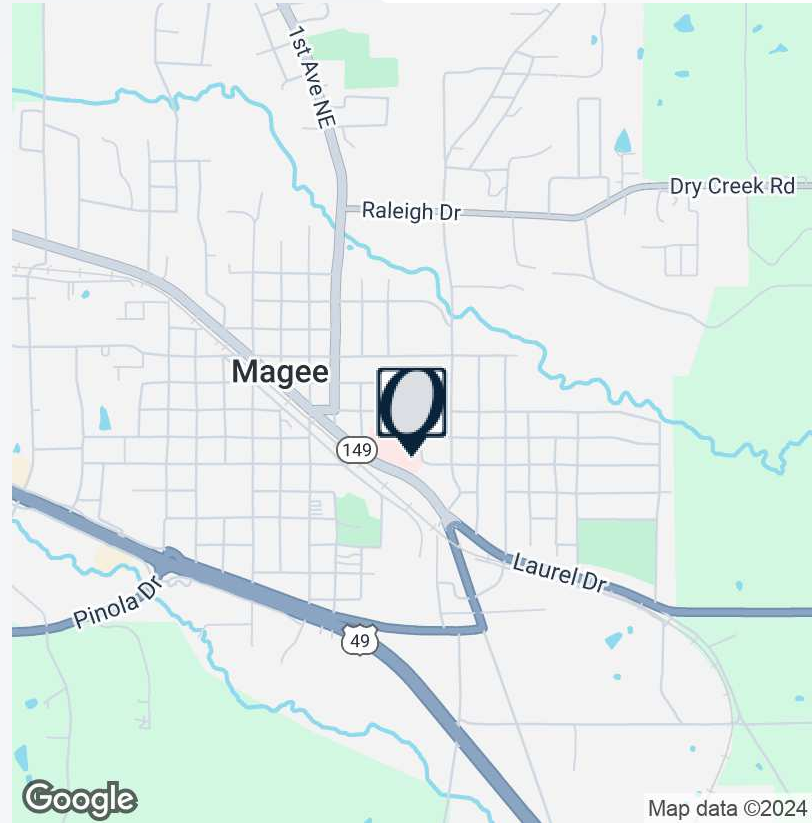
360 SIMPSON HWY 149, MAGEE, MS 39111

Scott Overby, CCIM CPM
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Full service medical office building with variety of space configurations including traditional clinic space as well as general office. First floor vacancy includes former pharmacy with drive through. Traditional medical clinic and medical related general office spaces are available on the second and third floors. Full service leases with daily janitorial and utilities included.

PROPERTY HIGHLIGHTS

OFFICE | 7 SPACES AVAILABLE | 706 SQ. FT. - 5,640 SQ. FT.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	706 sq/ft to 5640 sq/ft
Building Size:	47,042 SF

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LEASE SPACES



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

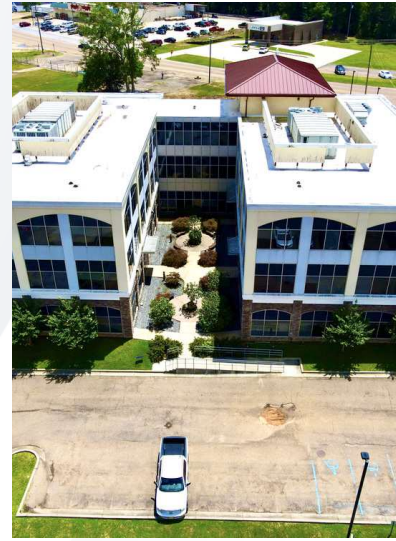
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Pharmacy	2,554 SF	Full Service	\$15.00 SF/yr	Pharmacy with drive through.
Suite 250	Medical Office	4,491 SF	Full Service	\$15.00 SF/yr	Former pediatric clinic.
Suite 270	-	1,953 SF	Full Service	\$15.00 SF/yr	General office space.
Suite 299	-	711 SF	Full Service	\$15.00 SF/yr	Conference Room
Suite 300	-	5,640 SF	Full Service	\$15.00 SF/yr	Medical clinic space. Can be divided.
Suite 399	-	706 SF	Full Service	\$15.00 SF/yr	-
Suite 170	-	3,246 SF	Full Service	\$15.00 SF/yr	-
Suite 200	-	2,117 SF	Full Service	\$15.00 SF/yr	-
Suite 140	-	4,904 SF	Full Service	\$15.00 SF/yr	-
Suite 340	-	325 SF	Full Service	\$15.00 SF/yr	-
Suite 370	-	5,254 SF	Full Service	\$15.00 SF/yr	-

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ADDITIONAL PHOTOS



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LOCATION MAP

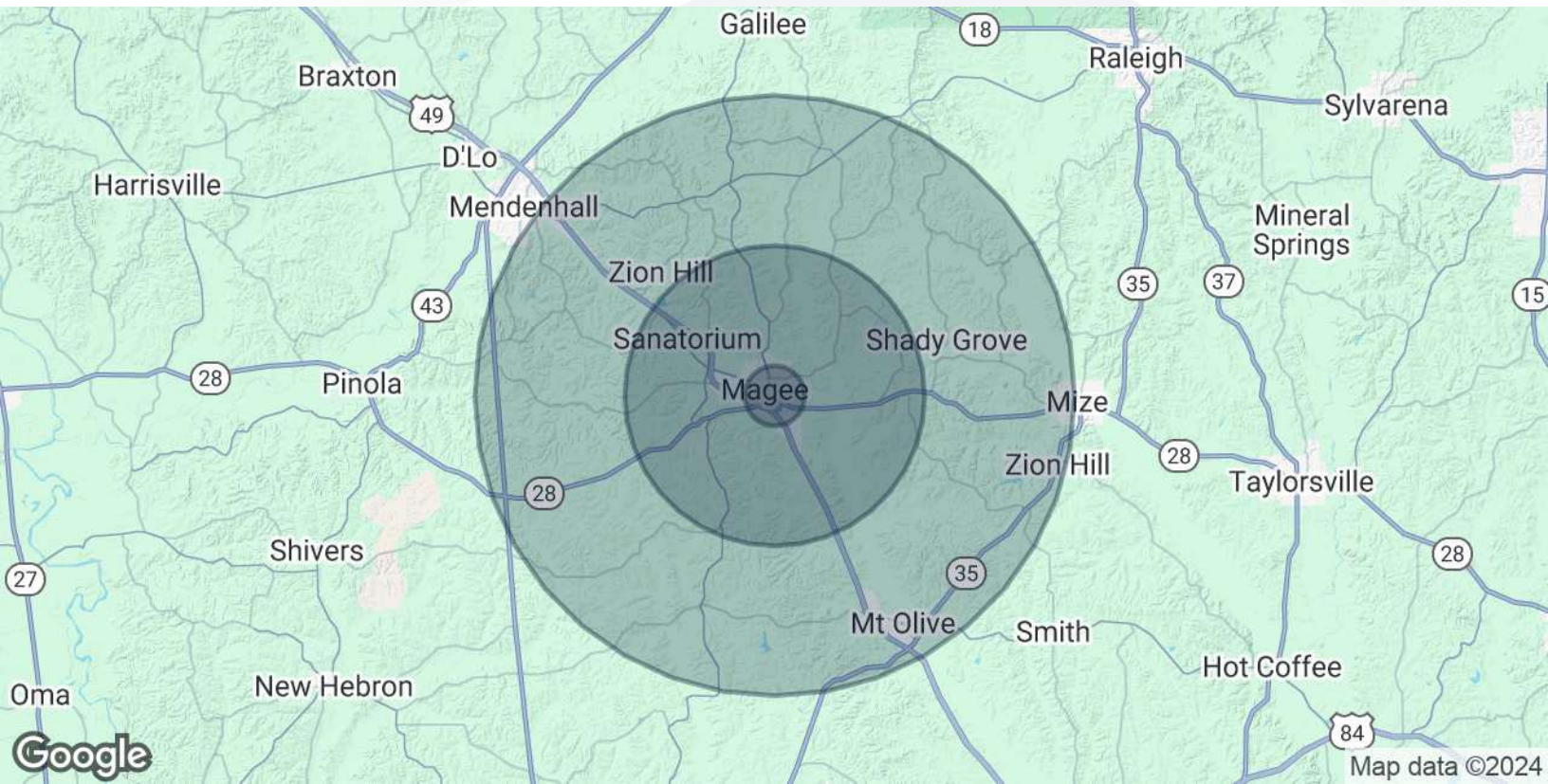


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,774	8,616	18,149
Average Age	32.6	34.3	35.6
Average Age (Male)	26.0	29.2	32.5
Average Age (Female)	37.0	37.4	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	708	3,352	6,867
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$42,205	\$44,656	\$46,827
Average House Value	\$140,711	\$104,367	\$98,004

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Certified Property Manager (CPM)
- Building Owners and Managers Association International (BOMA)
- Institute of Real Estate Management (IREM)
- International Council of Shopping Centers (ICSC)
- CCIM Institute Board of Directors
- CCIM Member Services PL (2025)
- CCIM Strategic Planning Committee
- CCIM Finance Committee
- Former President, CCIM Mississippi Chapter
- Former President, MS Commercial Association of REALTORS (MCAR)
- Former President, Central MS MLS
- Former President, Friends of Children's Hospital

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