

OFFICE FOR LEASE

MEDICAL OFFICE

124 W Commerce St, Hernando, MS 38632



LOCATION DESCRIPTION

The Clinic is located in Hernando, MS at 124 West Commerce Street. It is next to Funderburk's Pharmacy on the West side, and a residential house on the East Side. There is a front parking area of approximately 12-15 spaces, and a back parking area of approximately 10-12 spaces. There is a back alley way behind the lot for access to the back parking area from a side street.

PROPERTY HIGHLIGHTS

- - Located in the Heart of Hernando
- - Existing Medical Office Buildout
- - 10-Exam Rooms
- - Xray Room

OFFERING SUMMARY

Lease Rate:	\$7,875.00 per month (NNN)
Number of Units:	1
Available SF:	4,608 SF
Lot Size:	19,924 SF
Building Size:	4,608 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	285	1,310
Total Population	108	834	3,775
Average HH Income	\$74,708	\$75,088	\$77,679

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The Clinic itself is 4,608 square feet. An entry foyer enters into a large waiting room with the reception desk opening to the right, and a doorway to the back. There is a patient bathroom here. In the front reception area, there are 3 rooms for front staff offices. Once entering into the back area, there are a total of 10 exam rooms in an “L” formation with one set up as a procedure room. There is an xray room that is shielded and ready for xray equipment set up as well. There is a central nursing station at the center of the “L” that accesses either hallway. There are two business office rooms on the front hallway. The hallway that goes to the back has a secondary hallway for NP office / reading room, and entrance into a large lab area. There is a back hallway that provides access to a storage room, a staff bathroom, and a physician office in the back corner of the building. A large breakroom can be accessed from this hallway as well, or from the lab. There are a total of 4 bathrooms: front lobby, patient hallway, lab, and staff. There is attic space accessible from the breakroom, and a large shelved storage room accessible by its own door in the back . Access into the clinic is by either the main front entry foyer (with doors locking at outside and at waiting room), or from the side into the front hallway or from the back. The side and back doors are metal frame and metal doors. There is a security system in place

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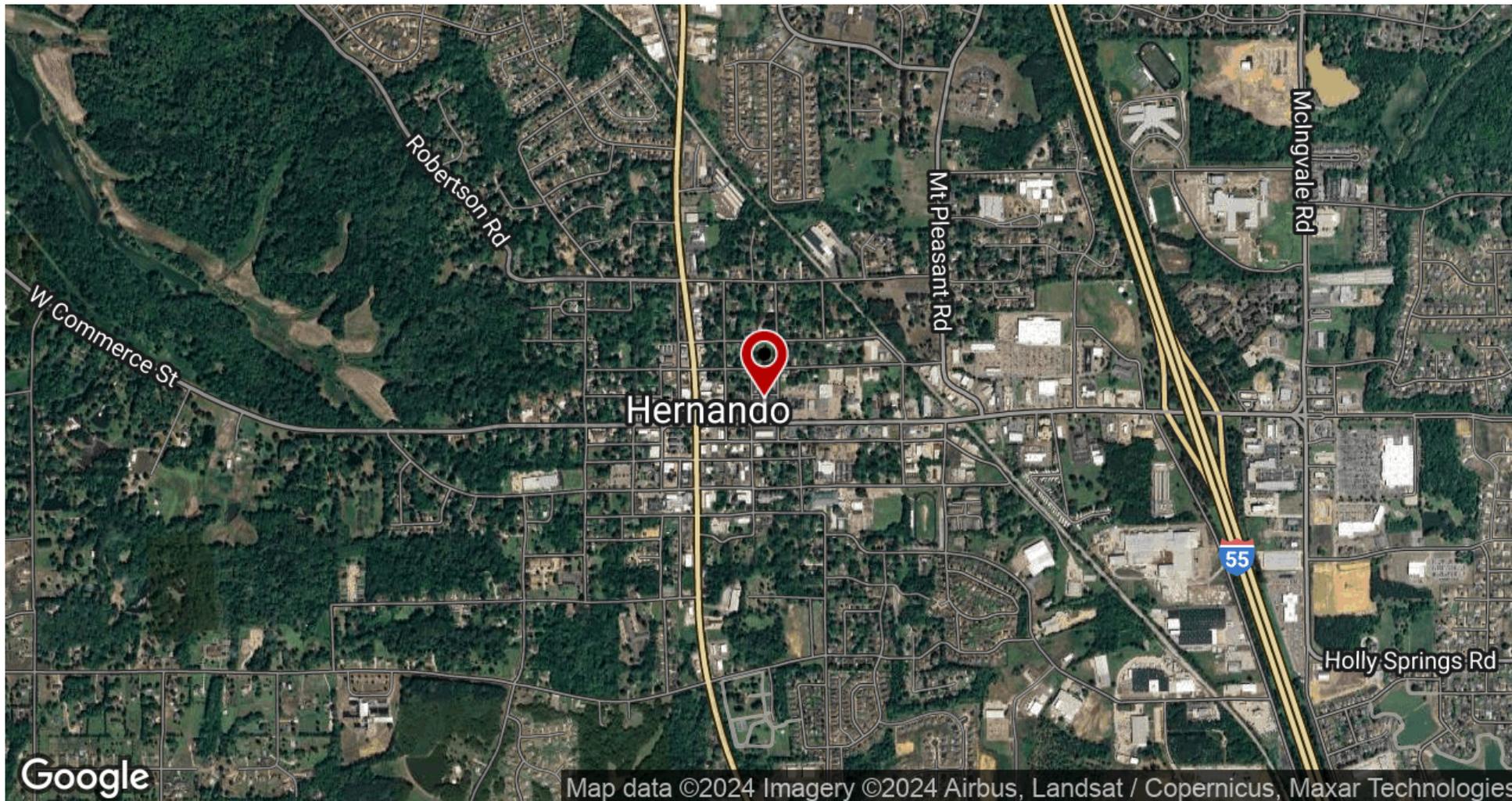
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