

For Sale

Two-Story Office Investment | 9.5% CAP Rate



PROPERTY DESCRIPTION

NAI UCR Properties is proud to introduce an exceptional investment opportunity in Brandon, Mississippi – 224 Commerce Park Drive. This well-positioned, two-story office building offers a leased investment with a strong 9.5% capitalization rate, making it an attractive option for investors seeking above average immediate returns. Priced at \$770,000, this asset features a lease with Gray Daniels Auto Accounting group in place through December 2026, with upside potential upon potential lease renewal or re-tenanting.

Located in the thriving and business-friendly city of Brandon, this property is surrounded by a mix of professional services. With its strategic location and compelling financials, 224 Commerce presents a prime opportunity to own a quality investment in one of Central Mississippi's most desirable trade areas.

PROPERTY HIGHLIGHTS

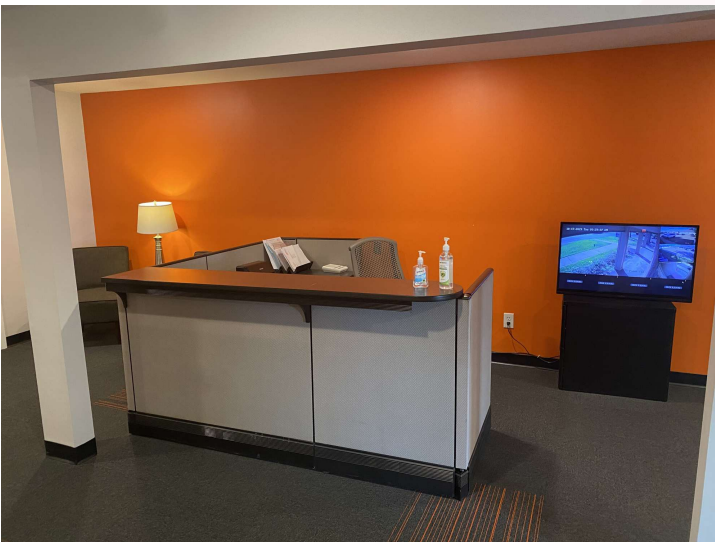
- 5,891 SF
- 9.5% Cap Rate
- Strong Tenant
- High demand office area with low supply of product

OFFERING SUMMARY

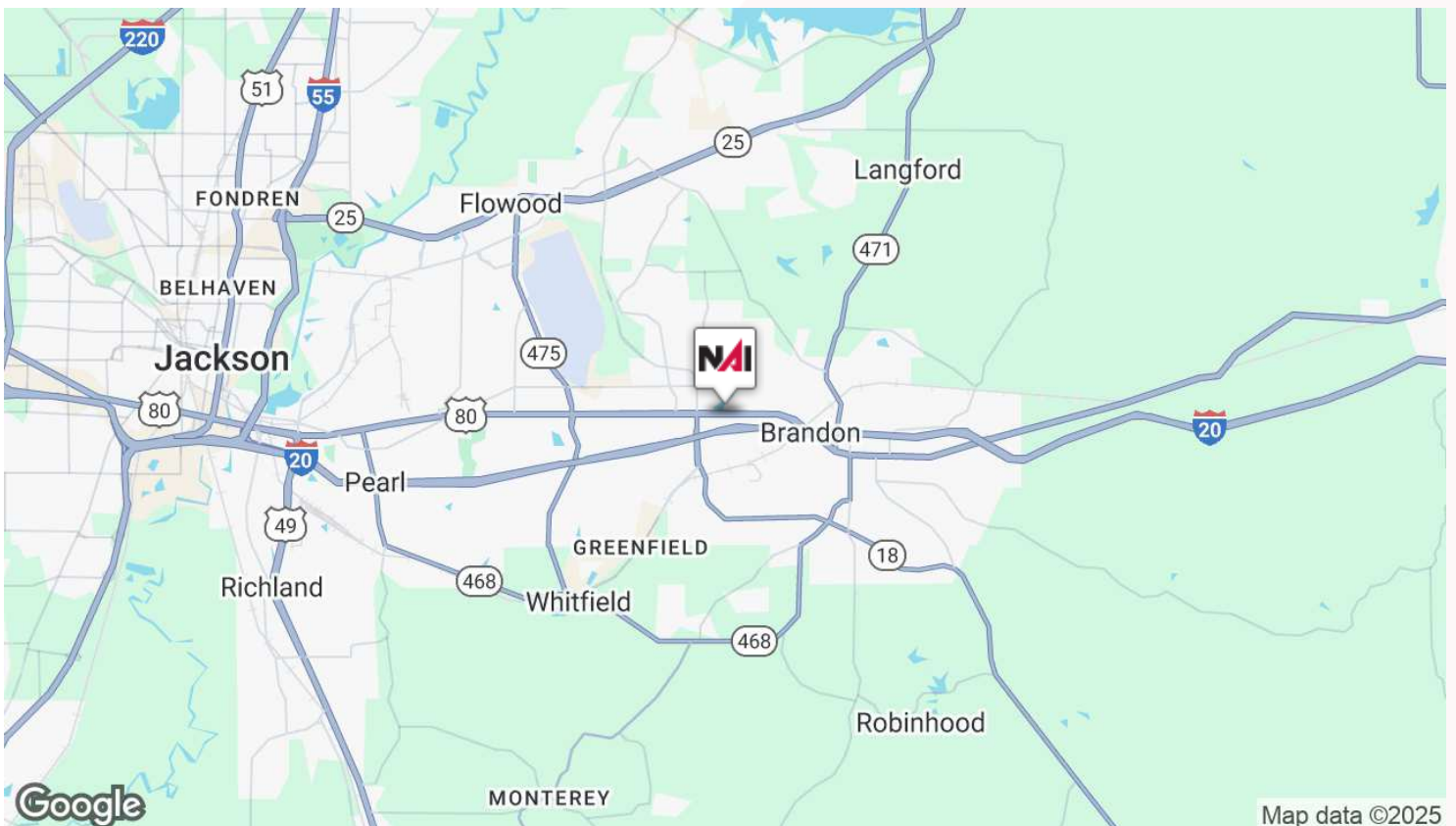
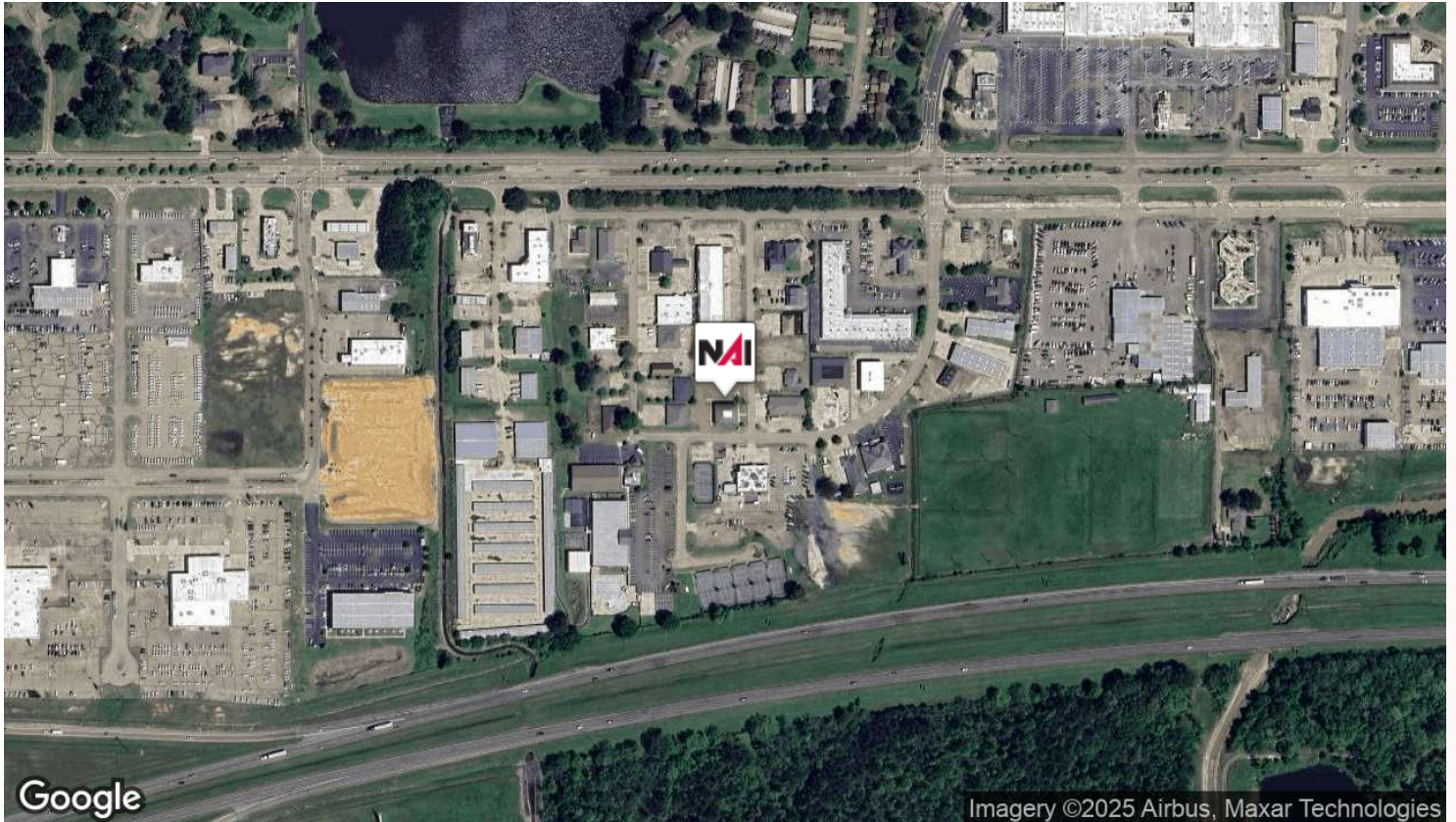
Sale Price:	\$770,000
Lot Size:	0.52 Acres
Building Size:	5,891 SF

For Sale

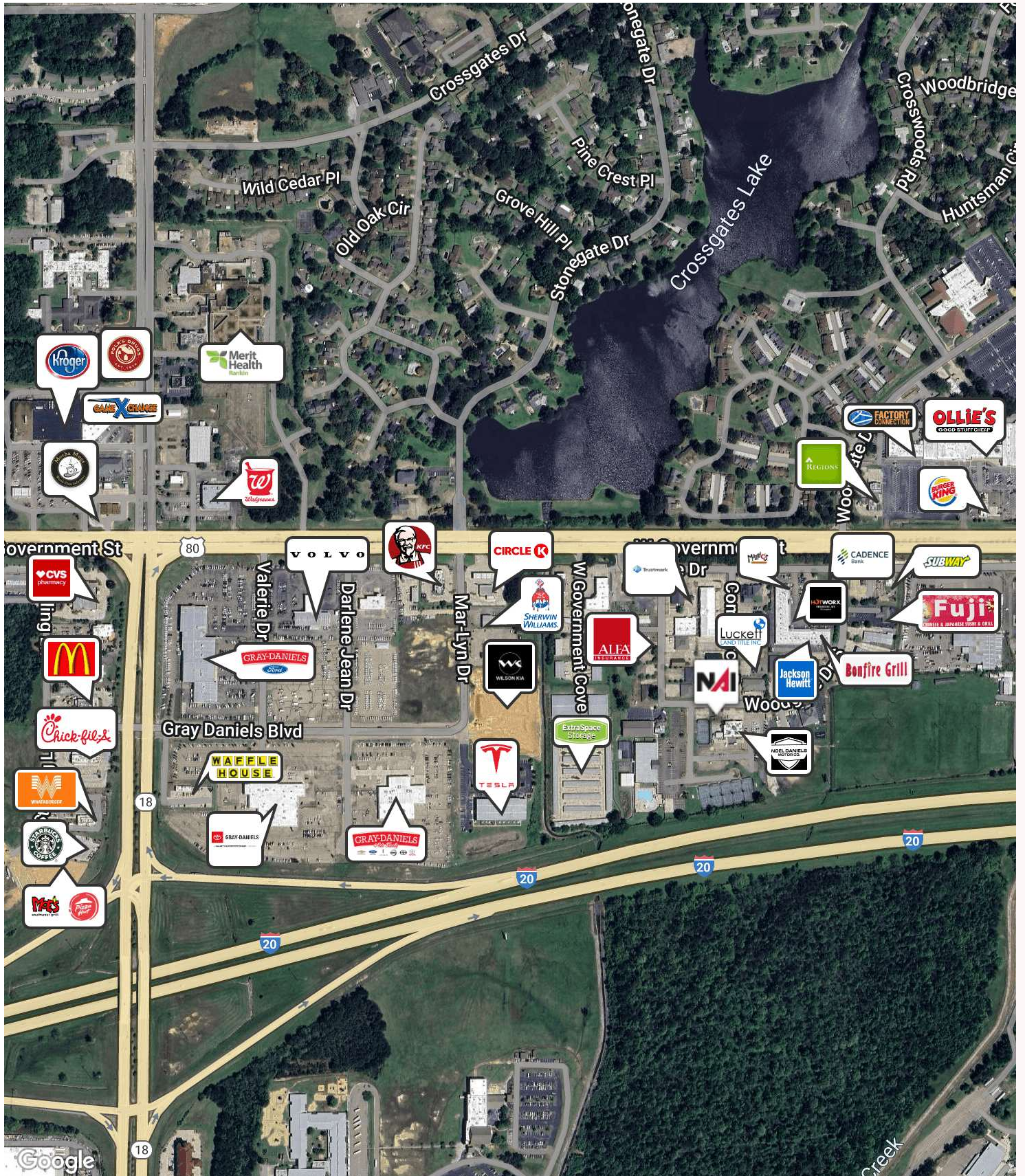
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Location Maps



Retailer Map



Financials

Rent Roll

Tenant	SF	Annual Rent	\$/USF	Lease End Date
Gray Daniels Auto Accounting	5891	\$101,973.21	\$17.31	12/31/2026

Pro-Forma

INCOME

Rental Income		\$101,973.21
Vacancy Factor	5.00%	\$5,098.66
Effective Gross Income		\$96,874.55

EXPENSES

Property Taxes		\$11,500.00
Insurance		\$5,300.00
Repairs/Maintenance		\$3,000.00
Replacement Reserves	4.00%	\$4,078.93

Total Expenses	\$23,878.93
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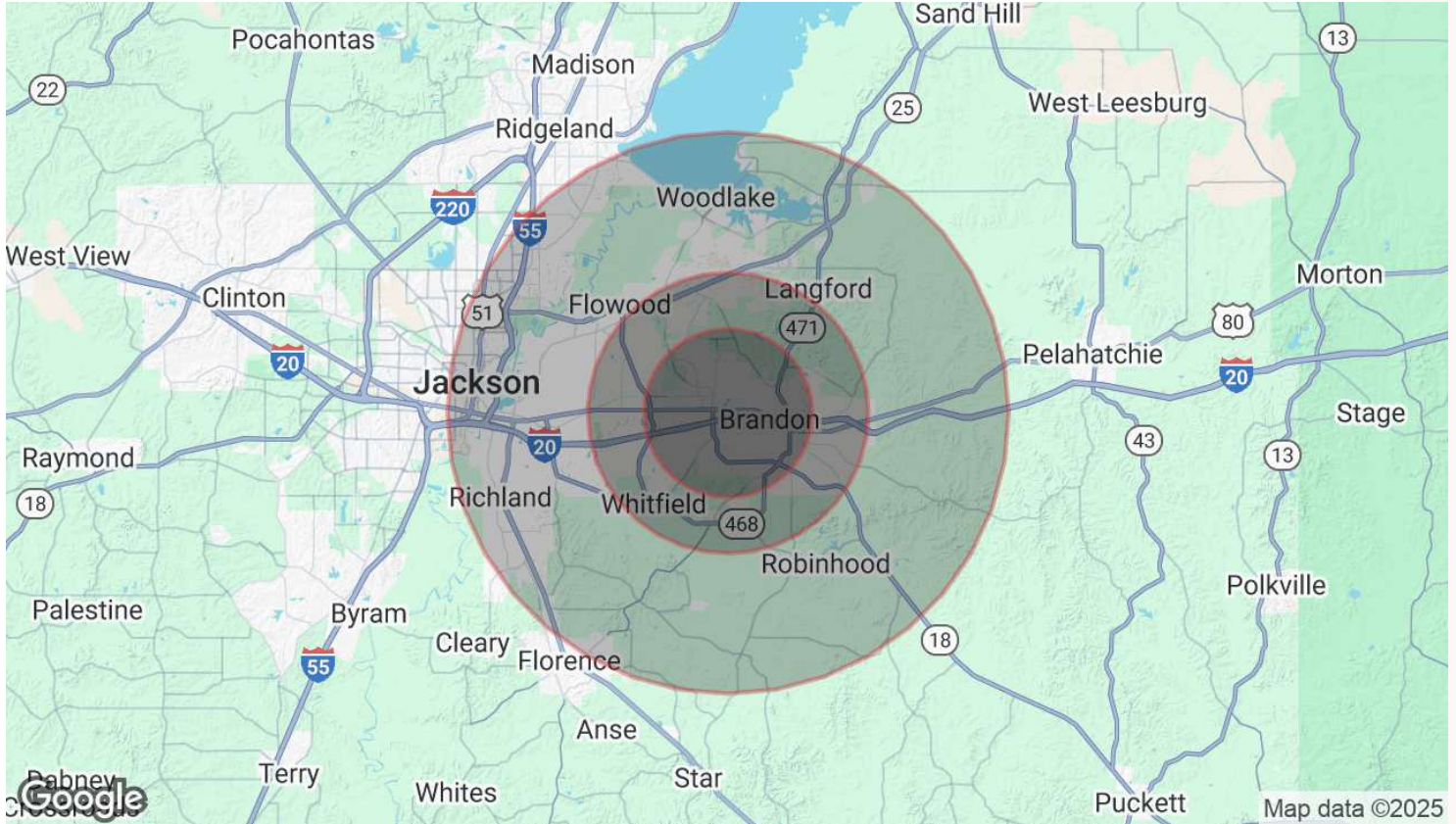
Net Operating Income	\$72,995.62
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Cap Rate	9.48%
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Asking Price	\$770,000.00
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\$/SF	\$130.71
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Demographics



POPULATION

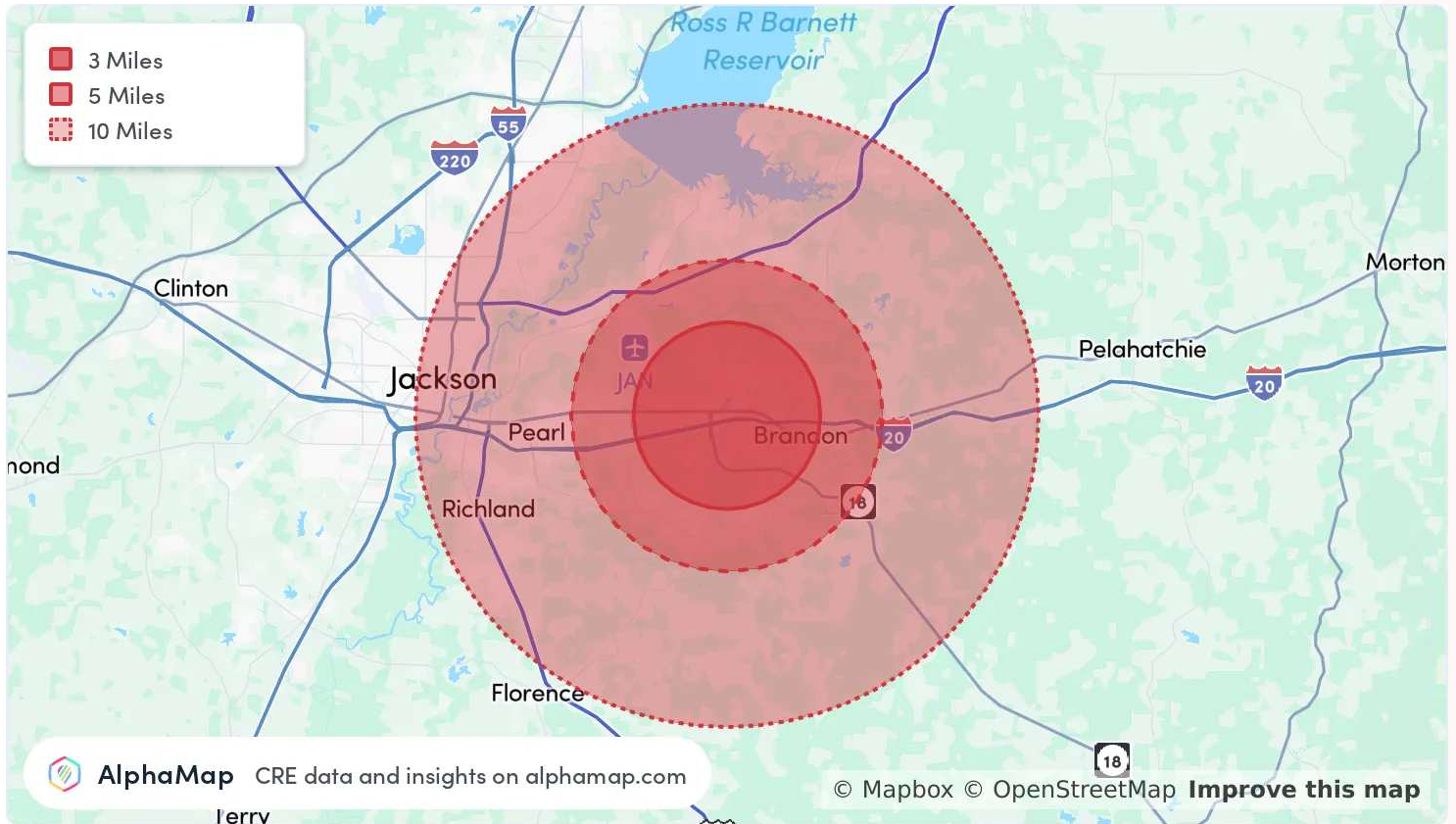
	3 MILES	5 MILES	10 MILES
Total Population	26,414	62,286	167,070
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	10,865	22,978	67,298
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$95,090	\$102,999	\$92,276
Average House Value	\$256,675	\$286,076	\$265,334

Demographics data derived from AlphaMap

Area Analytics



POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

3 MILES

5 MILES

5,693

26,414

62,286

44

41

40

42

40

39

46

43

42

HOUSEHOLD & INCOME

Total Households

Persons per HH

Average HH Income

Average House Value

Per Capita Income

1 MILE

3 MILES

5 MILES

2,648

10,865

22,978

2.1

2.4

2.7

\$84,059

\$95,090

\$102,999

\$260,469

\$256,675

\$286,076

\$40,028

\$39,620

\$38,147

Map and demographics data derived from AlphaMap