



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

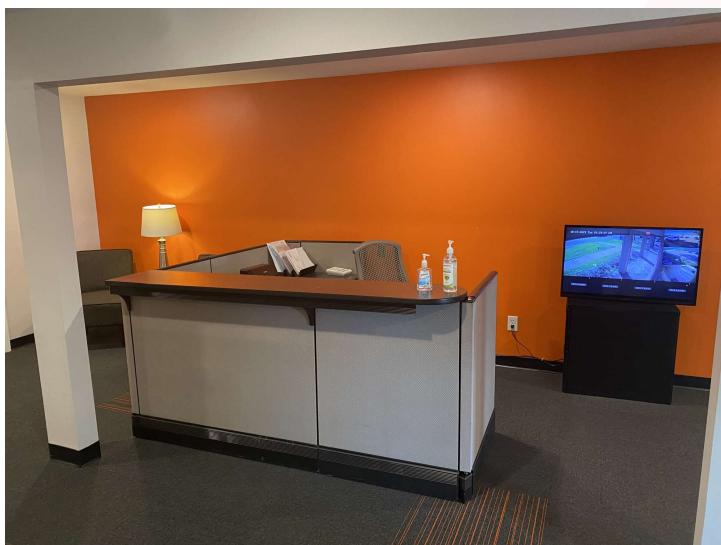
- 5,891 SF
- 9.5% Cap Rate
- Strong Tenant
- High demand office area with low supply of product

OFFERING SUMMARY

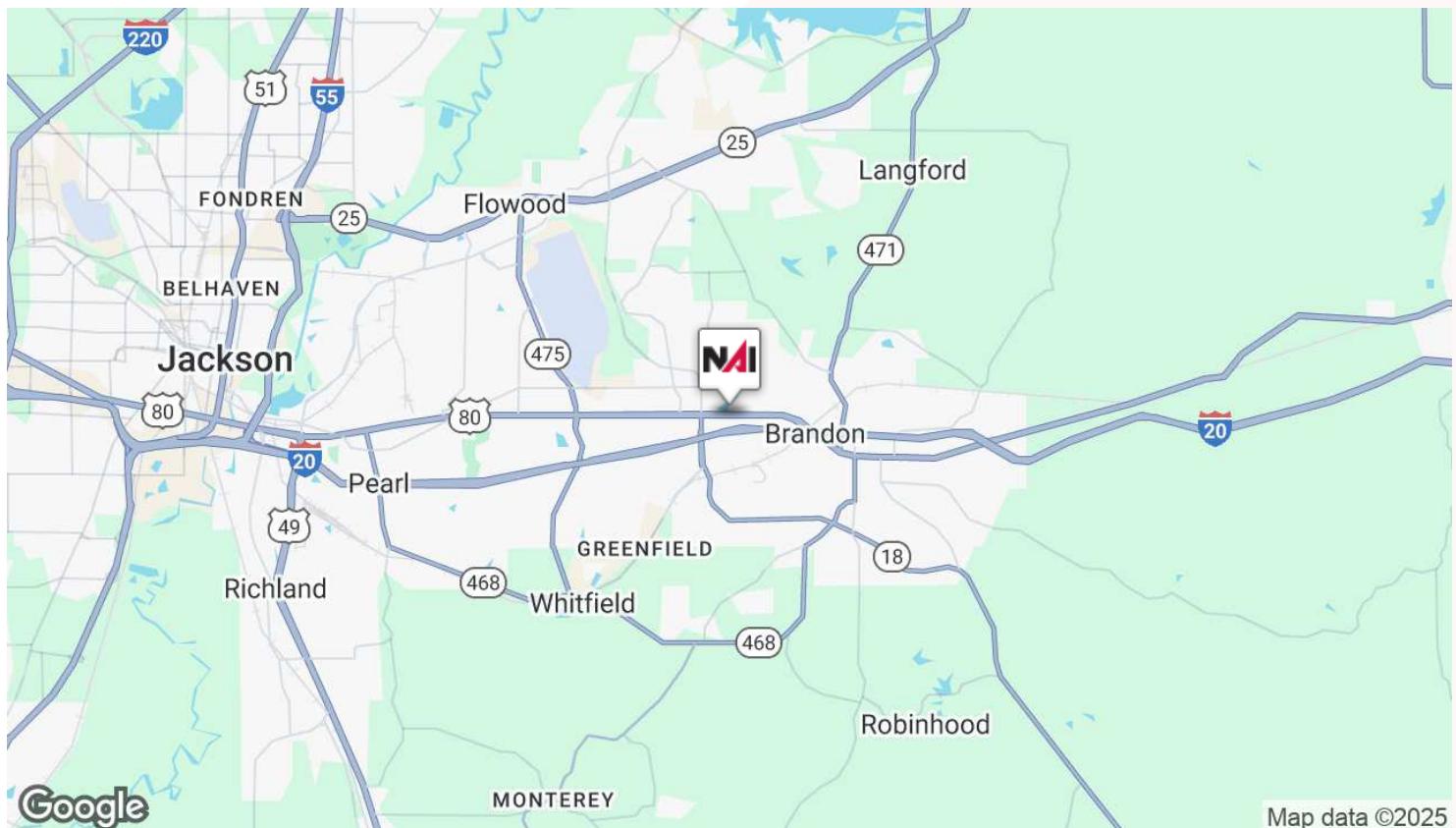
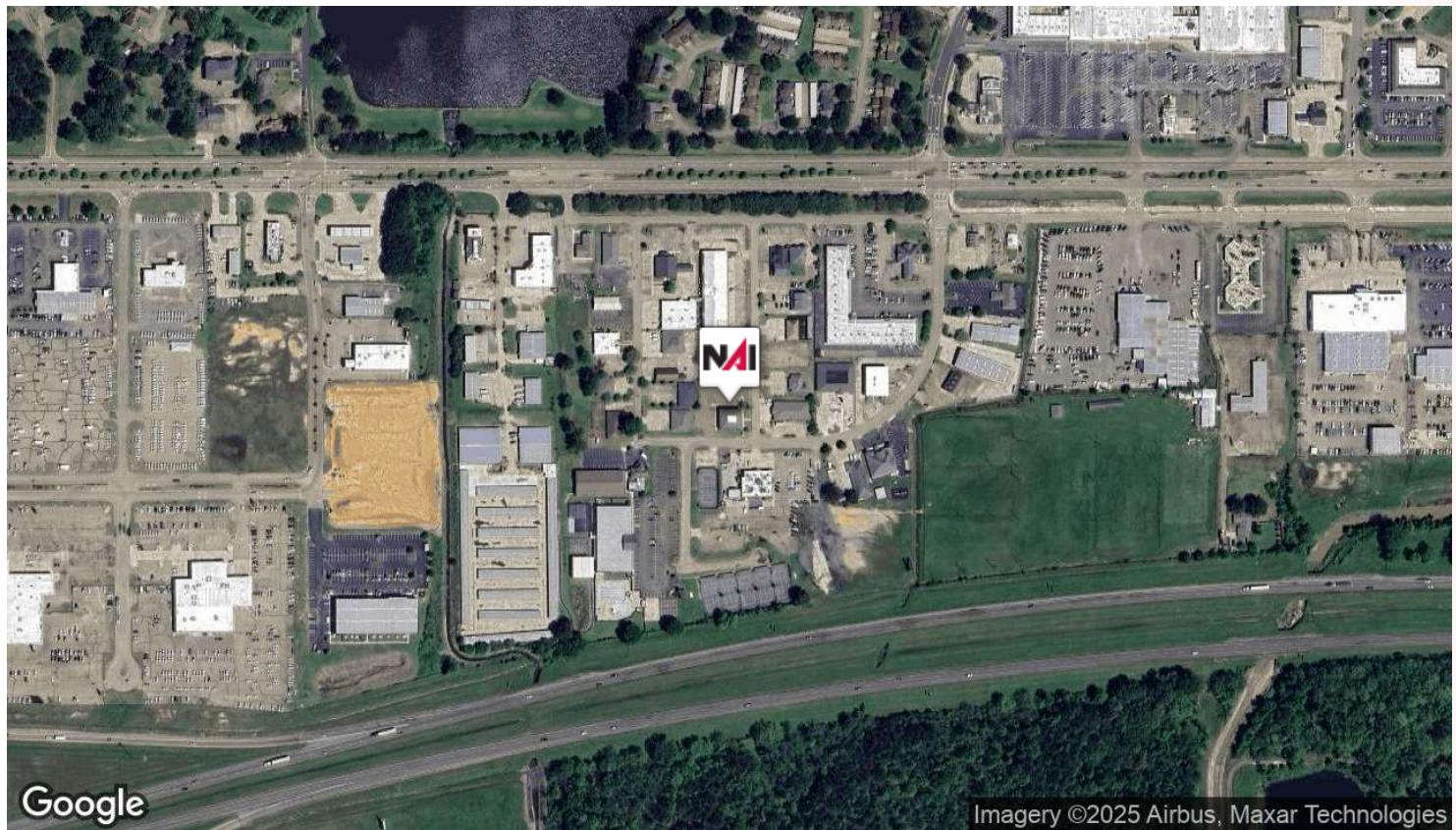
Sale Price:	\$770,000
Lot Size:	0.52 Acres
Building Size:	5,891 SF

For Sale

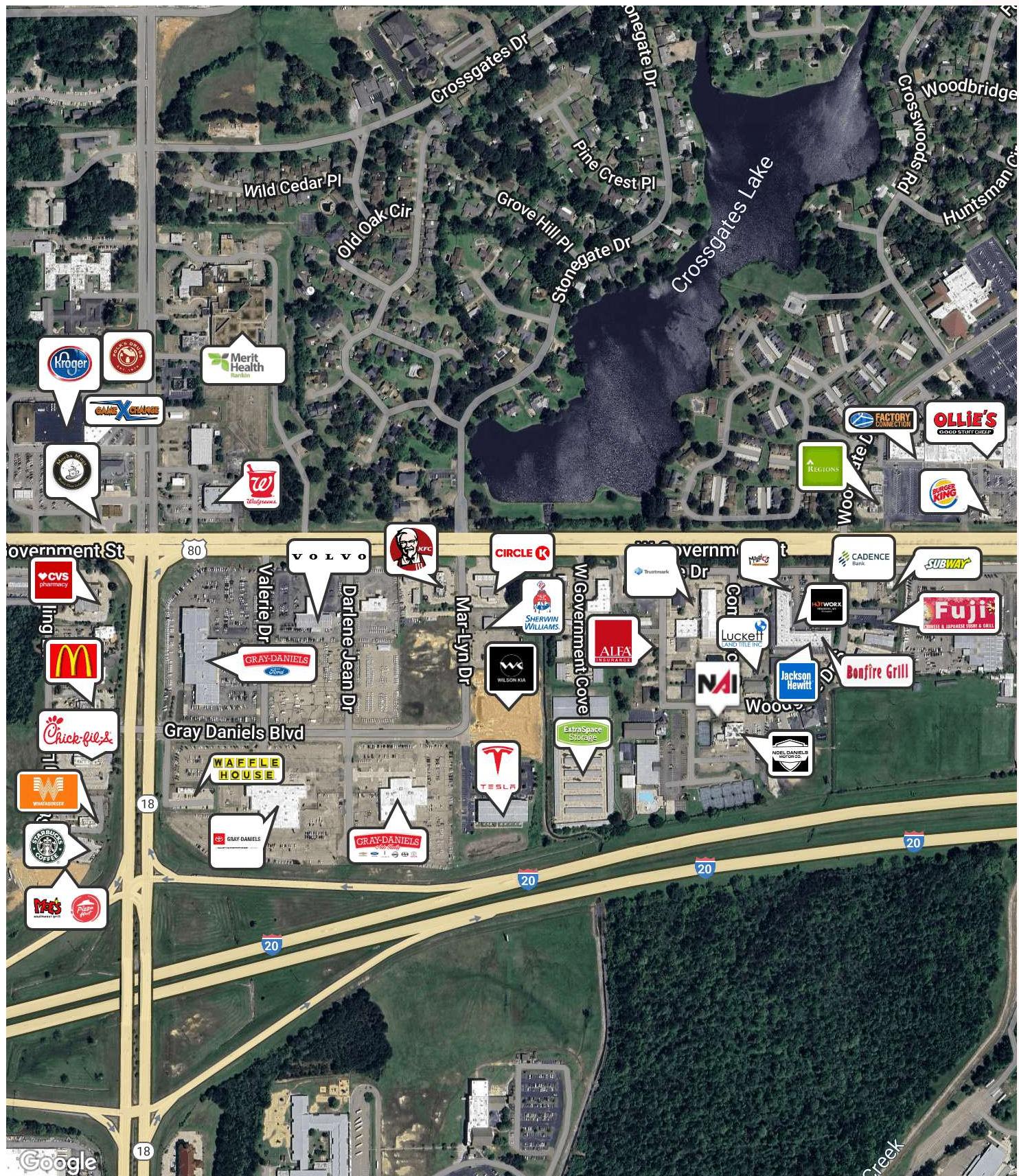
Two-Story Office Investment | 9.5% CAP Rate



Location Maps



Retailer Map



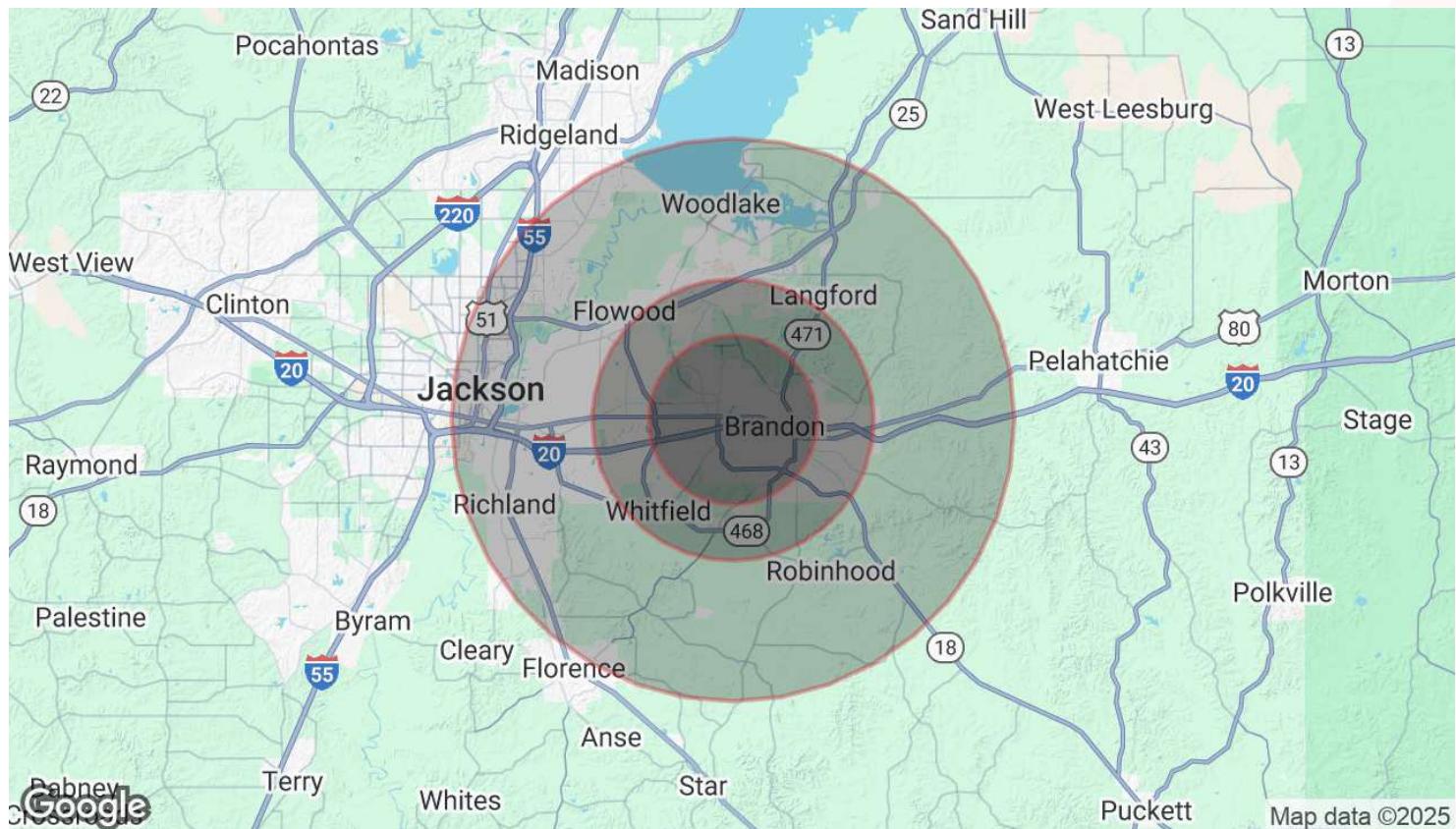
Financials

Rent Roll

Pro-Forma

Tenant	SF	Annual Rent	\$/USF	Lease End Date	INCOME	
Gray Daniels Auto Accounting	5891	\$101,973.21	\$17.31	12/31/2026	Rental Income	\$101,973.21
					Vacancy Factor	5.00% <u>\$5,098.66</u>
					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% <u>\$4,078.93</u>
					Total Expenses	\$23,878.93
					Net Operating Income	\$72,995.62
					Cap Rate	9.48%
					Asking Price	\$770,000.00
					\$/SF	\$130.71

Demographics



POPULATION

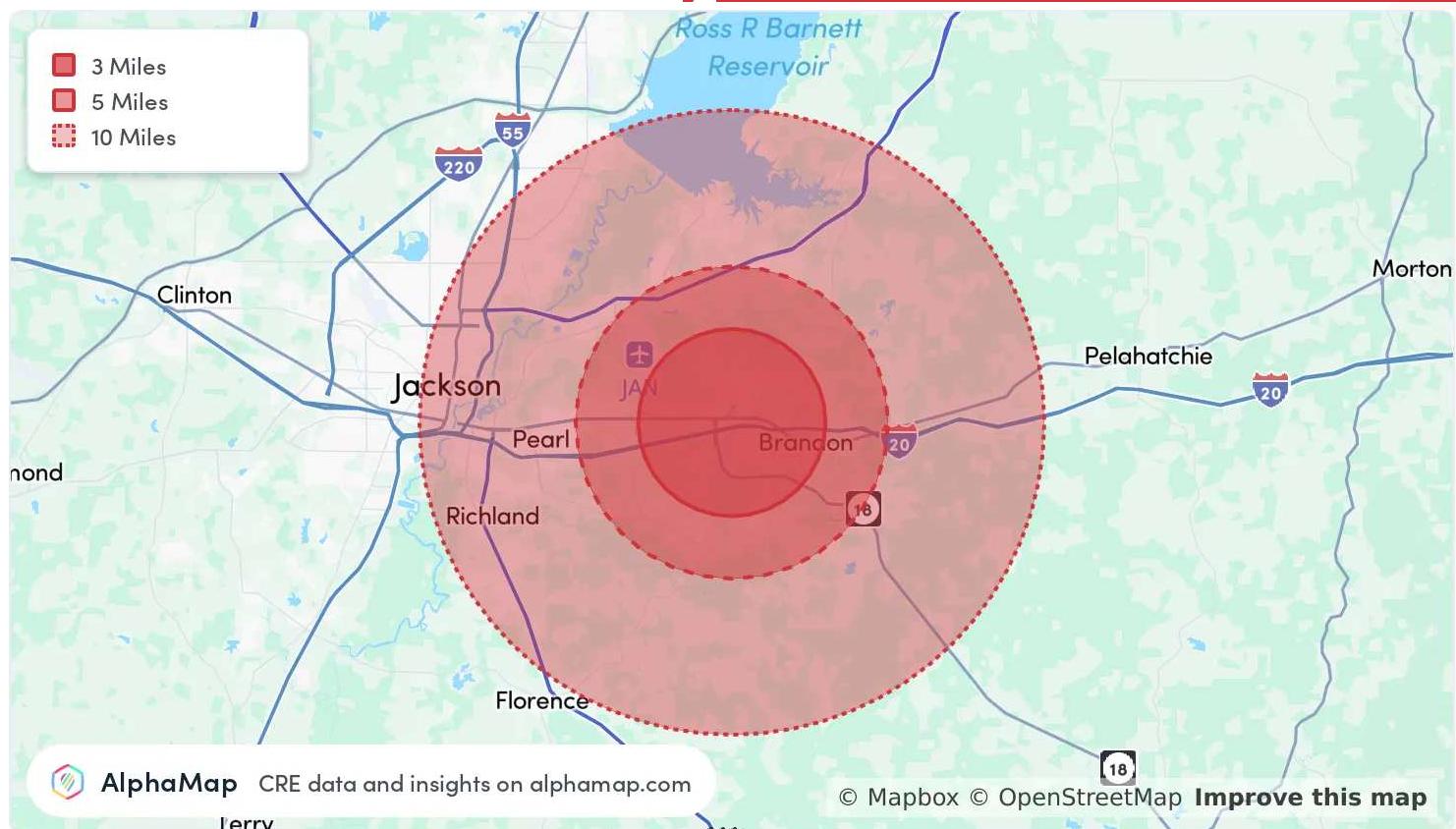
	3 MILES	5 MILES	10 MILES
Total Population	26,414	62,286	167,070
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	43	42	41

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

	1 MILE	3 MILES	5 MILES
Total Population	5,693	26,414	62,286
Average Age	44	41	40
Average Age (Male)	42	40	39
Average Age (Female)	46	43	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,648	10,865	22,978
Persons per HH	2.1	2.4	2.7
Average HH Income	\$84,059	\$95,090	\$102,999
Average House Value	\$260,469	\$256,675	\$286,076
Per Capita Income	\$40,028	\$39,620	\$38,147

Map and demographics data derived from AlphaMap