

OFFICE BUILDING FOR LEASE



CANTON MEDICAL OFFICE

163 River Oaks Drive, Canton, MS 39046

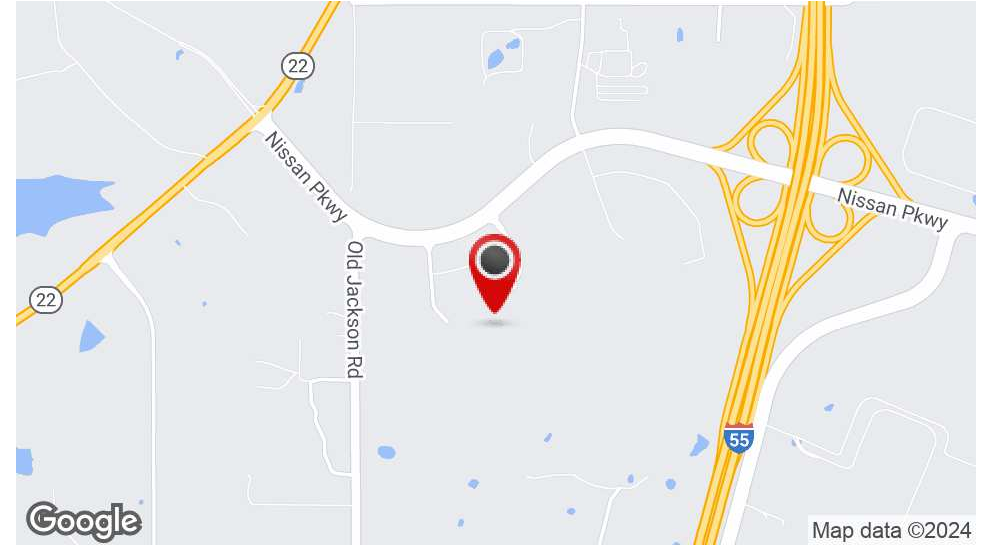
JOHN MICHAEL HOLTMAN

Principal
601.914.0800
johnmichael@duckworthrealty.com

DUCKWORTH
REALTY

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	35,000 SF
Available SF:	2,743 - 11,875 SF
Number of Units:	3
Stories:	2
Zoning:	C-5 (Med)
Year Built:	2017
County:	Madison

PROPERTY OVERVIEW

We are pleased to present for Lease, this phenomenal medical office facility located at the doorsteps to the Merit Health Madison County Hospital. The Property is located in Canton, MS just off of Interstate 55. The immediate area has seen rapid development in recent years. Gluckstadt; Mississippi's most recently incorporated, and one of the state's fastest growing cities, is just south of the Subject Property. The brand new \$600 Million Dollar, 700,000 SF Amazon Fulfillment Center is located less than a half mile away. Nissan North America's assembly plant, built in 2003 and comprised of 4.6 Million SF, is located just across I-55. Give us a Call Today - (601)-914-0800.

PROPERTY HIGHLIGHTS

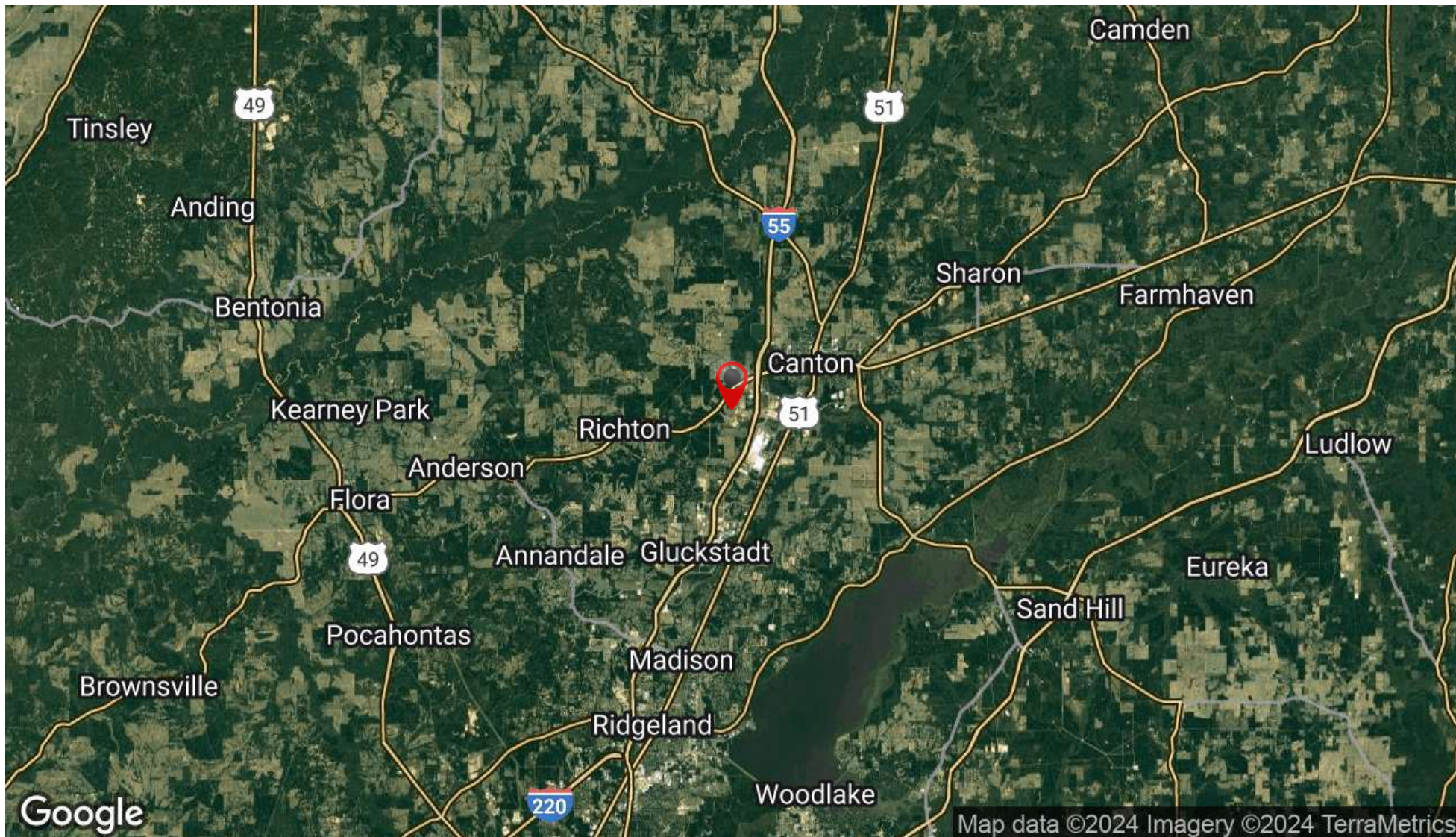
- FAST GROWING AREA
- GENEROUS TI PACKAGES
- 12 MONTHS FREE RENT ON QUALIFIED DEALS
- LOCATED ON MERIT HEALTH'S CAMPUS
- NISSAN & AMAZON WITHIN 1/2 MILE

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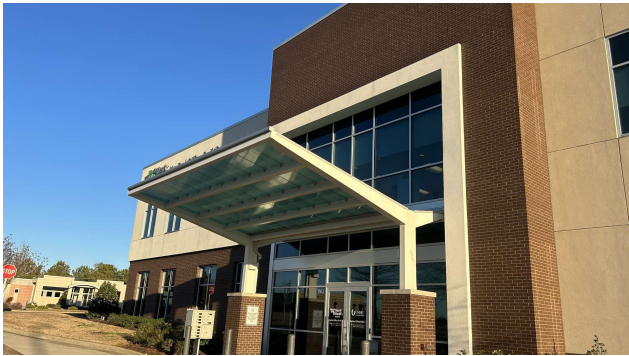
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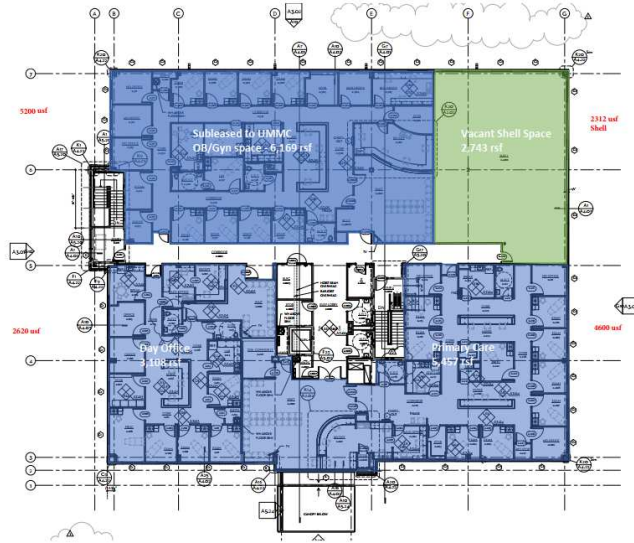
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,743 - 4,647 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	4,485 SF	NNN	Negotiable	-
B	Available	4,647 SF	NNN	Negotiable	-
C	Available	2,743 SF	NNN	Negotiable	-

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LEGEND

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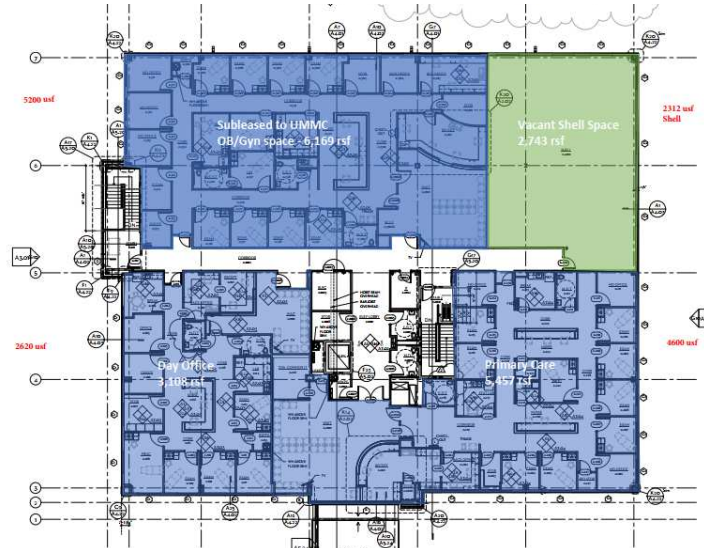
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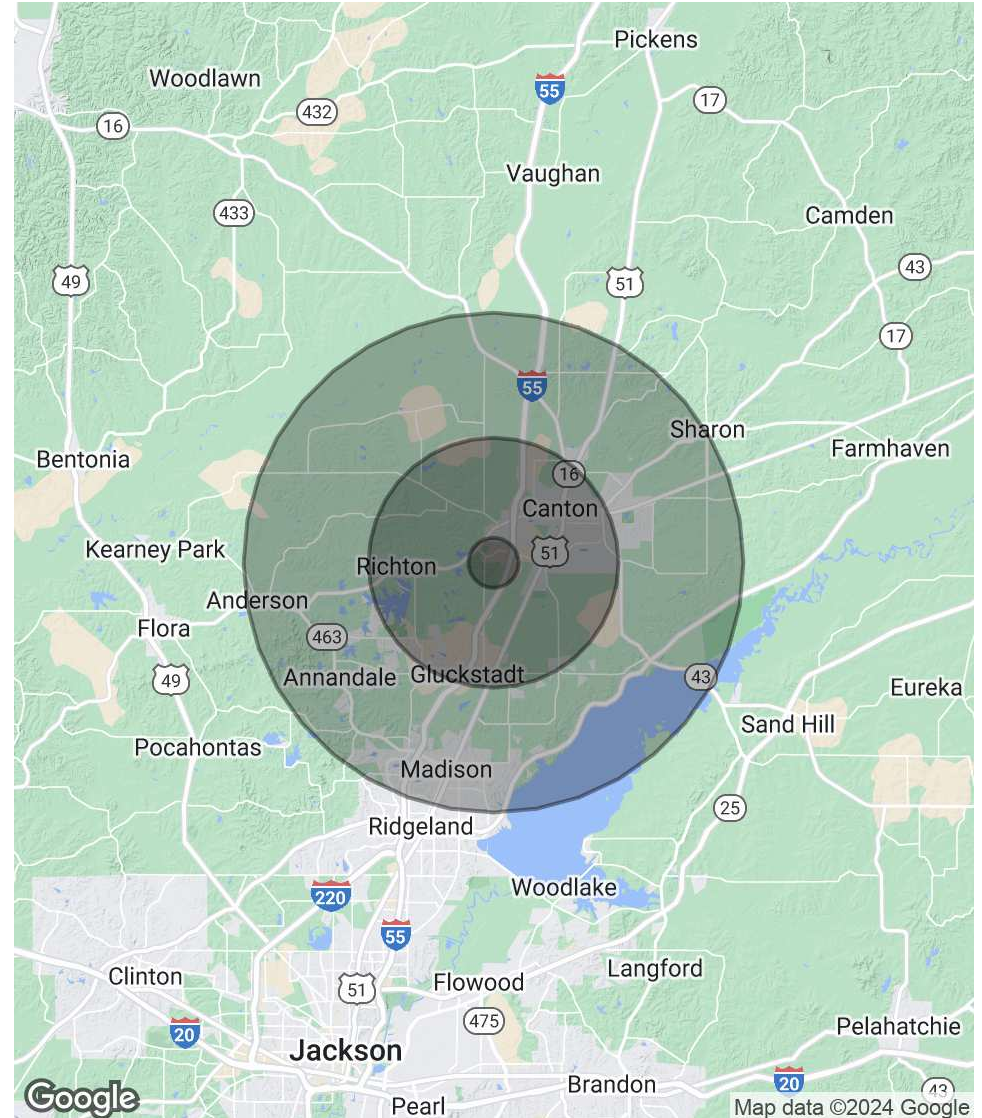
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	878	24,056	66,853
Average Age	32.8	34.4	39.1
Average Age (Male)	30.8	34.3	38.7
Average Age (Female)	36.7	36.8	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	400	10,652	26,995
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$104,787	\$68,596	\$104,463
Average House Value	\$193,983	\$142,255	\$240,285

* Demographic data derived from 2020 ACS - US Census



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