

CHAD HIRN, CCIM
Principal Broker/Investment Brokerage
601.707.1300
chirn@cresscre.com



OFFICE BUILDING FOR LEASE

1220 NORTH SHORE PARKWAY

BRANDON, MS 39047



THE CRESS GROUP LLC
Commercial Real Estate Services

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Lease Rate

\$24.12 NNN

OFFERING SUMMARY

Available SF:	3,938 - 8,510 SF
Suite 1	8,510 SF
Suite 2	3,938 SF

PROPERTY OVERVIEW

Discover an exceptional opportunity at this prime commercial property located along the Reservoir in Rankin County, currently used as a family medicine medical practice. Boasting modern architecture and versatile floor plans, this space is designed to accommodate a range of medical needs. The property features ample parking for patients and staff, with convenient access to major transportation routes. Inside, tenants will find a large waiting area, physician offices, nurse stations, 9 exam rooms, X-ray room, and procedure room. Abundant natural light creates an inviting and comfortable environment for patients and staff, making this property an ideal setting for a medical practice seeking a prominent and accessible location. Don't miss the chance to make this impressive property the new home for your medical practice.

LOCATION OVERVIEW

Located in Rankin County next to the Reservoir, the area surrounding the property is rich with amenities and attractions. Just a short drive away, tenants can enjoy the Ross Barnett Reservoir or experience the Dogwood Festival Market. With a variety of dining options, including local favorites and well-known chains, there's something to suit every taste. The area also offers a range of recreational activities, from parks and trails to golf courses. The area's convenient location provides easy access to major highways, making it a prime spot for tenants looking to be part of a dynamic and thriving community.

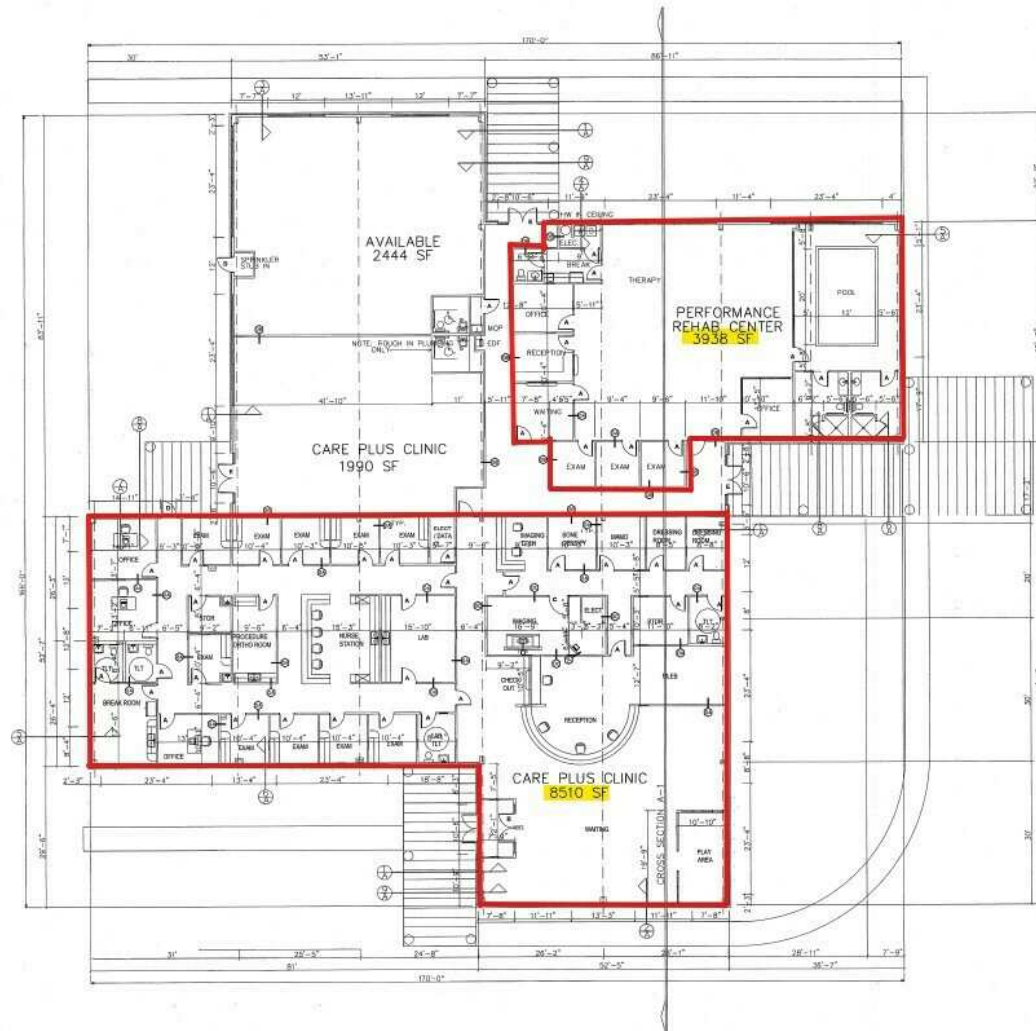
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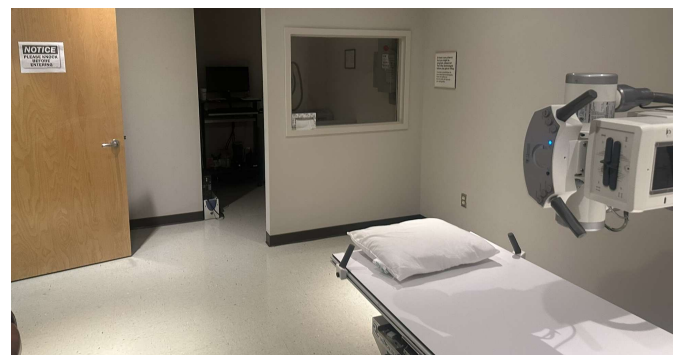
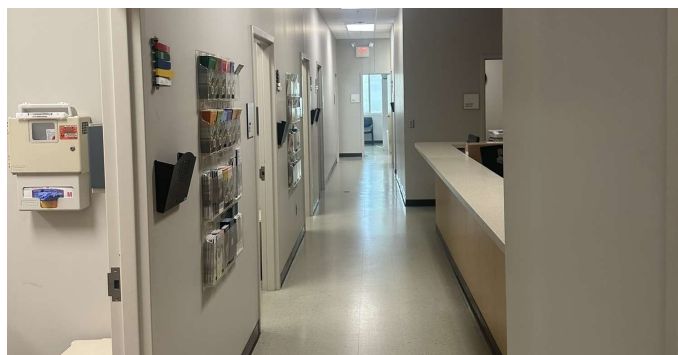
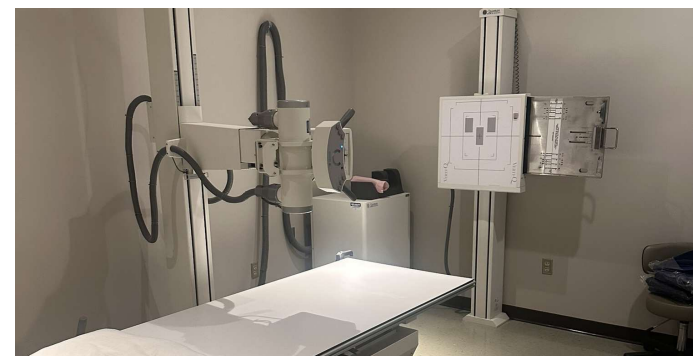
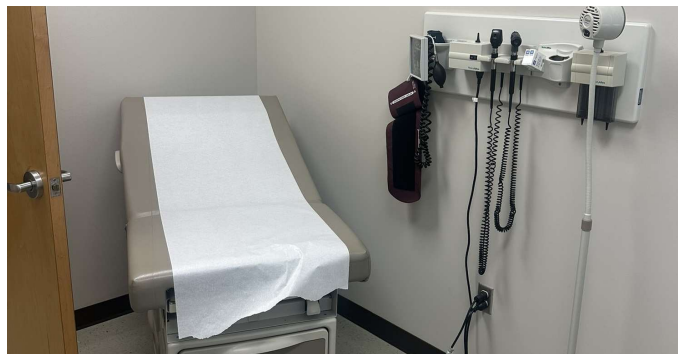
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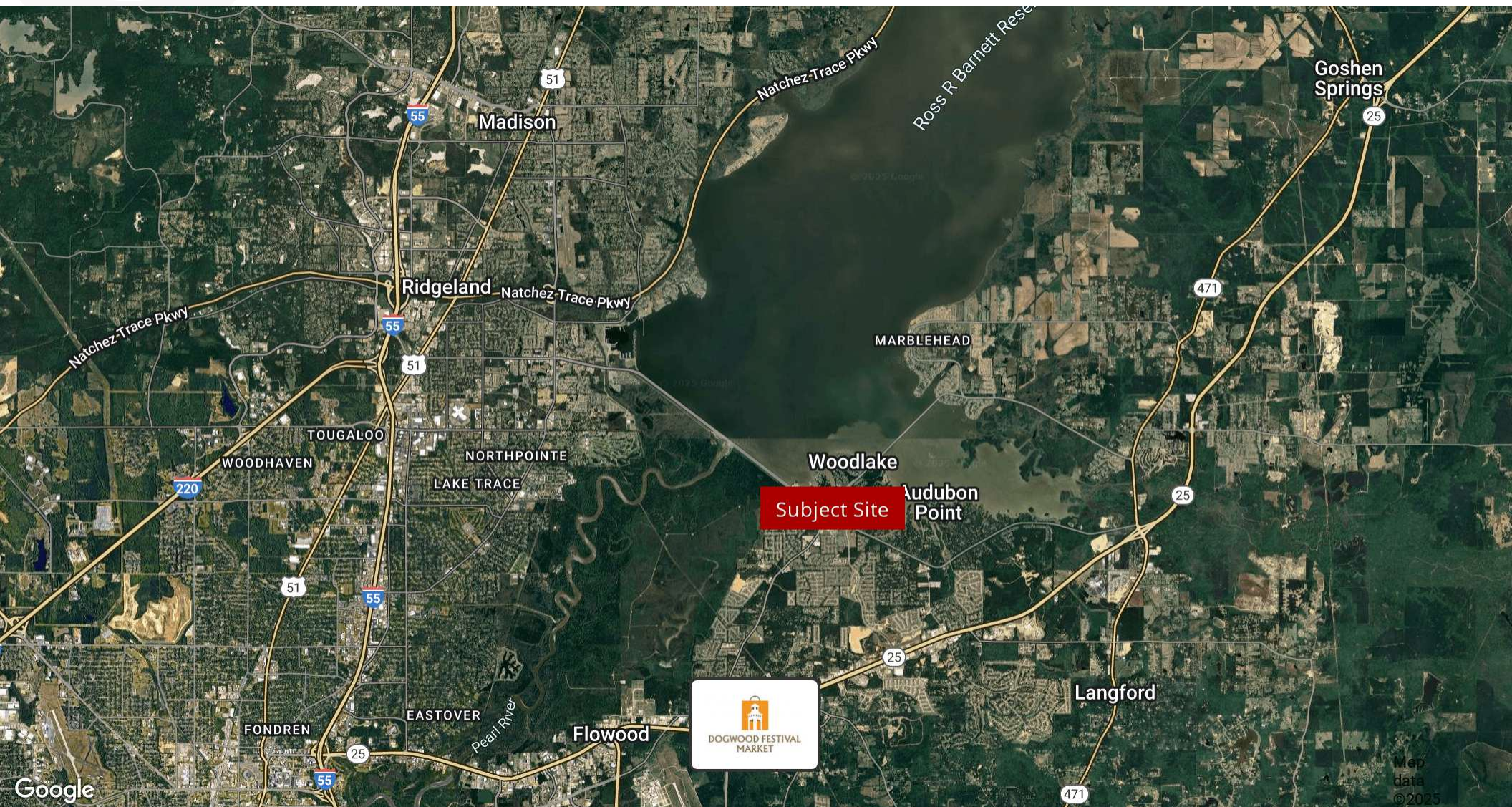
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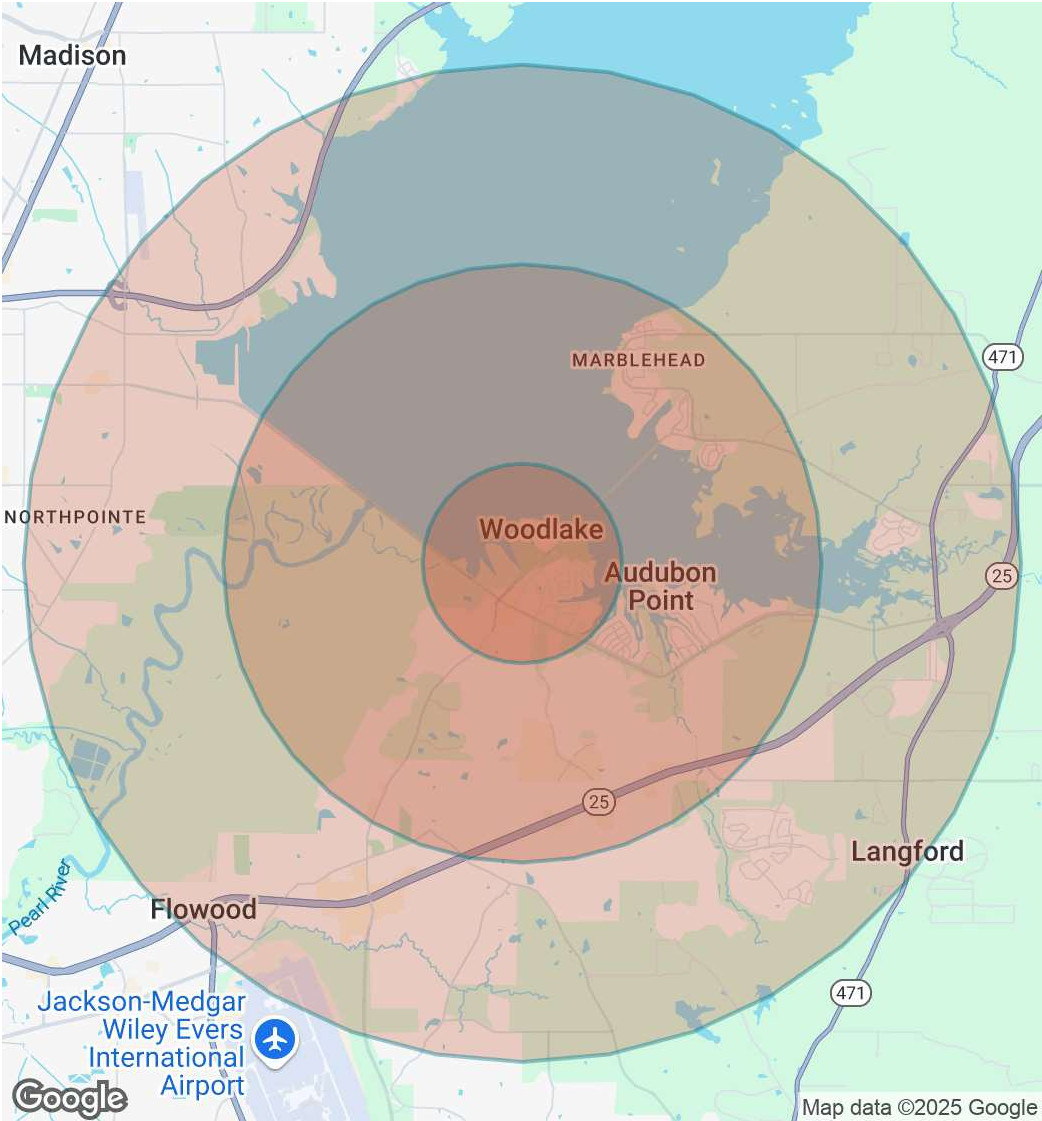
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,617	23,141	64,884
Average Age	42	40	40
Average Age (Male)	40	38	39
Average Age (Female)	44	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,686	9,485	27,718
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$97,319	\$115,008	\$106,608
Average House Value	\$255,978	\$303,184	\$306,133

Demographics data derived from AlphaMap



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