



# FREE-STANDING MEDICAL OFFICE BUILDING

7215 Siwell Road, Byram, MS 39272

TIM CARLSON • PRINCIPAL

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## PROPERTY DESCRIPTION

Southeast Commercial Real Estate has been retained to offer FOR SALE or FOR LEASE, a free-standing 7,726 SF medical office building in the Jackson Metropolitan and Central Mississippi Area at a convenient location. Property is located less than a mile west of the I-55 Intersection (Exit 85) at 7215 Siwell Road with improvements and ample parking situated on an acre of land. Property will be available September 30, 2023. Property is in close proximity to retailers, medical and professional office buildings, which makes it an ideal location for a medical service provider. Additionally, the property is just +/-7 miles south of area hospital, Merit Health Central.

## OFFERING SUMMARY

Building Size:	7,726 SF
Sale Price:	\$1,800,000
Lease Rate:	\$22.00 SF/YR (NNN)
Lot Size:	0.99 Acres

OFFICE BUILDING FOR SALE OR LEASE

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OFFICE BUILDING FOR SALE OR LEASE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE





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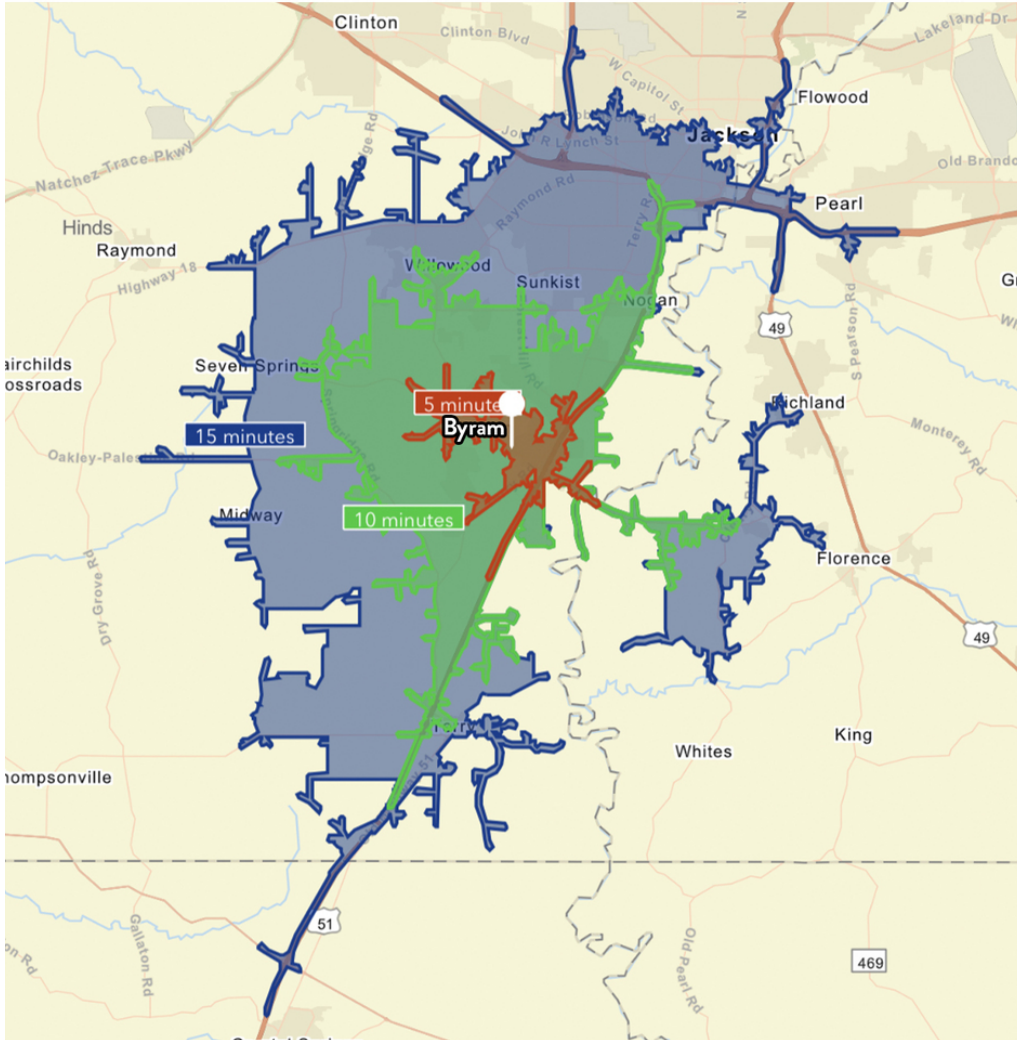


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**\$65,684**

Average Household Income within 15 minutes of site.



**34.2**

Median Age

Within 15 minutes of site.



**33,304**

Number of housing units within 15 minutes of site.

2022 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	4,428	22,898	72,857
Average HH Income	\$83,442	\$78,469	\$65,684
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2027 Projections	5 Minutes	10 Minutes	15 Minutes
Population	4,245	21,940	70,432
Average HH Income	\$100,373	\$92,433	\$77,698

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR SALE OR LEASE

## AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE