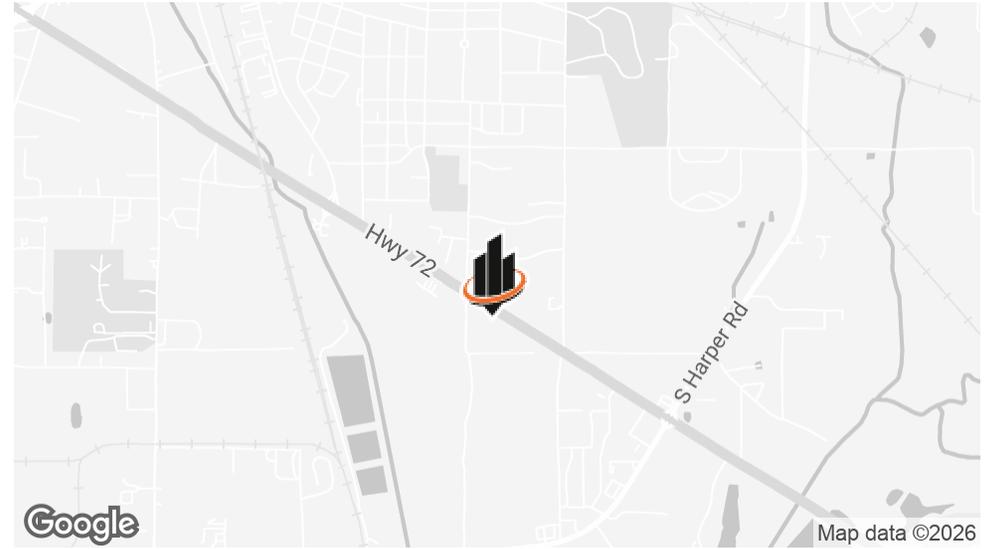


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,934,500
LOT SIZE:	0.85 Acres
BUILDING SIZE:	2,681 SF
NOI:	\$128,936.00
CAP RATE:	6.67%

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PROPERTY DESCRIPTION

SVN is pleased to present a stabilized, single-tenant net lease investment located along the primary commercial corridor of Corinth, Mississippi. The 2,681 SF medical building is 100% leased to Fast Pace Health under a NN lease structure, offering predictable income with limited landlord responsibility.

Fast Pace Health operates more than 200 urgent care and primary care clinics across multiple states, providing essential, needs-based healthcare services that have demonstrated resilience across economic cycles.

Strategically positioned along US Highway 72, the area's primary retail artery, the property benefits from strong visibility, established commercial synergy, and regional connectivity.

Offered at a 6.75% cap rate, the asset presents an attractive yield relative to recent urgent care comparable sales and is well suited for 1031 exchange and

ADDITIONAL PHOTOS



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