

Medical Park

885 Church Rd E | Southaven, MS 38671

BUILD TO SUIT OR GROUND LEASE



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



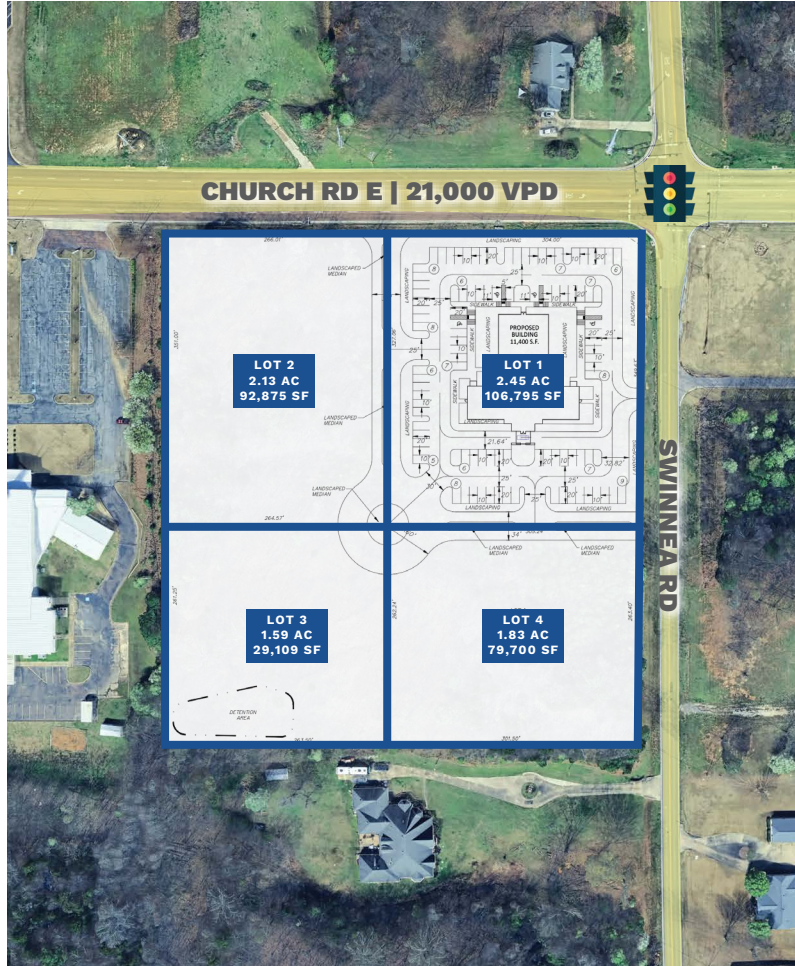
LEASING INFORMATION

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A COMMUNITY-FOCUSED MEDICAL DEVELOPMENT OPPORTUNITY

885 Church Rd E | Southaven, MS 38671

Experience a flexible medical development opportunity at 885 Church Rd E in Southaven, MS, offering build-to-suit and ground lease options for medical tenants and owner-users. The site supports a range of building sizes within a thoughtfully planned multi-lot layout, providing scalable solutions for specialty care, outpatient services, and medical office users in a growing Southaven corridor.



Property Highlights



**106,795 SF
TOTAL SITE
AREA**

- Medical Park development site with build-to-suit and ground lease flexibility
- Up to 42,000 SF proposed medical building area
- Configured to support specialty care, outpatient, and medical office users



**CONVENIENT
MEDICAL ACCESS**

- Located near major regional providers including Baptist Memorial Hospital-DeSoto and Methodist South Hospital
- Positioned to serve both Southaven and the greater Memphis metro patient base
- Easy access for patients, staff, and providers



**ACCESS &
PARKING**

- 5:1000 ratio for on-site parking spaces to support medical and outpatient use
- Convenient access to major roadways connecting to Downtown Memphis
- Highly accessible location for daily patient traffic and employee commuting

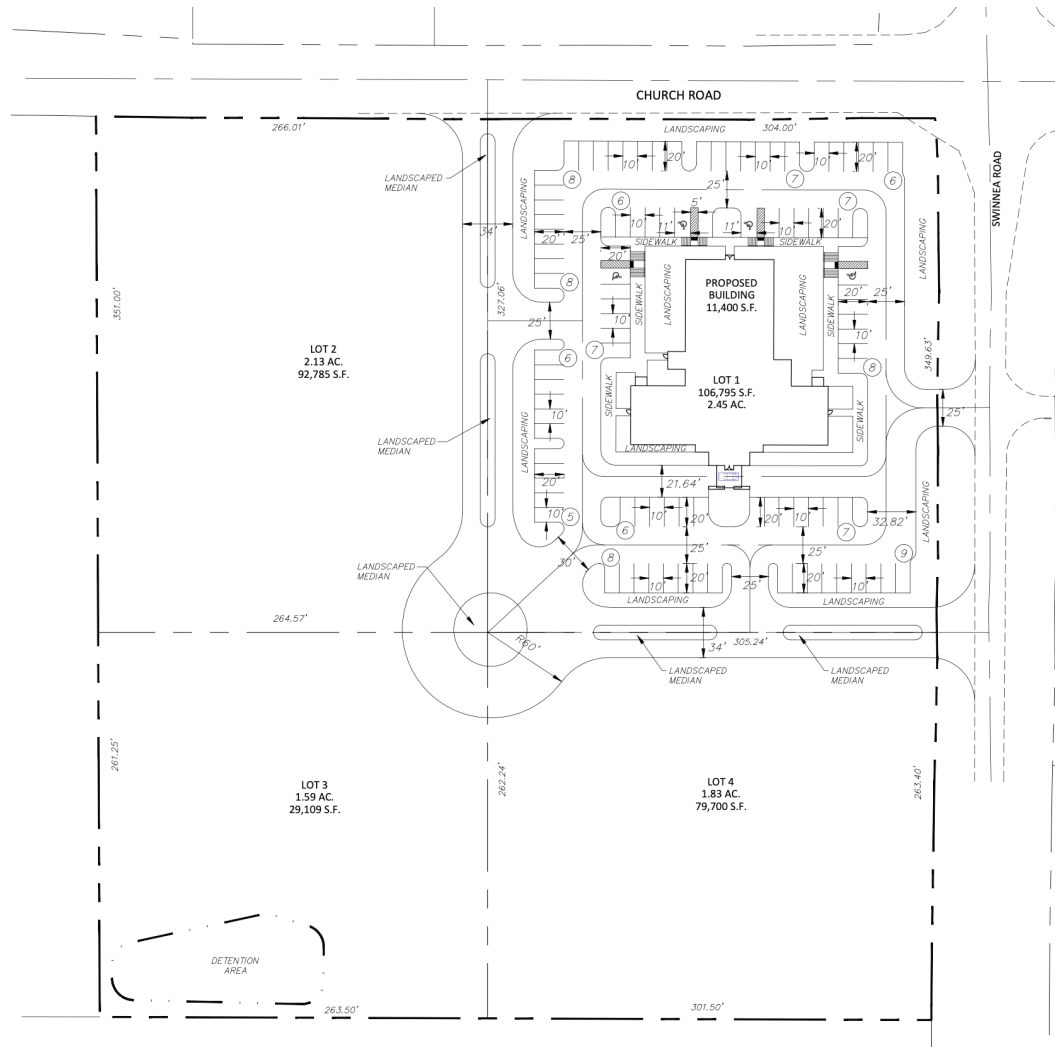


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PRELIMINARY LAYOUT PROVIDES FLEXIBILITY

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LOT AVAILABILITY

- **Lot 1:** 15,000/RSF available for lease
- **Lot 2:** Up to 15,000/RSF building available for BTS
- **Lot 3:** Up to 8,500/RSF building available for BTS
- **Lot 4:** Up to 13,500/RSF available for BTS



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CONVENIENTLY LOCATED NEAR MEMPHIS

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NEARBY MEDICAL & AMENITIES

University of Mississippi - DeSoto
8 minutes - 2.2 miles

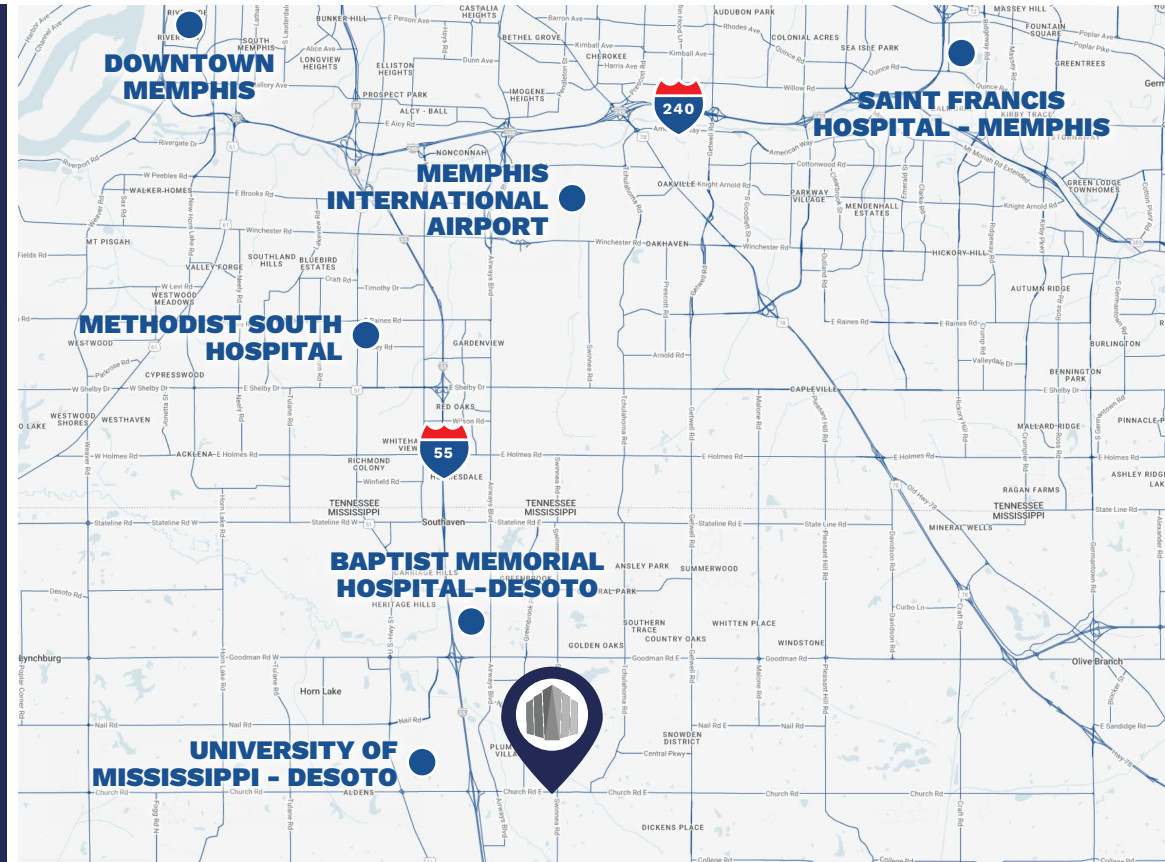
Baptist Memorial Hospital-DeSoto
12 minutes - 4.5 miles

Memphis International Airport
16 minutes - 10.6 miles

Methodist South Hospital
16 minutes - 9.2 miles

Memphis (Downtown)
24 minutes - 17.6 miles

Saint Francis Hospital - Memphis
29 minutes - 22 miles



TRAFFIC COUNTS

Church Rd E	21,000
I-55	68,000
Church Rd W	20,000

CARS PER DAY

2026 DEMOGRAPHICS

Population
2030 Population Projection
Total Households
Average HH Income

5 MILES

10 MILES

21,535	135,993
89,797	299,729
33,114	110,667
\$96,330	\$88,597

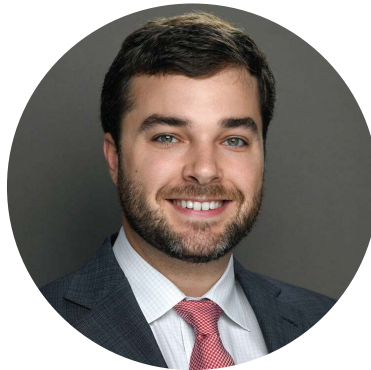


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CONTACT FOR MORE INFORMATION:



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