

FOR SALE OR LEASE

8,585 SqFt

31 PHYSICIANS DRIVE

Jackson, TN 38305



OFFERING SUMMARY

Sale Price: **\$1,600,000**
For Lease: **23.00 NNN**
Building Size: **8,585 SF**
Number of Levels: **1.5**
Down 7214 SF
Up 1371 SF
Year Built: **1993**
Parking Spaces: **50**
Zoning: **B-1**
Market: **National/Regional
West Tennessee**

PROPERTY OVERVIEW

Class A Medical Office Complete renovation 2008. Large Medical practice or a Great Location for Multi-Physicians. Custom Medical Office with Large Reception, Procedure Room, 12 Exam Rooms, Conference Room, Administrative offices and more. Some Restrictions may apply per Restrictive Covenant. Current Tenant vacates End of November.

Owner will consider lease \$23.00 NNN AS IS. Minimum of 5 years lease and acceptable Credit. Some Restriction may apply to Buyer or Tenant per Restrictive Covenants. Current Tenant vacates end of November.



CHRIS CAROTHERS, CCIM, ALC

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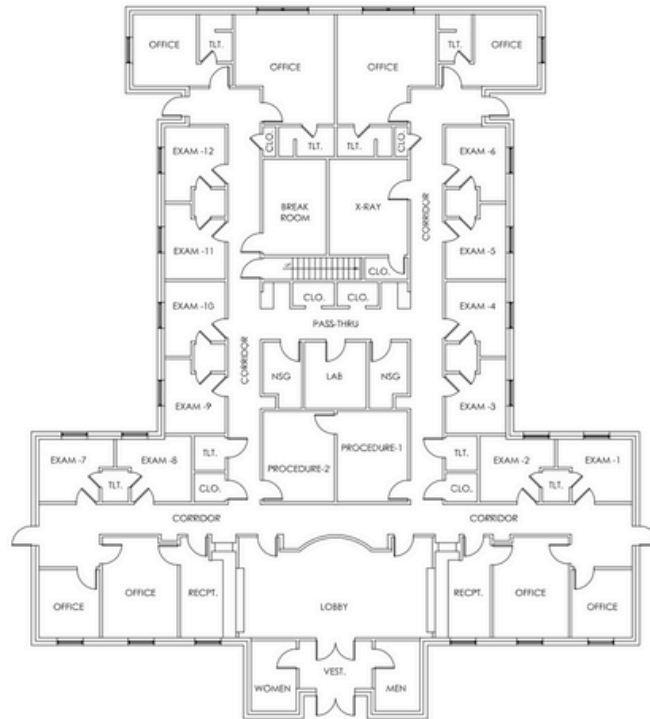
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7,214 SqFt

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MAIN LEVEL



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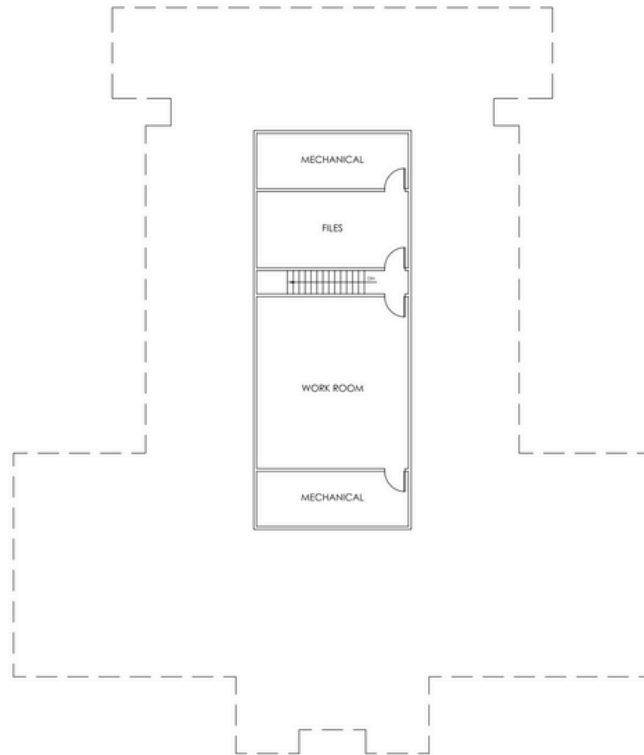
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1,371 SqFt

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UPPER LEVEL



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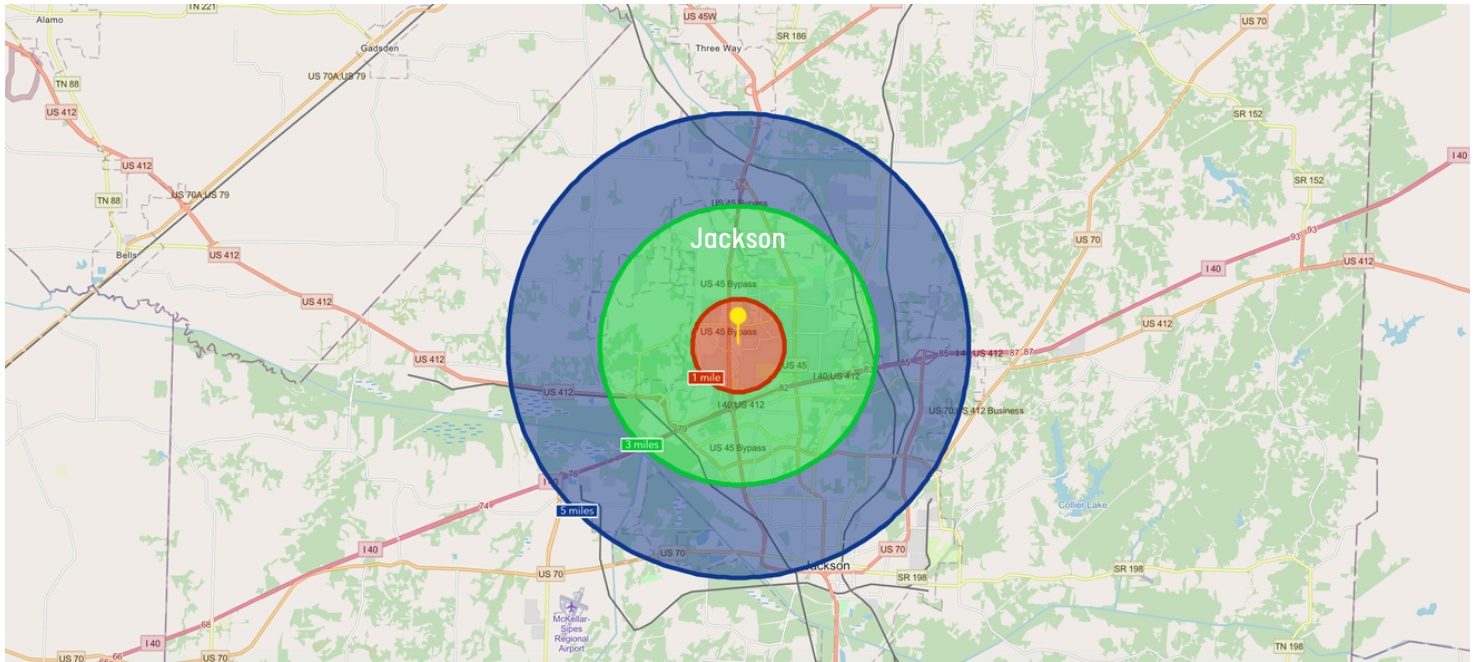
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DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
5,285 Population	36.8 Median Age		33,237 Population	39.8 Median Age		26,050 Population	36.0 Median Age	
2.4 Average Household Size	\$66,250 Median Household Income		2.3 Average Household Size	\$73,108 Median Household Income		2.3 Average Household Size	\$47,599 Median Household Income	
73% White Collar	4.4% Unemployment Rate		72% White Collar	3.5% Unemployment Rate		61% White Collar	6.9% Unemployment Rate	
14% Blue Collar			16% Blue Collar			26% Blue Collar		
13% Services			12% Services			13% Services		
\$66,250 Median Household Income	\$37,738 Per Capita Income	\$191,128 Median Net Worth	\$73,108 Median Household Income	\$39,441 Per Capita Income	\$188,498 Median Net Worth	\$47,599 Median Household Income	\$29,162 Per Capita Income	\$73,380 Median Net Worth

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