

*For More Information:*

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Office Building For Sale

*1423 Palmetto Road, Tupelo, MS 38801*

MEDICAL OFFICE  
OPPORTUNITY SERVING  
UNDERSERVED TRADE AREA



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)





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# MEDICAL OFFICE OPPORTUNITY SERVING UNDERSERVED TRADE AREA



## OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>Sale Price:</b>    | \$590,000  |
| <b>Price / SF:</b>    | \$88.84    |
| <b>Lot Size:</b>      | 2.93 Acres |
| <b>Year Built:</b>    | 1996       |
| <b>Building Size:</b> | 6,641 SF   |

## PROPERTY OVERVIEW

This 6,641 SF medical facility in Verona, Mississippi presents a rare opportunity to acquire an established healthcare location serving an underserved trade area. Offered for sale at \$590,000 or available for lease at \$12 PSF NNN, the property previously operated as an urgent care and primary care clinic and is positioned near a major industrial employment center, filling a critical healthcare gap with the nearest competing urgent care located approximately 20 miles away. The building is fully built out for medical use and features 10 exam rooms, triage rooms, an X-ray suite, lab and nursing station, drug screening room, and four private physician offices each with its own restroom, along with additional administrative space including a conference room, breakroom, and storage area. The facility offers an ideal platform for urgent care operators, occupational medicine providers, physician groups, or healthcare investors seeking a turnkey medical asset in a market with limited competition and consistent workforce demand.

## LOCATION OVERVIEW

The property is located at 1423 Palmetto Road in Verona, MS, just three minutes from Verona's Industrial Park and five minutes from the intersection of Highway 278 and Highway 45, giving it quick access to the main traffic corridors in the area. It sits only ten minutes from North Mississippi Medical Center in Tupelo, the largest non national hospital in the country, and benefits from average daily traffic counts of approximately 11,000 vehicles, providing strong visibility and convenient access for patients coming from Verona and the surrounding communities.

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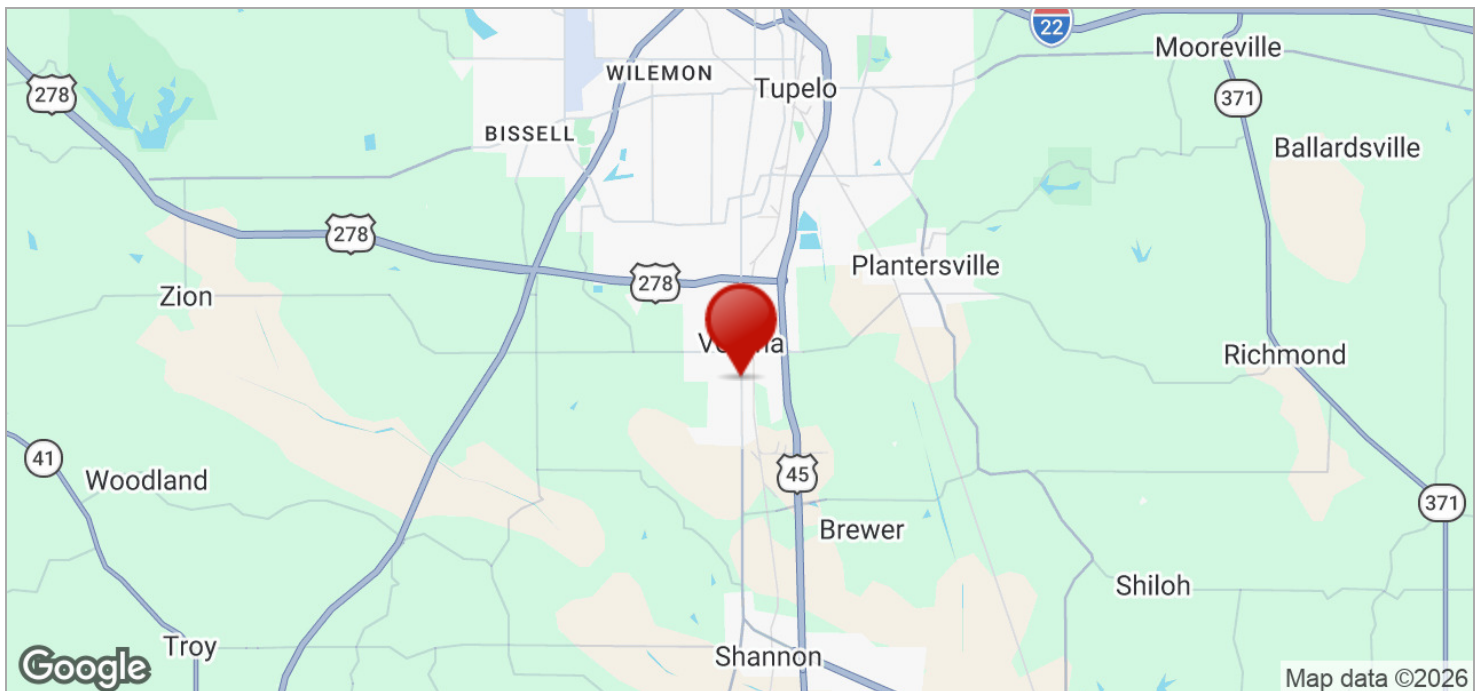
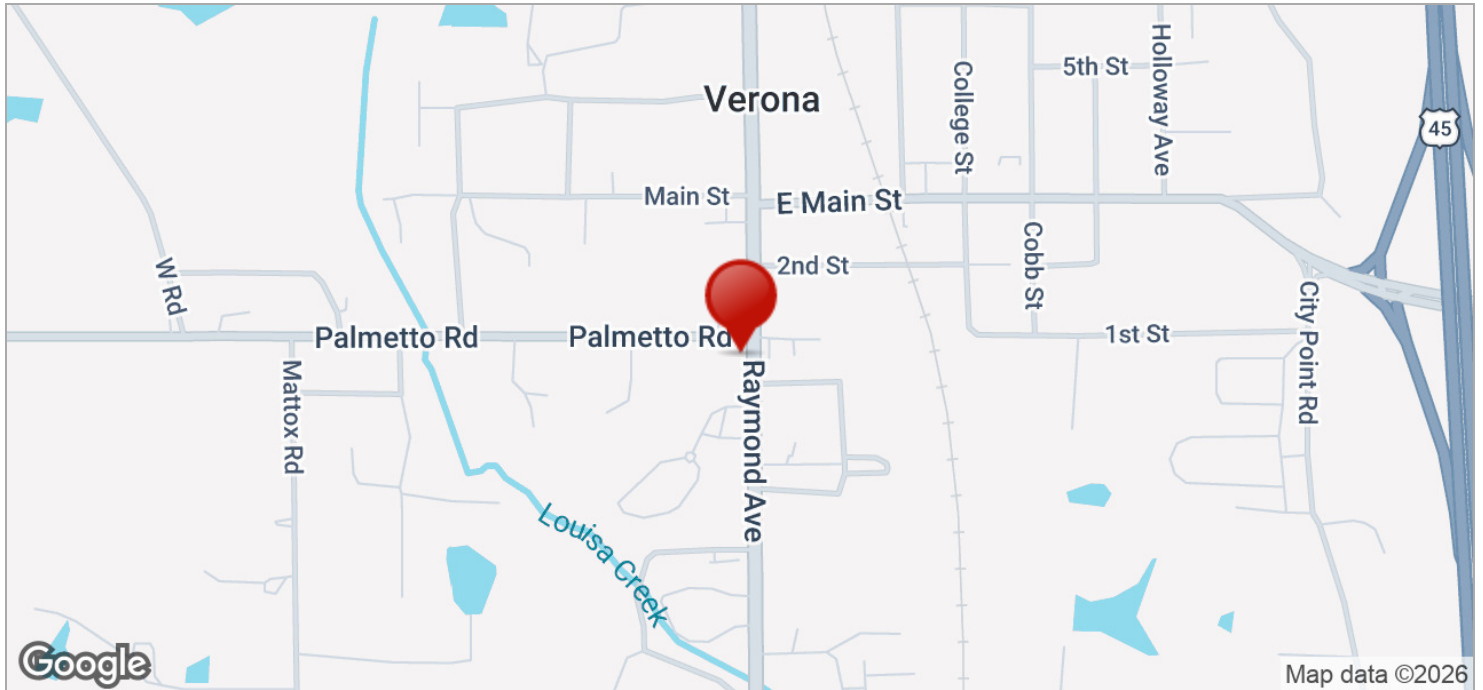
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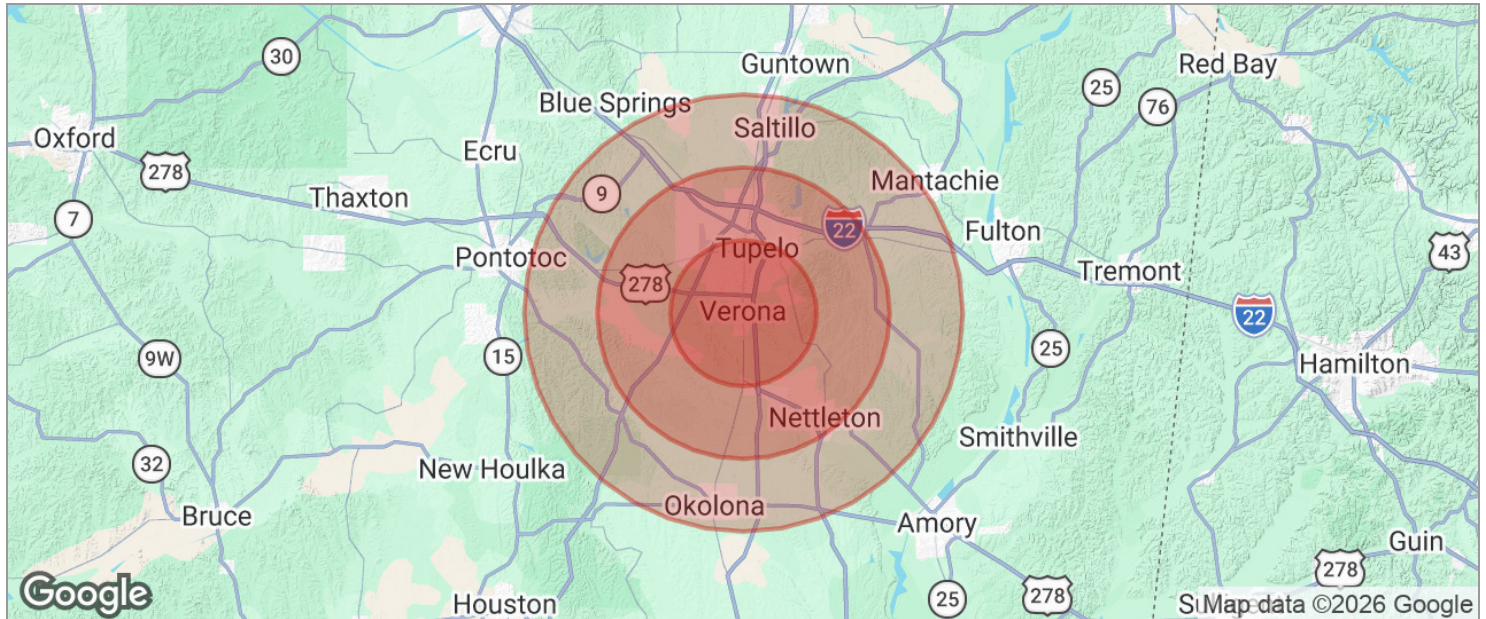
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# MEDICAL OFFICE OPPORTUNITY SERVING UNDERSERVED TRADE AREA



| POPULATION          | 5 MILES   | 10 MILES  | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 28,974    | 63,160    | 95,759    |
| MEDIAN AGE          | 40        | 41        | 41        |
| MEDIAN AGE (MALE)   | 38        | 39        | 39        |
| MEDIAN AGE (FEMALE) | 42        | 42        | 42        |
| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
| TOTAL HOUSEHOLDS    | 12,005    | 26,032    | 38,898    |
| # OF PERSONS PER HH | 2.4       | 2.4       | 2.5       |
| AVERAGE HH INCOME   | \$71,847  | \$86,023  | \$86,625  |
| AVERAGE HOUSE VALUE | \$206,745 | \$236,017 | \$225,721 |

\* Demographic data derived from 2020 ACS - US Census

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