

For Sale

Former Medical/Office Space - Brandon, MS



#### PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 557 Grants Ferry Road, a 3,716± SF office building located in the highly desirable Brandon submarket of Rankin County, one of the most stable and office-friendly markets in the Jackson MSA. Constructed in 1987, renovated in 2022, and new roof in 2023. The property offers investors a modernized asset with limited near-term capital requirements.

The property is zoned C-2 and was previously utilized as a medical office, allowing for a broad range of office and professional uses, and is strategically positioned along Grants Ferry Road with immediate access to Highway 25, Spillway Road, and Interstate 20. This connectivity provides efficient access to Brandon, Flowood, and greater Jackson while benefiting from strong surrounding residential density, established retail corridors, and nearby healthcare and professional services.

The building's efficient size, strong curb appeal, and flexible zoning make it well-suited for an owner-user, private investor, or long-term hold strategy focused on stable office tenancy in a proven suburban market.

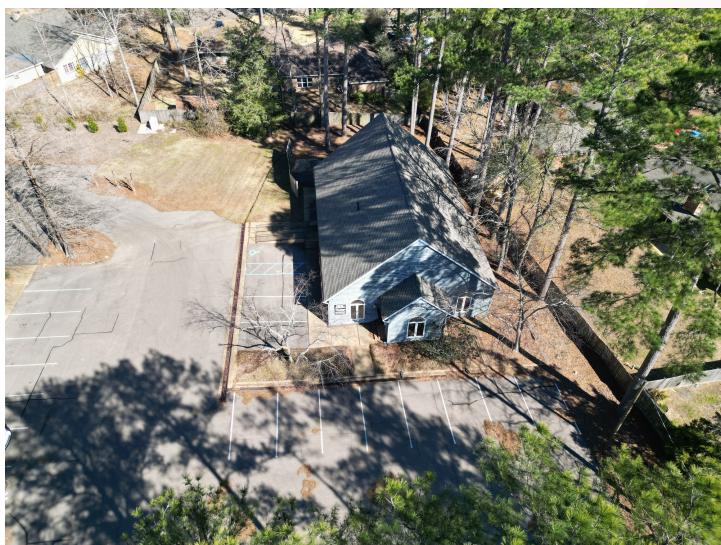
#### PROPERTY HIGHLIGHTS

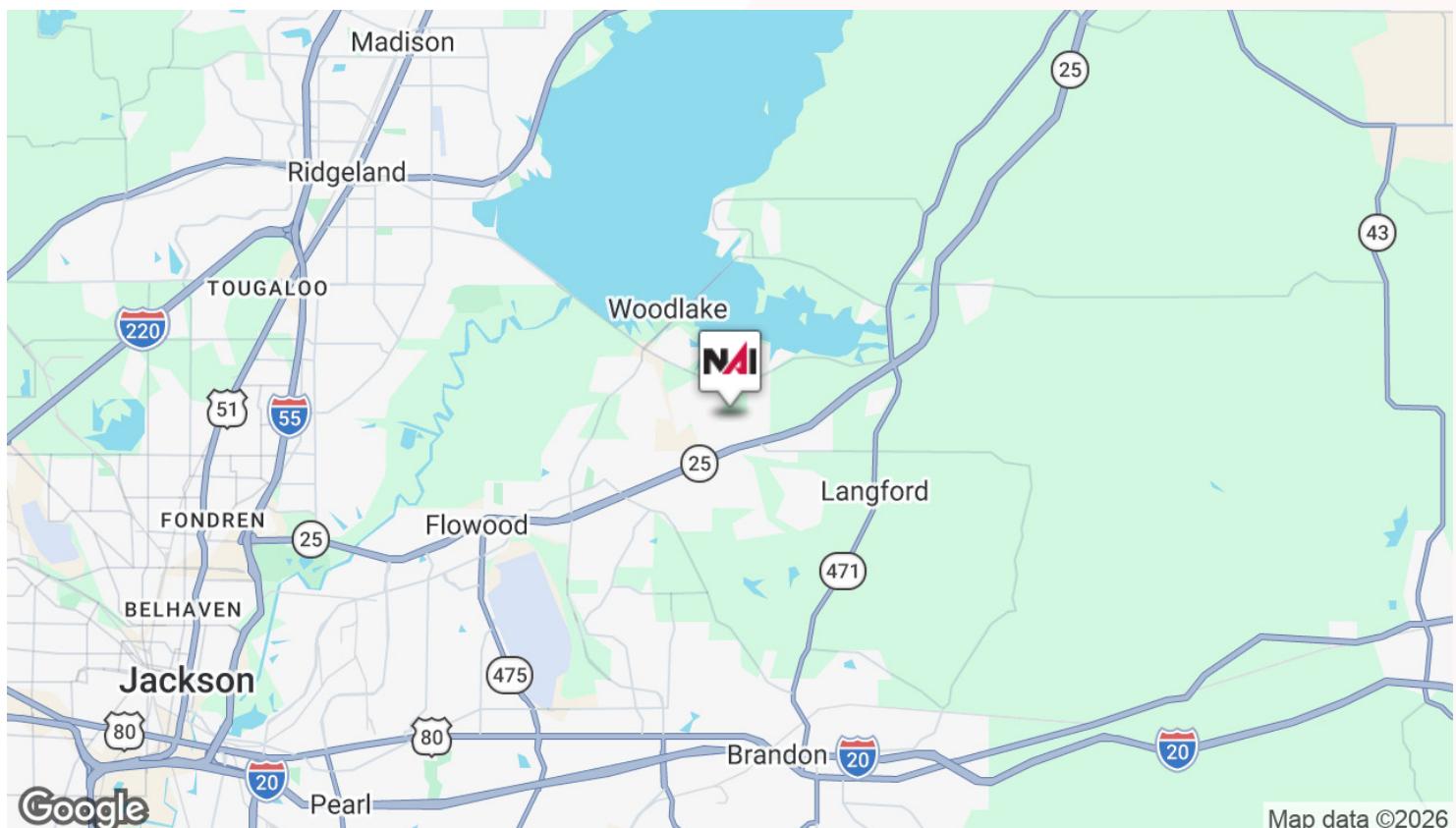
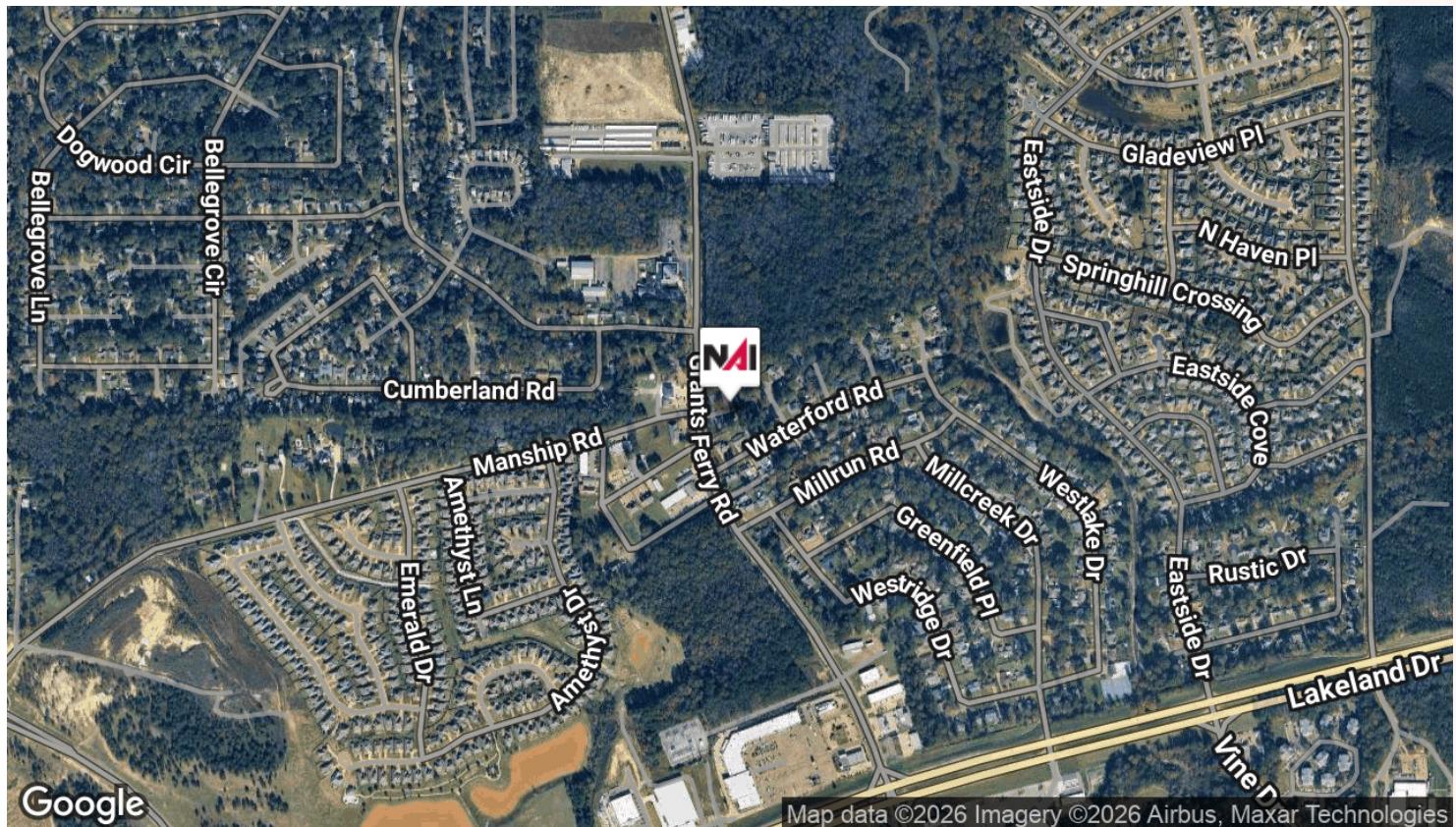
- 3,716± SF Office Building
- Built 1987 | Renovated 2022
- Zoning: C-2 (Office / Commercial)
- Strong Brandon / Rankin County Location
- Excellent Access to Hwy 25, Spillway Rd & I-20
- Ideal for Owner-User or Private Investor

#### OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	0.63 Acres
Building Size:	3,716 SF

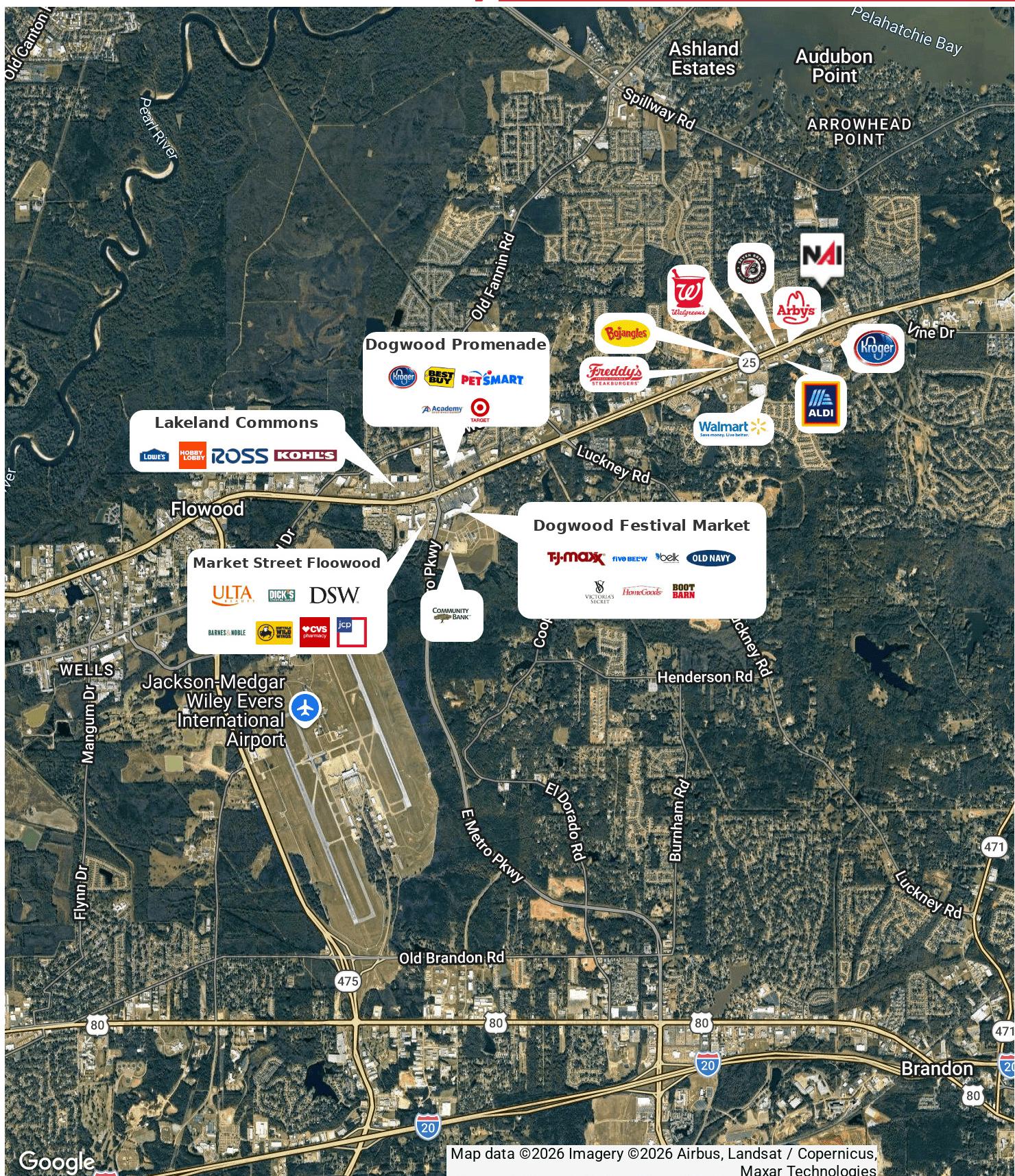
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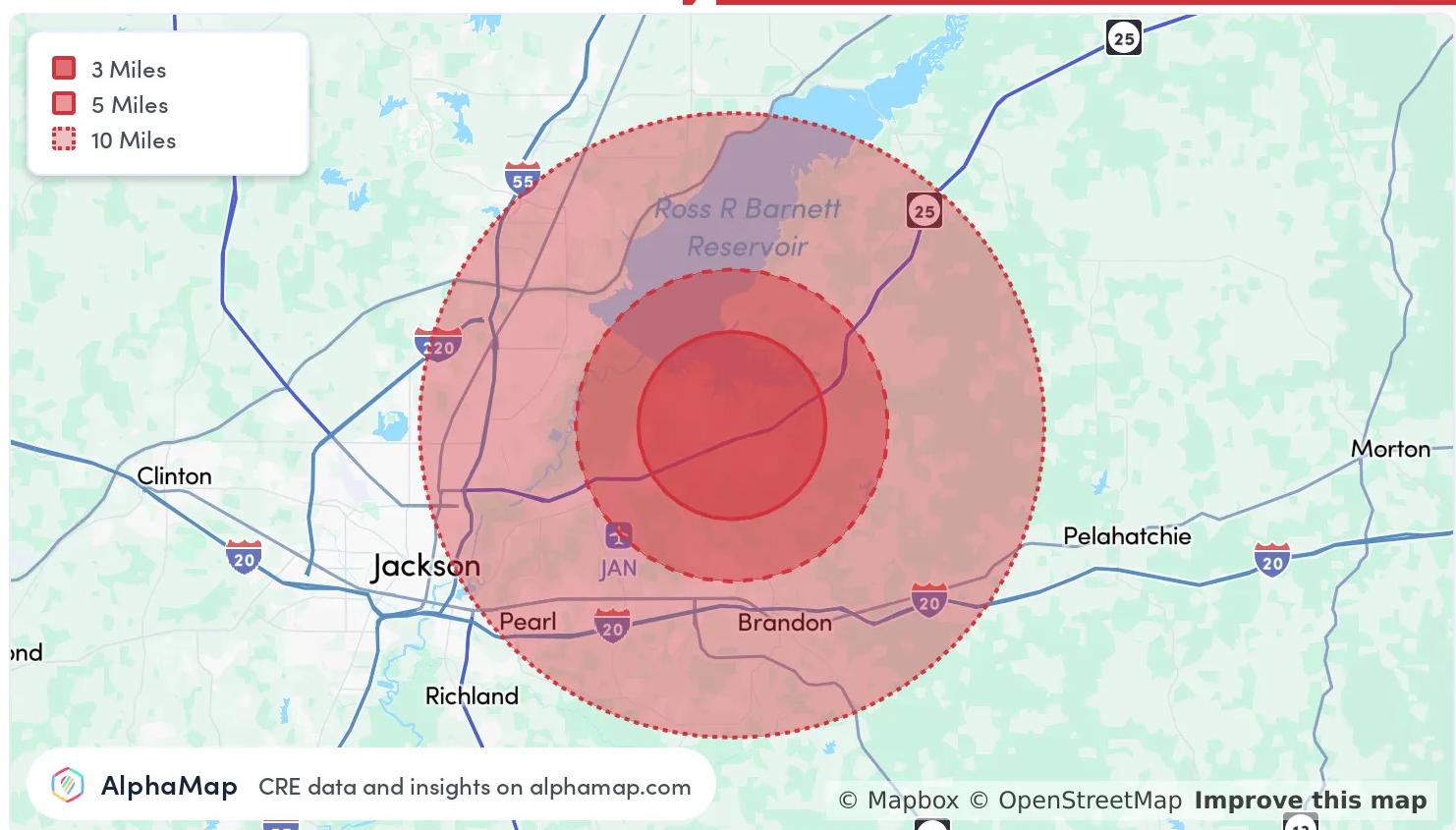




# Retailer Map

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**POPULATION**

	3 MILES	5 MILES	10 MILES
Total Population	31,526	54,159	197,515
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

**HOUSEHOLD & INCOME**

	3 MILES	5 MILES	10 MILES
Total Households	12,815	21,597	81,213
Persons per HH	2.5	2.5	2.4
Average HH Income	\$118,332	\$117,012	\$101,544
Average House Value	\$317,794	\$327,525	\$293,530
Per Capita Income	\$47,332	\$46,804	\$42,310

Map and demographics data derived from AlphaMap