

For Sale & Lease

346 Crossgates Boulevard



PROPERTY DESCRIPTION

346 Crossgates Blvd., Brandon, MS – Office/Medical/Retail Space for Sale or Lease

NAI UCR Properties is pleased to present 9,600 SF of flexible commercial space for sale or lease at 346 Crossgates Blvd., a prominent two-story, free-standing building in the heart of Brandon, Mississippi.

Ideally positioned just ½ mile from Interstate 20, the property offers excellent accessibility and exposure in one of the area's most active commercial corridors. It sits directly across from the Kroger Shopping Center and provides convenient access to Lakeland Drive via East Metro Parkway, making it a prime location for medical, professional office, or retail tenants.

Location & Visibility:

13,000 vehicles per day directly in front of the building on Crossgates Blvd.

25,000 vehicles per day at the nearby intersection of Crossgates Blvd. and W. Government St./Highway 80

Strong presence in a high-traffic corridor with excellent signage potential

Property Highlights:

Ground floor adaptable for retail use

Entire building suitable for office or medical office

Ample parking for staff and visitors

Adjacent to Merit Health Rankin County Hospital

Flexible floor plan supports a variety of tenant needs

With its superior location, traffic exposure, and flexible use potential, 346 Crossgates Blvd. offers an exceptional leasing opportunity for users seeking visibility, convenience, and accessibility in the Brandon market.

PROPERTY HIGHLIGHTS

- 9,600+/- SF
- 2,400 SF 9,600 SF available
- 2-Story Free Standing Building
- 200 ft of frontage & Curb Cut
- Prime Location in Brandon, MS

OFFERING SUMMARY

Sale Price:

\$1,250,000

Lease Rate:

\$18.00 - 24.00 SF/yr (Contact Broker for Details)

Available SF:

9,600 SF

Lot Size:

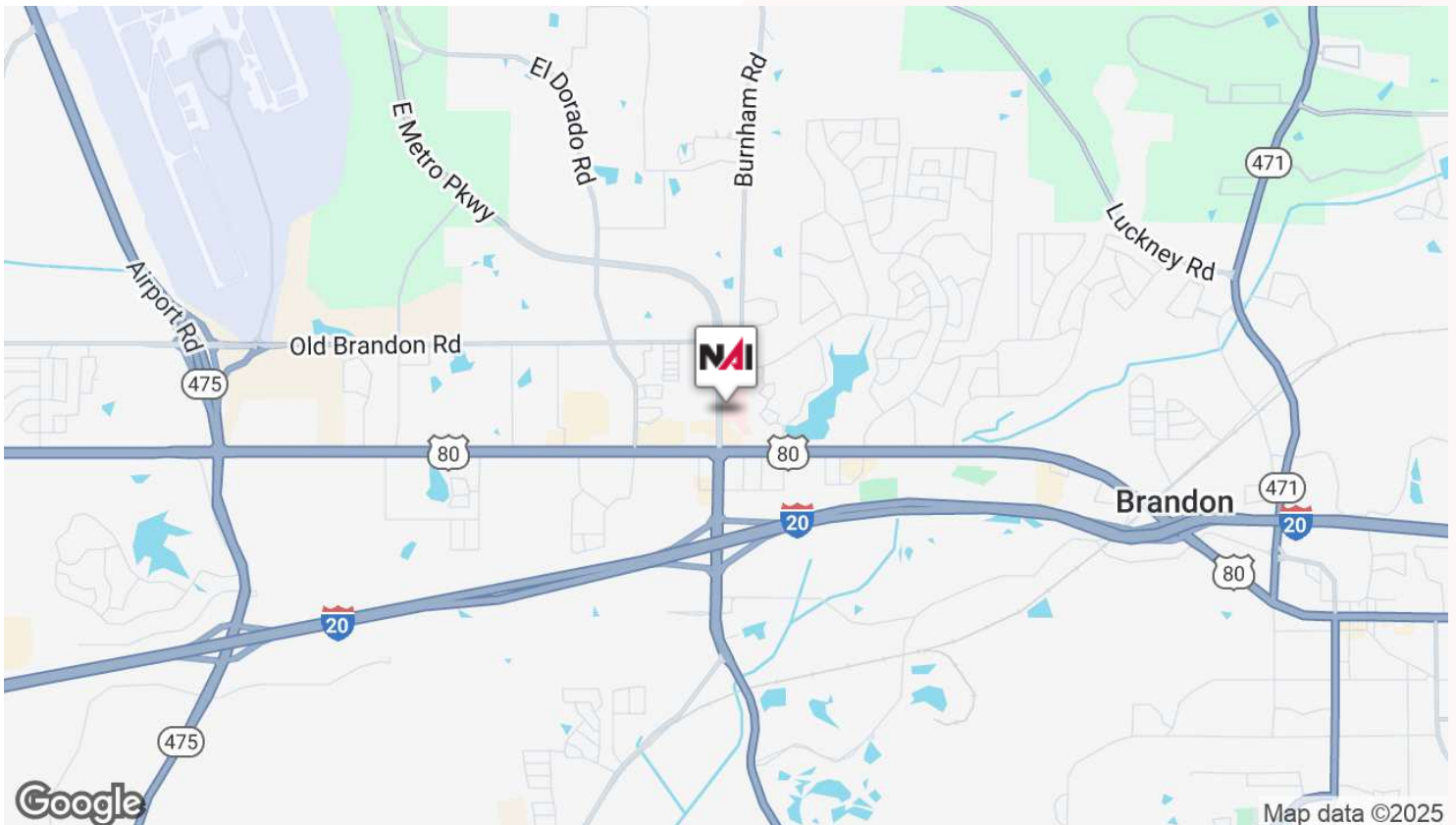
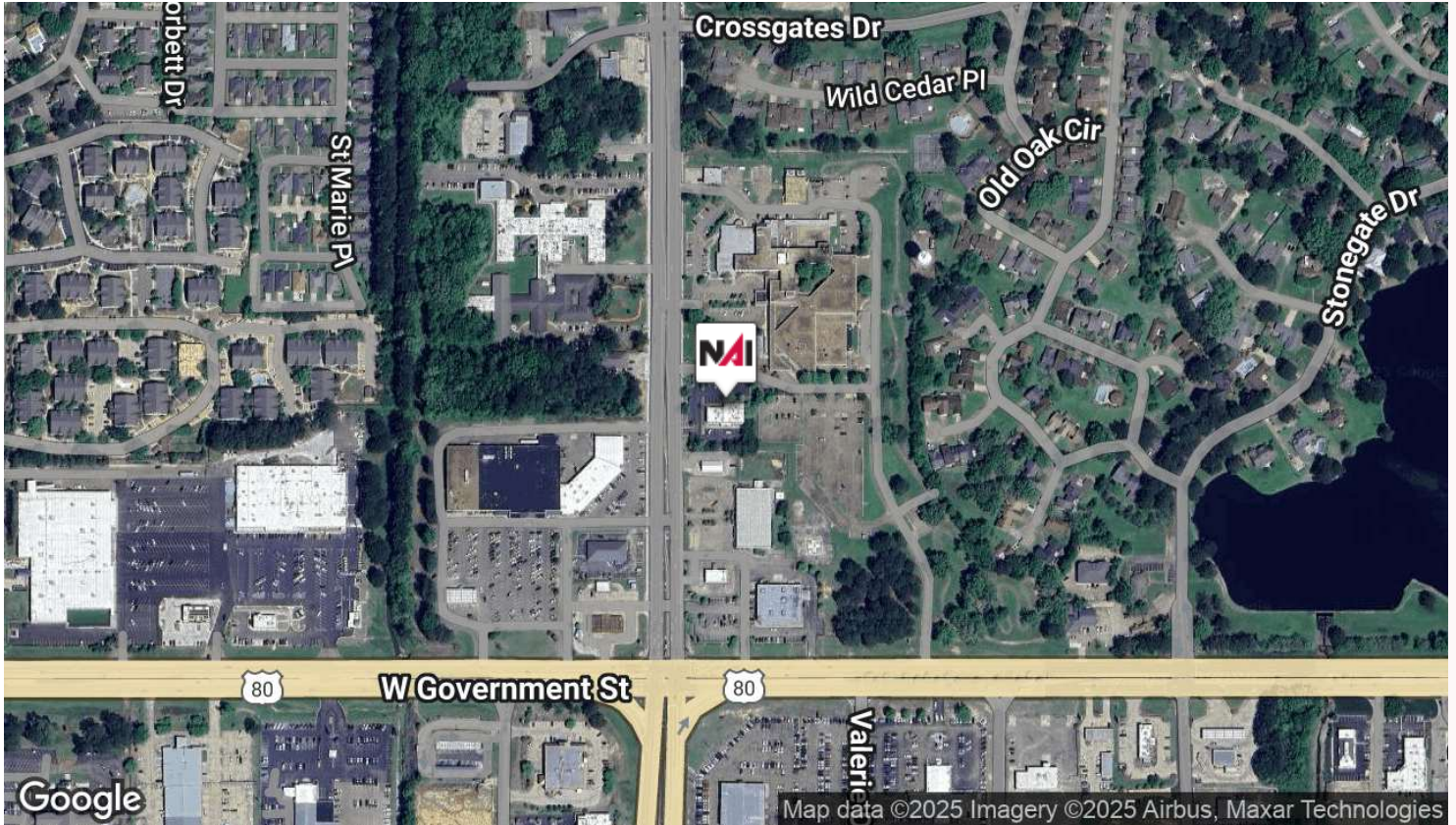
0.92 Acres

Building Size:

9,600 SF

For Sale & Lease

Location Map



For Sale & Lease

Retail Map



For Sale & Lease

346 Crossgates Boulevard



For Sale & Lease

Meet The Team



MICAH MCCULLOUGH, CCIM, SIOR

V.P. & Broker Associate

Direct: 601.981.6800 x301 **Cell:** 601.720.7891
micah@ucrproperties.com

MS #B-18980



AUSTIN BROWN

Business Development

Direct: 601.981.6800 x308 **Cell:** 601.201.8883
austin@ucrproperties.com