

For Sublease - Magee, MS

3,600 SF Retail/Medical Space



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 1806 US Highway 49 in Magee, Mississippi, a \pm 3,600 SF freestanding retail building facility formerly occupied by Fast Pace Urgent Care. Purpose-built for medical use, the property's existing buildout provides a flexible foundation easily retrofitted for a wide range of retail or office tenants. Whether for a boutique retailer, professional service firm, or neighborhood convenience operator, the open and efficient layout supports a variety of customer-facing concepts.

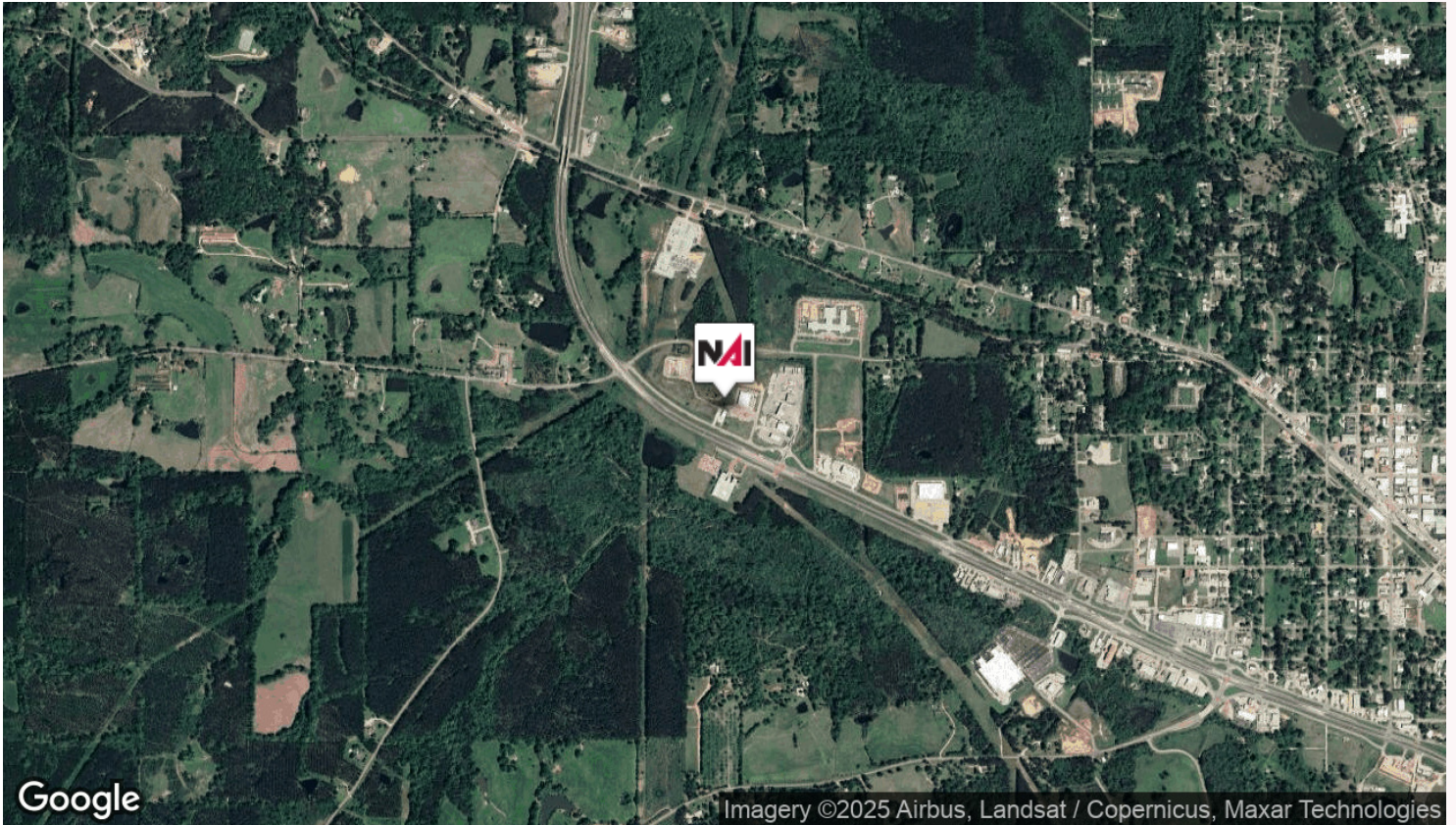
The property's freestanding configuration offers maximum visibility, dedicated parking, and full branding control, all critical advantages for users prioritizing convenience and exposure. Located directly on US Highway 49, Magee's primary commercial corridor, the property benefits from robust daily traffic volumes, excellent accessibility, and strong visibility to both local residents and regional travelers throughout central Mississippi.

PROPERTY HIGHLIGHTS

- \pm 3,600 SF (Sublease)
- Freestanding building
- Excellent visibility along US Highway 49 (primary commercial artery)
- Prominent signage & ample on-site parking
- 47 miles to Jackson-Medgar Wiley Evers International Airport
- Centrally located between Jackson(40 miles N.) & Hattiesburg (45 miles S.)
- Steady daily traffic & regional draw
- Surrounded by national retailers & essential services
- Stable market with growing healthcare & commercial presence

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,600 SF
Lot Size:	0.57 Acres
Building Size:	3,600 SF

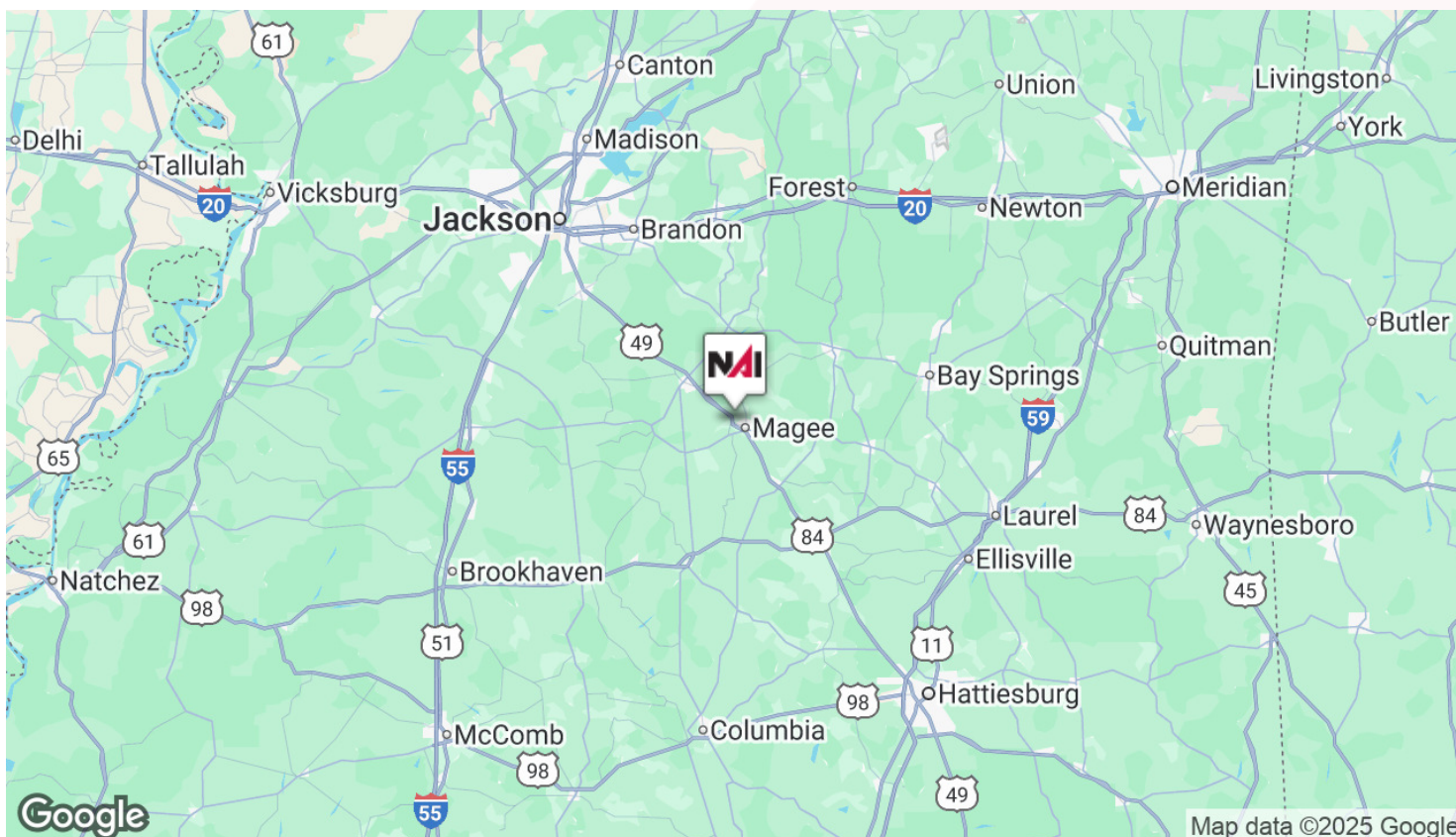
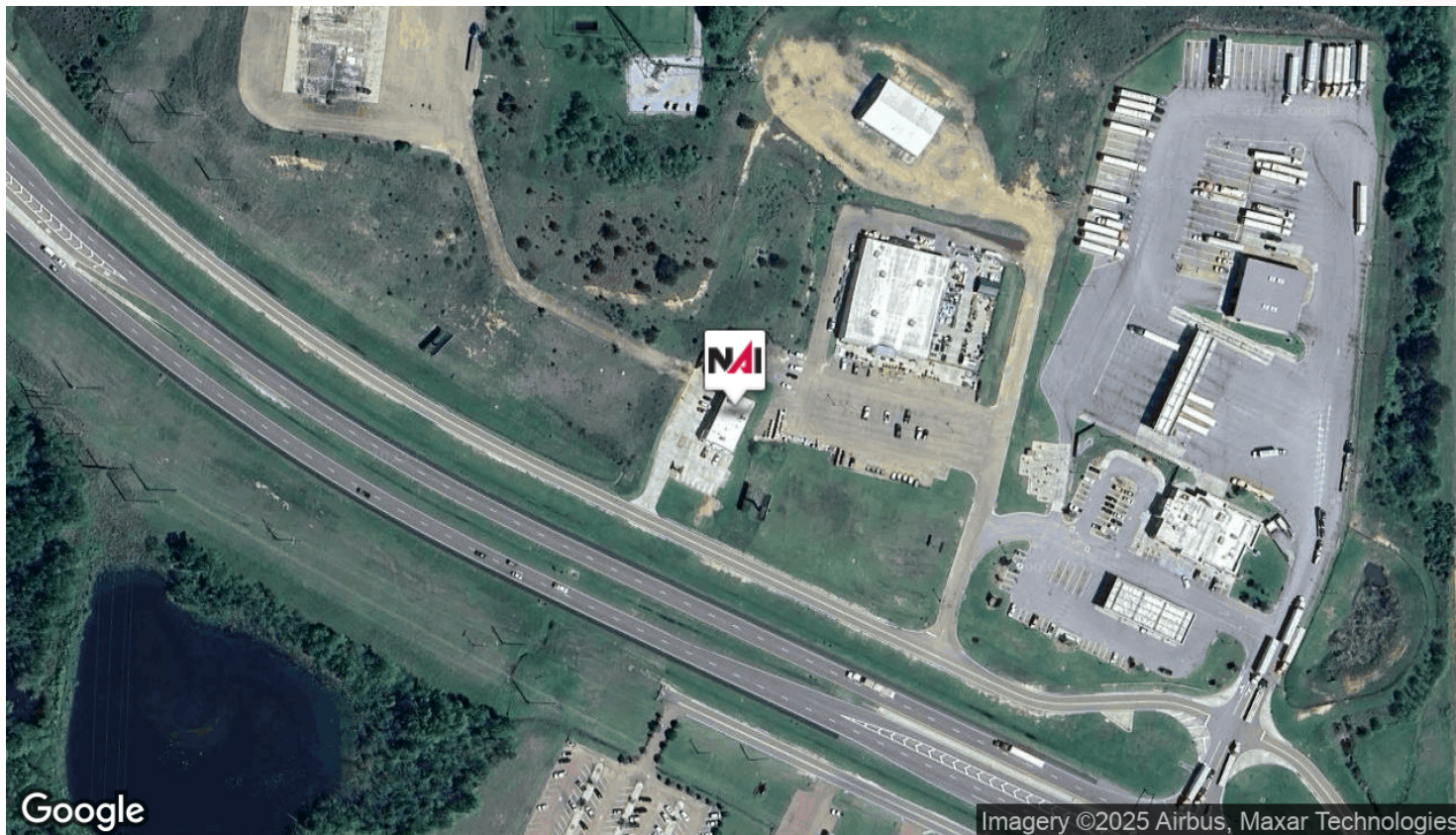


LOCATION DESCRIPTION

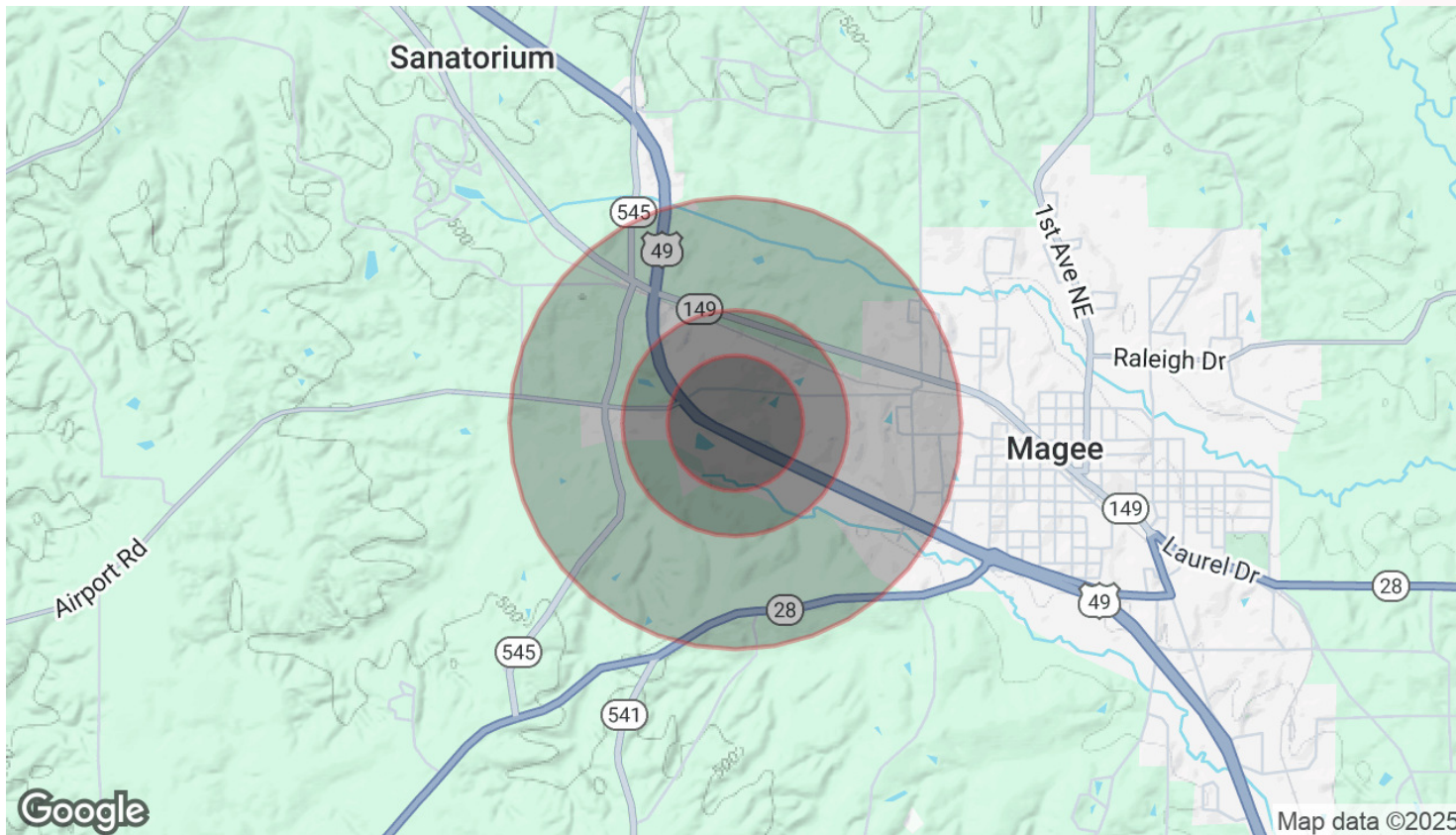
Located in Magee, Mississippi, within Simpson County, this property sits in the heart of one of Central Mississippi's most active retail and healthcare corridors. Magee is strategically positioned between Jackson (40 miles north) and Hattiesburg (45 miles south), serving as a regional connector along the Highway 49 trade route. The property is also approximately 47 miles from Jackson–Medgar Wiley Evers International Airport, offering convenient access for medical professionals and patients traveling throughout the state.

The city's diverse economic base, anchored by healthcare, retail, and light manufacturing, supports consistent local growth. Magee's community-centered demographics, strong commuter traffic, and its central position on Highway 49 create a dynamic environment for healthcare operators expanding across Central Mississippi.

3,600 SF Retail/Medical Space



3,600 SF Retail/Medical Space



POPULATION

Total Population
Average Age
Average Age (Male)
Average Age (Female)

0.3 MILES

0.5 MILES

1 MILE

6	59	521
39	40	40
37	38	37
41	42	42

HOUSEHOLDS & INCOME

Total Households
of Persons per HH
Average HH Income
Average House Value

0.3 MILES

0.5 MILES

1 MILE

2	22	196
3	2.7	2.7
\$69,969	\$85,635	\$85,772
\$164,794	\$163,306	\$163,366

Demographics data derived from AlphaMap