

3949 MS-43 | BRANDON, MISSISSIPPI

CBRE

DEFINING WELLNESS *REHABILITATION CAMPUS*



57,803 SF | \$1,207,429 NOI
17+ YEARS OF REMAINING ON ABSOLUTE NNN LEASE

Investment Summary

CBRE, Inc., as exclusive advisor to Ownership, is pleased to present a rare opportunity to acquire the fee simple interest in a purpose-built rehabilitation campus located at 3949 MS-43 in Brandon, Mississippi (the “Campus” or “Property”). The Property is 100% absolute NNN leased to Defining Wellness Centers, LLC (“Defining Wellness,” the “Tenant,” or the “Company”), a behavioral health company providing comprehensive addiction treatment, medical detox, and mental health services with a specialized focus on dual diagnosis and longterm recovery. The lease features over 17 years of remaining term, attractive 2.11% annual escalations, and zero landlord responsibilities for capital repair or replacement.

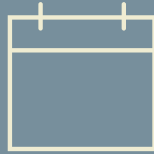
Situated on a 22.3-acre site, the 21-building Campus contains 57,803 square feet of residential dormitories, clinical and admissions facilities, storage, and supporting ancillary structures in Brandon, the county seat of Rankin County, Mississippi. The Property offers an annual net rent of \$1,207,429 (\$20.89 per square foot) as of September 1, 2026. The lease includes four (4) five year renewal options, providing an investor with exceptional visibility into long-term cash flow. The Property’s absolute NNN lease structure, in which Defining Wellness bears full responsibility for all operating expenses, represents a compelling, low-risk investment opportunity in one of the Southeast’s most dynamic and under supplied behavioral health markets.



Investment Highlights



**Routinely Renovated
Multi-Functional
Rehabilitation Campus**



**Long-Term Absolute NNN
Lease Structure**



**Recognized Addiction
Treatment Provider**



2.11% Annual Escalations



**Premier Location in the
Jackson, MS MSA**



**TTM Revenue Growth of
Nearly 50%**