

## MEDICAL OFFICE BUILDING FOR LEASE



# NEWSOUTH NEUROSPINE

2470 Flowood Dr, Flowood, MS 39232

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### JOHN MICHAEL HOLTSMANN

Principal  
601.914.0800  
johnmichael@concordcompanies.co

**CONCORD**  
COMPANIES

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## OFFERING SUMMARY

Lease Rate:	\$36 - 38 SF/yr (NNN)
Building Size:	57,272 SF
Available SF:	10,000 - 14,000 SF
Number of Units:	3
Year Built:	2008
Zoning:	C-3

## PROPERTY OVERVIEW

Concord Companies is happy to list for lease, this premier medical office suite located within the NewSouth NeuroSpine Medical Office Facility in Flowood, MS. The unbeatable location lies in close proximity to River Oaks Hospital, Merit Health Women's Hospital, and Lakeland Drive (Hwy 25), providing direct access to additional hospitals such as UMMC, St. Dominic, and Baptist. The brand new West Rankin Parkway, less than a mile from the site, further ties the location into Pearl, Brandon, and Richland. An abundance of dining and retail options and several private schools are also nearby. The available space lies on the western wing of the 2nd floor (elevator & stair access) and can accommodate between 10-14,000sf users. The current layout is medical office intensive, and an additional lecture/war room can be leased or used on a case by case basis. Give us a call today! (601)-914-0800

## HIGHLIGHTS

- Class A Medical Office Space
- 10-14,000sf available
- Positioned at the core of the Medical corridor in Flowood
- Close proximity to numerous hospitals
- Easy Access to Lakeland Drive (Highway 25)

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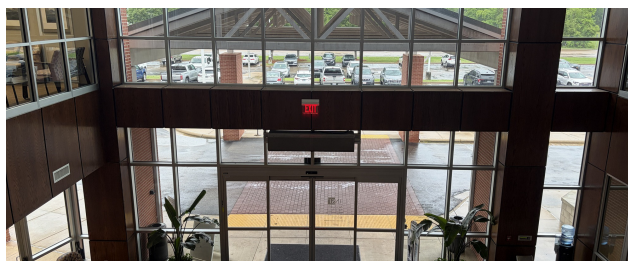
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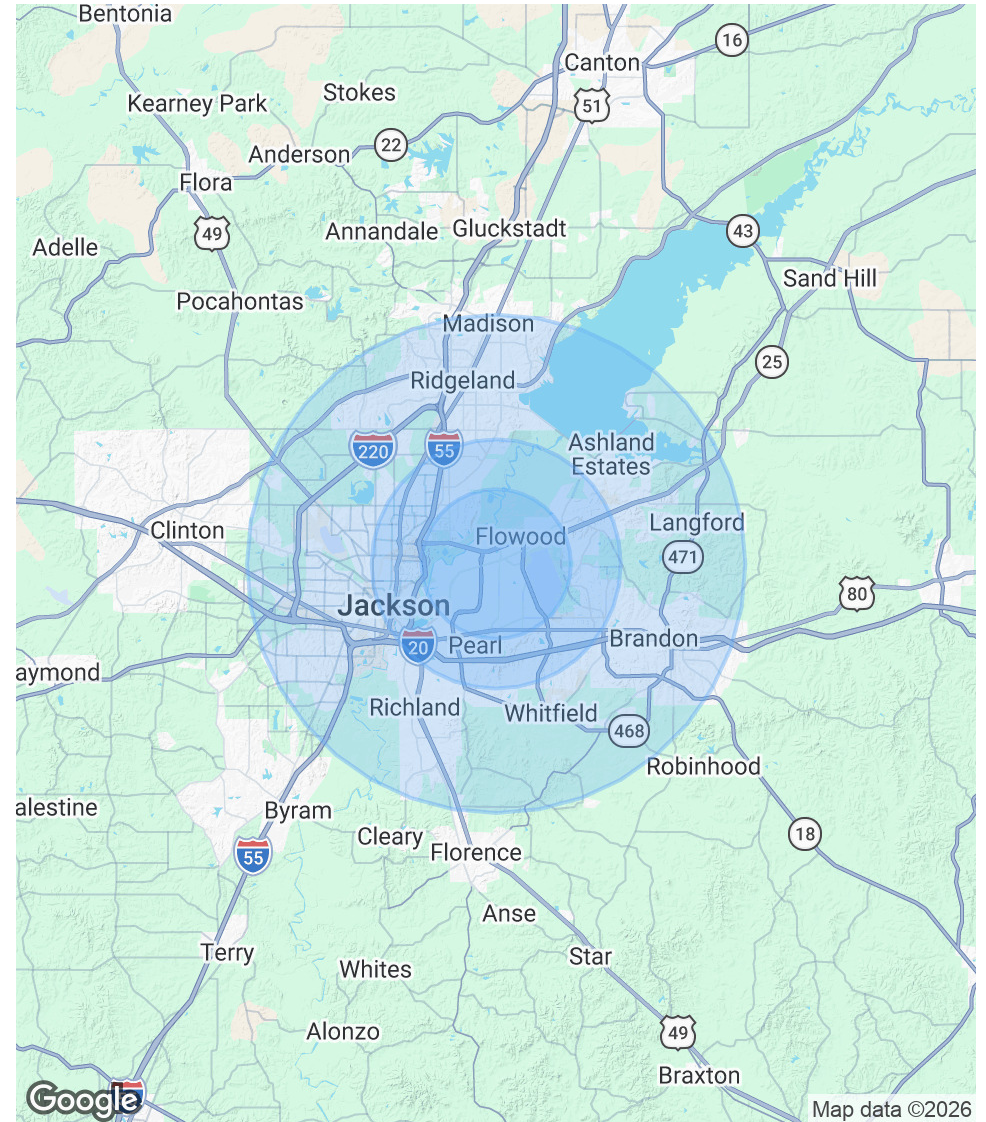
# NEWSOUTH NEUROSPINE

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	13,465	83,707	284,009
Average Age	39.4	37.7	38.0
Average Age (Male)	38.6	37.1	36.7
Average Age (Female)	40.1	38.3	39.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,904	36,439	113,413
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$124,426	\$85,551	\$84,060
Average House Value	\$341,330	\$236,532	\$226,292

2023 American Community Survey (ACS)



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