



FOR LEASE

TUSCAN COURT

360 SIMPSON HWY 149, MAGEE, MS 39111

Overby Commercial • 1808 N State St • Jackson, MS 39202 • 601.366.8511 • Overby.net



For More Information:

Scott Overby, CCIM CPM 601.366.8511 x301 scott@overby.net

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	711 - 5,640 SF
Lease Rate:	\$23.05 SF/yr Full Service
Building Size:	47,042 SF
Year Built:	2010
Zoning:	C-2 General Commercial
Market:	Jackson, MS
Submarket:	Magee, MS
Parking:	Shared Facilities



PROPERTY OVERVIEW

Full service medical office building with variety of space configurations including traditional clinic space as well as general office. First floor vacancy includes former pharmacy with drive through. Traditional medical clinic and medical related general office spaces are available on the second and third floors. Full service leases with daily janitorial and utilities included.

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ADDITIONAL PHOTOS



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LOCATION MAP



Google

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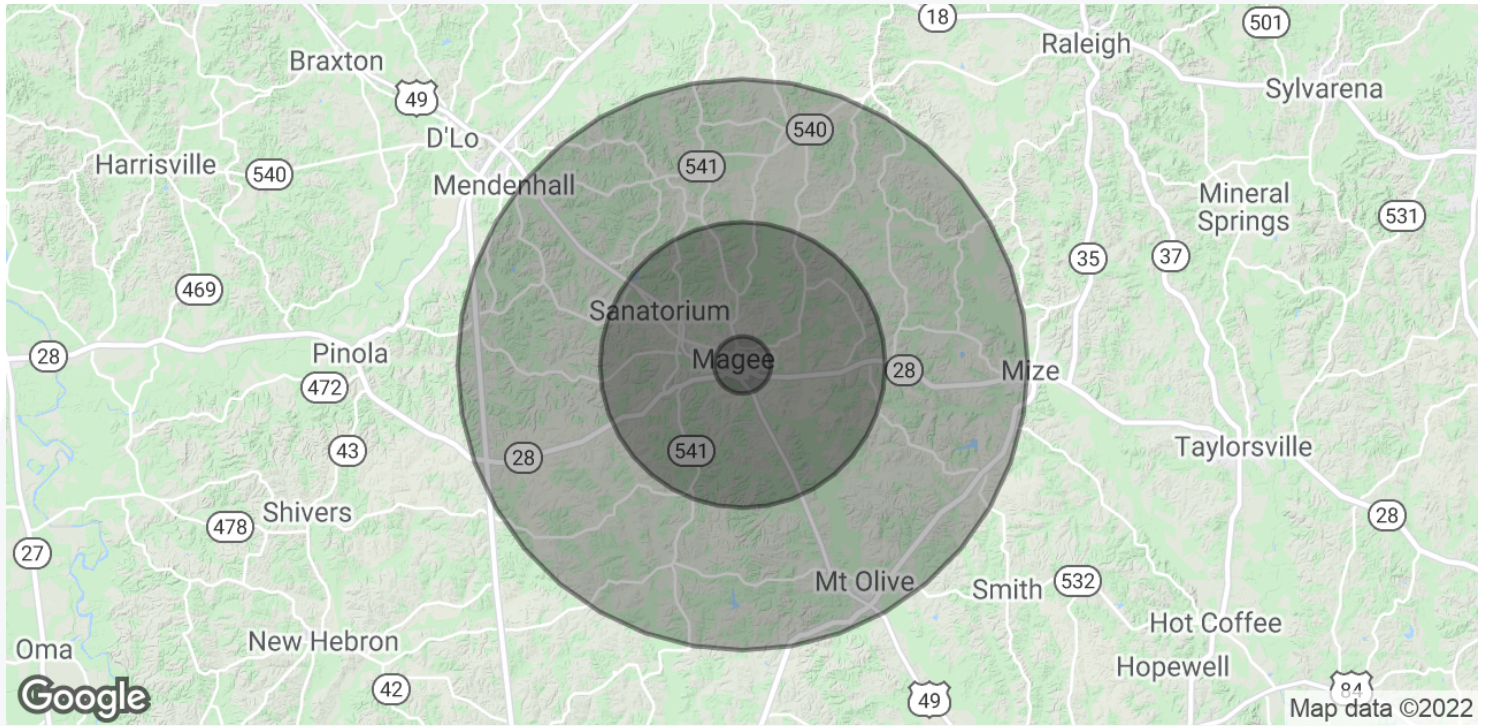
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,774	8,616	18,149
Average Age	32.6	34.3	35.6
Average Age (Male)	26.0	29.2	32.5
Average Age (Female)	37.0	37.4	37.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	708	3,352	6,867
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$42,205	\$44,656	\$46,827
Average House Value	\$140,711	\$104,367	\$98,004

* Demographic data derived from 2010 US Census

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service; NNN	Lease Term:	60 months
Total Space:	711 - 5,640 SF	Lease Rate:	\$23.05 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,554 SF	Full Service	\$23.05 SF/yr	Pharmacy with drive through.
Suite 250	Available	4,491 SF	Full Service	\$23.05 SF/yr	Former pediatric clinic.
Suite 270	-	2,633 SF	Full Service	\$23.05 SF/yr	General office space.
Suite 300	Available	5,640 SF	Full Service	\$23.05 SF/yr	Medical clinic space. Can be divided.
Suite 390	Available	1,443 SF	Full Service	\$23.05 SF/yr	Former clinical and lab space.

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BROKER INFORMATION

SCOTT OVERBY, CCIM CPM

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PROFESSIONAL BACKGROUND

Serving as president and principal broker for Overby, Inc. since 2003, Scott employs a distinctive blend of experienced real estate savvy and complex financial expertise to provide strategic consulting and brokerage services to commercial real estate investors and owners at all levels of complexity and experience.

Beginning a theme park career as a seasonal employee in 1986, Scott held a number of management positions at several parks before becoming Director of Operations for Six Flags America in 1998. In addition to park operations, Scott also assumed company-wide responsibilities for operational standardization at thirty-nine U.S. properties. The broad focus covering property operations and risk management combined with a detailed emphasis to the bottom line proved to be instrumental in Scott's transition into commercial brokerage and development in 2003.

He earned the coveted CCIM (Certified Commercial Investment Member) designation in 2008 after successfully completing a process that ensures proficiency not only in theory, but also in practice and the CPM (Certified Property Manager) designation in 2021. Scott has been honored annually for his sales and leasing volume amongst his peers and received accolades including 2017 REALTOR of the year by the Mississippi Commercial Association of REALTORS.

EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Certified Property Manager (CPM)
Building Owners and Managers Association International (BOMA)
Institute of Real Estate Management (IREM)
International Council of Shopping Centers (ICSC)
Former President, CCIM Mississippi Chapter
Former President, MS Commercial Association of REALTORS (MCAR)
Former President, Central MS MLS
Former President, Friends of Children's Hospital

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