

For Sublease

3,600 SF Retail/Medical Building



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 5713 Highway 45 ALT South in West Point, MS, a ±3,600 SF freestanding retail building with a modern, adaptable interior 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.

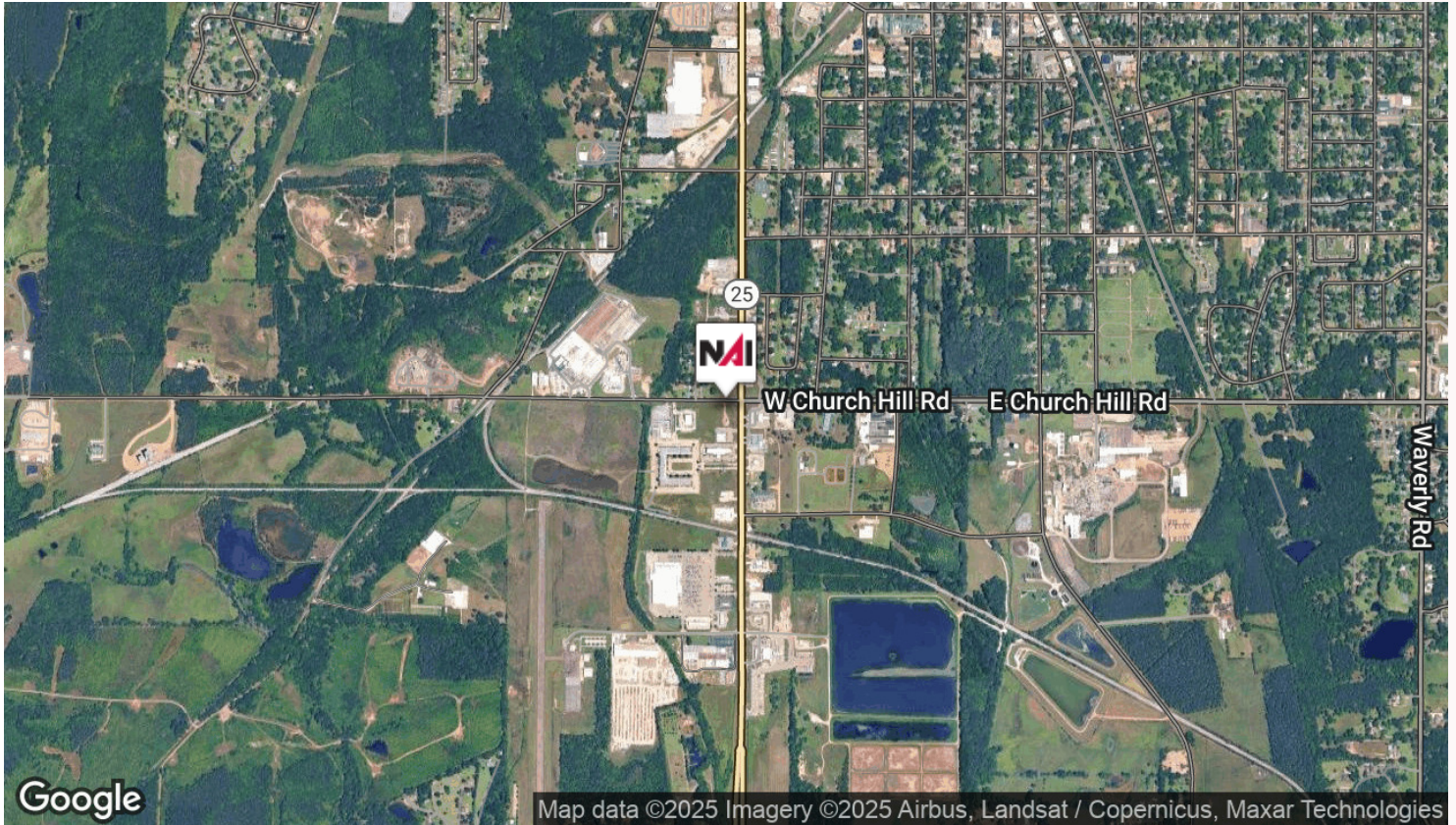
The property's freestanding design allows full control over branding, parking, and access while maximizing visibility along Highway 45 ALT South — one of West Point's most active commercial corridors. Its high-traffic location, ample parking, and clean contemporary facade create a strong presence for tenants seeking exposure, accessibility, and convenience in a growing regional market.

PROPERTY HIGHLIGHTS

- ±3,600 SF (Sublease)
- Freestanding retail building
- Excellent visibility on Highway 45 ALT South
- Prominent signage and ample parking
- 11 miles to Golden Triangle Regional Airport
- Located in the Golden Triangle corridor – West Point | Starkville (20 Miles) | Columbus (15 Miles)
- Surrounded by major employers: Yokohama Tire Corporation, Mississippi State University, & Columbus Air Force Base
- High-traffic commercial corridor

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,600 SF
Lot Size:	0.62 Acres
Building Size:	3,600 SF

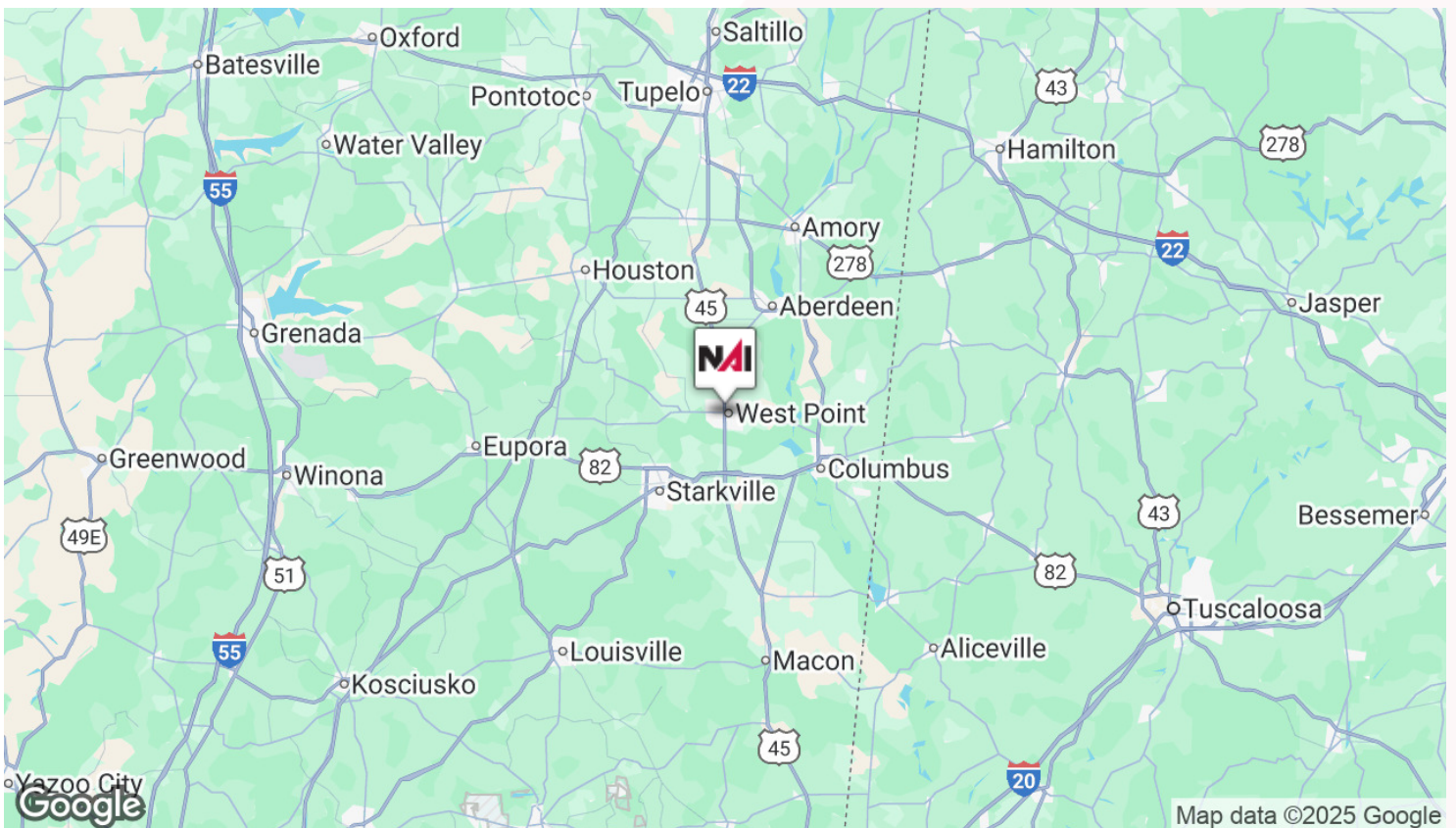
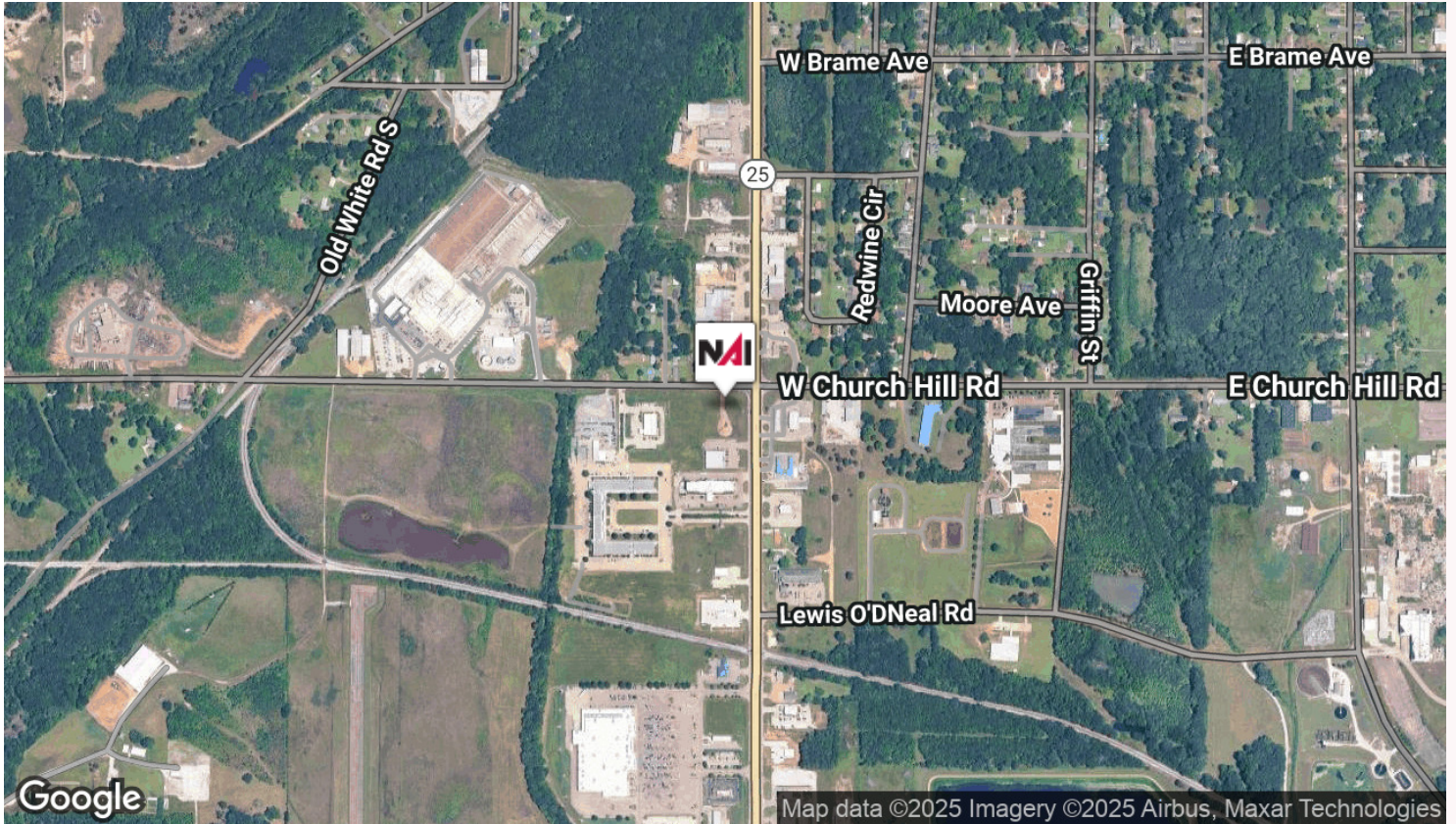


LOCATION DESCRIPTION

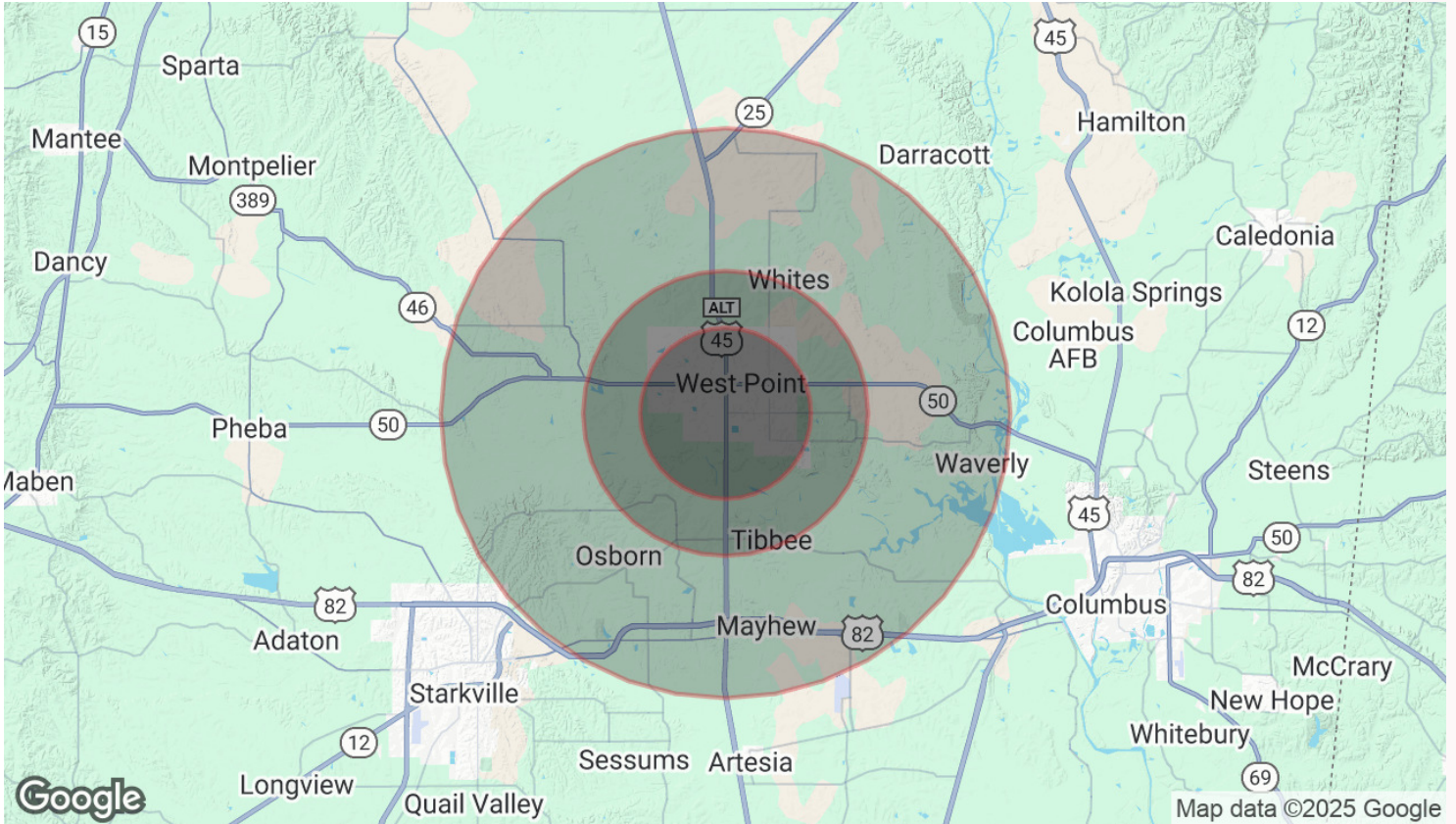
Positioned in the heart of West Point's healthcare and commercial corridor, this property benefits from outstanding regional connectivity within the Golden Triangle, encompassing West Point, Starkville (20 miles), and Columbus (15 miles). The site lies just 11 miles from Golden Triangle Regional Airport, offering convenient travel access for medical professionals, staff, and patients. Major nearby employers include Yokohama Tire Corporation, Mississippi State University, and Columbus Air Force Base, providing a stable employment base and consistent population growth.

The Highway 45 ALT corridor serves as a primary north-south route through Clay County, connecting regional healthcare, retail, and residential hubs. This high-visibility corridor experiences steady daily traffic volumes, making it a prime destination for healthcare users seeking to serve both the local community and surrounding markets.

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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

3 MILES

5 MILES

10 MILES

9,353

11,481

17,589

41

42

42

39

40

40

43

44

44

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

3 MILES

5 MILES

10 MILES

3,925

4,837

7,462

2.4

2.4

2.4

\$55,677

\$58,751

\$63,500

\$178,656

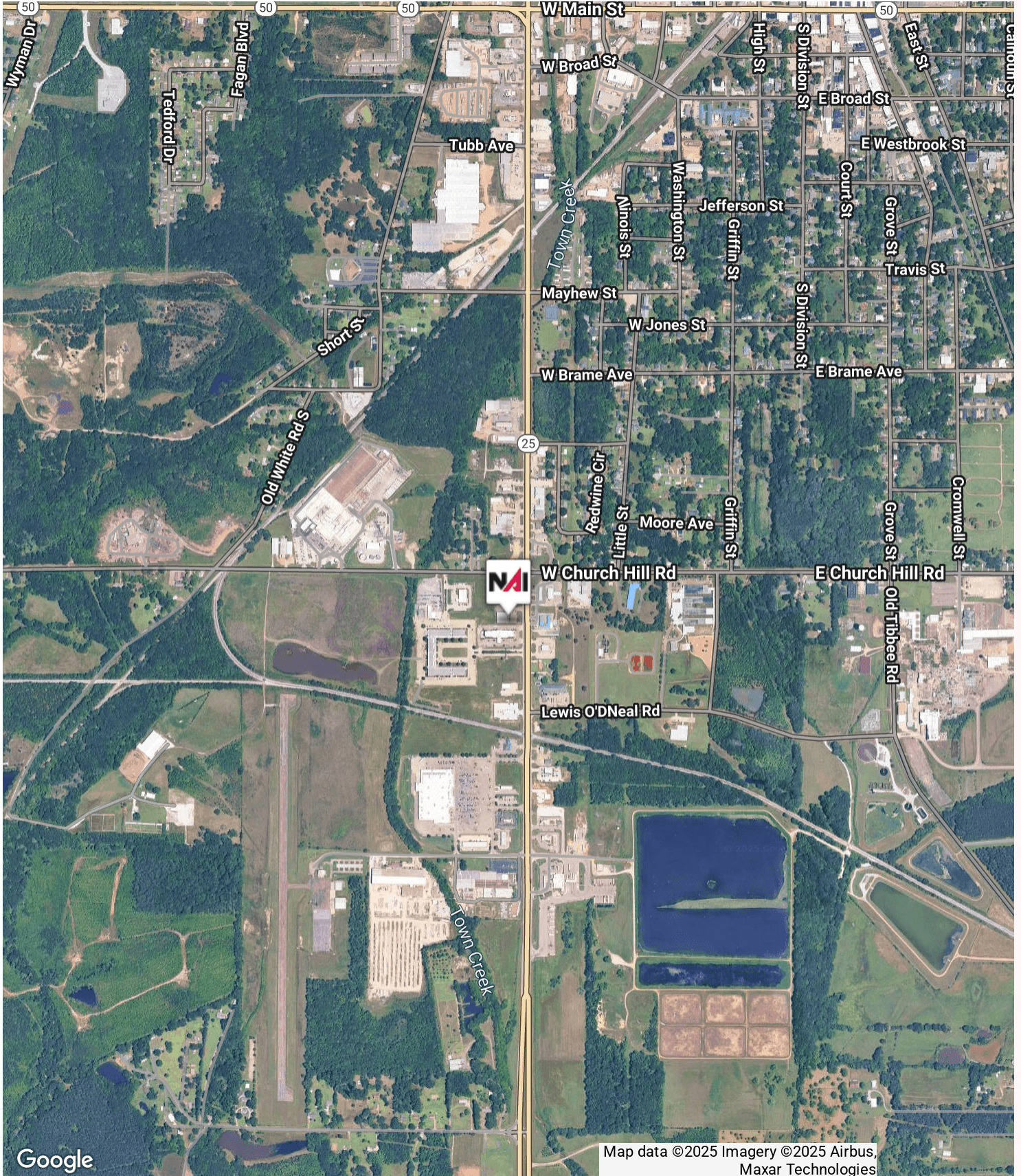
\$188,367

\$201,195

Demographics data derived from AlphaMap

For Lease

3,600 SF Retail/Medical Building For Sublease | West Point, MS



Google

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