



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 616 US Highway 82 in Indianola, MS, a ±3,699 SF freestanding retail building 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.

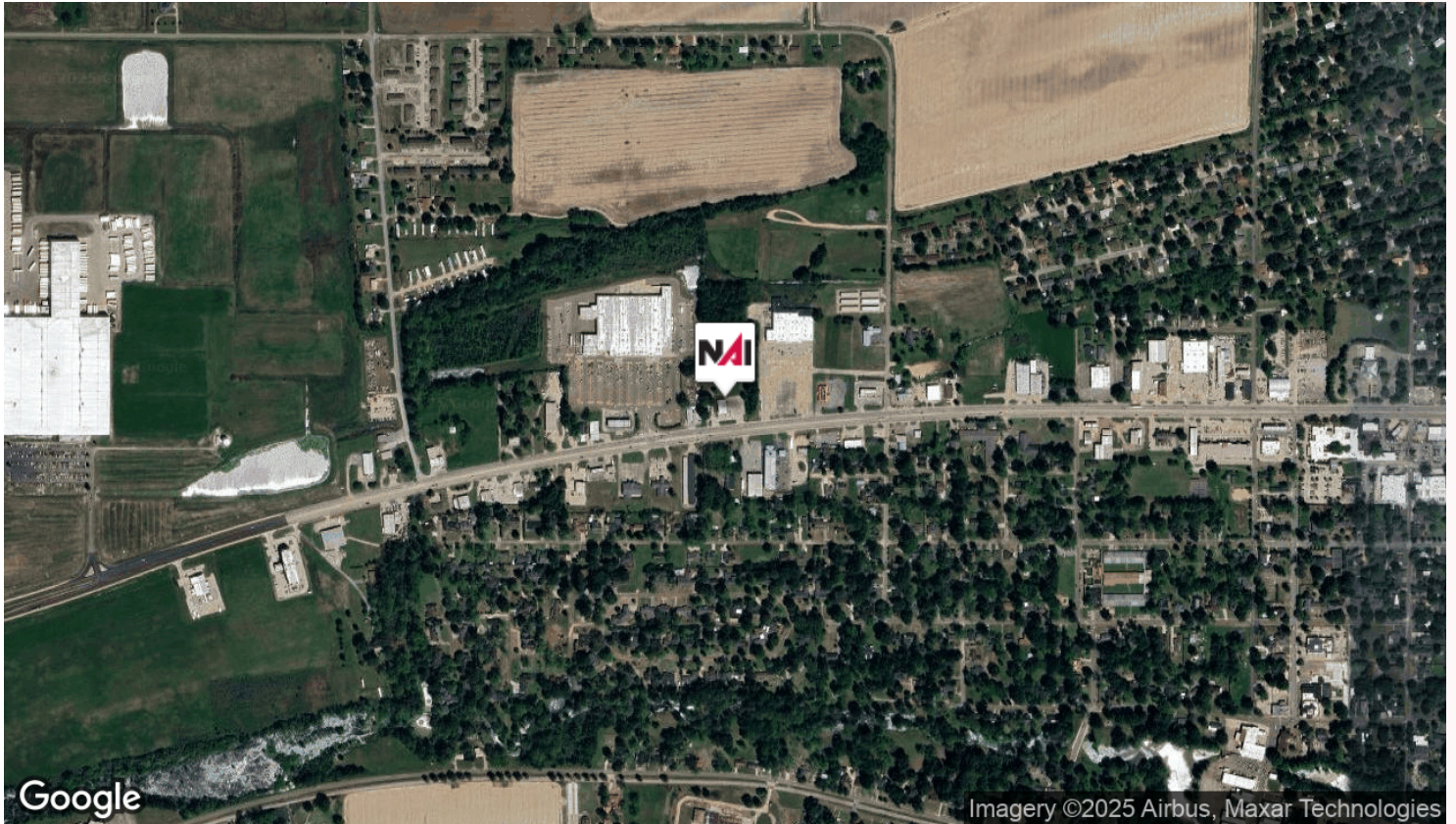
The property’s freestanding design delivers excellent visibility, ample parking, and full branding control, key advantages for tenants prioritizing accessibility and exposure. Positioned directly along US Highway 82, the region’s primary east-west commercial corridor, the property benefits from strong traffic counts, outstanding visibility, and easy access for customers traveling across Sunflower County and the greater Delta region.

PROPERTY HIGHLIGHTS

- ±3,699 SF (Sublease)
- Freestanding Building
- Excellent visibility along US Highway 82
- Prominent signage & ample on-site parking
- 2 miles to Indianola Municipal Airport
- Central location serving Sunflower County & the Delta region
- Approximately 35 miles to Greenville & 40 miles to Greenwood
- Stable regional economy anchored by healthcare & education
- High-traffic corridor w/ strong community growth & demand

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,699 SF
Lot Size:	0.7 Acres
Building Size:	3,699 SF

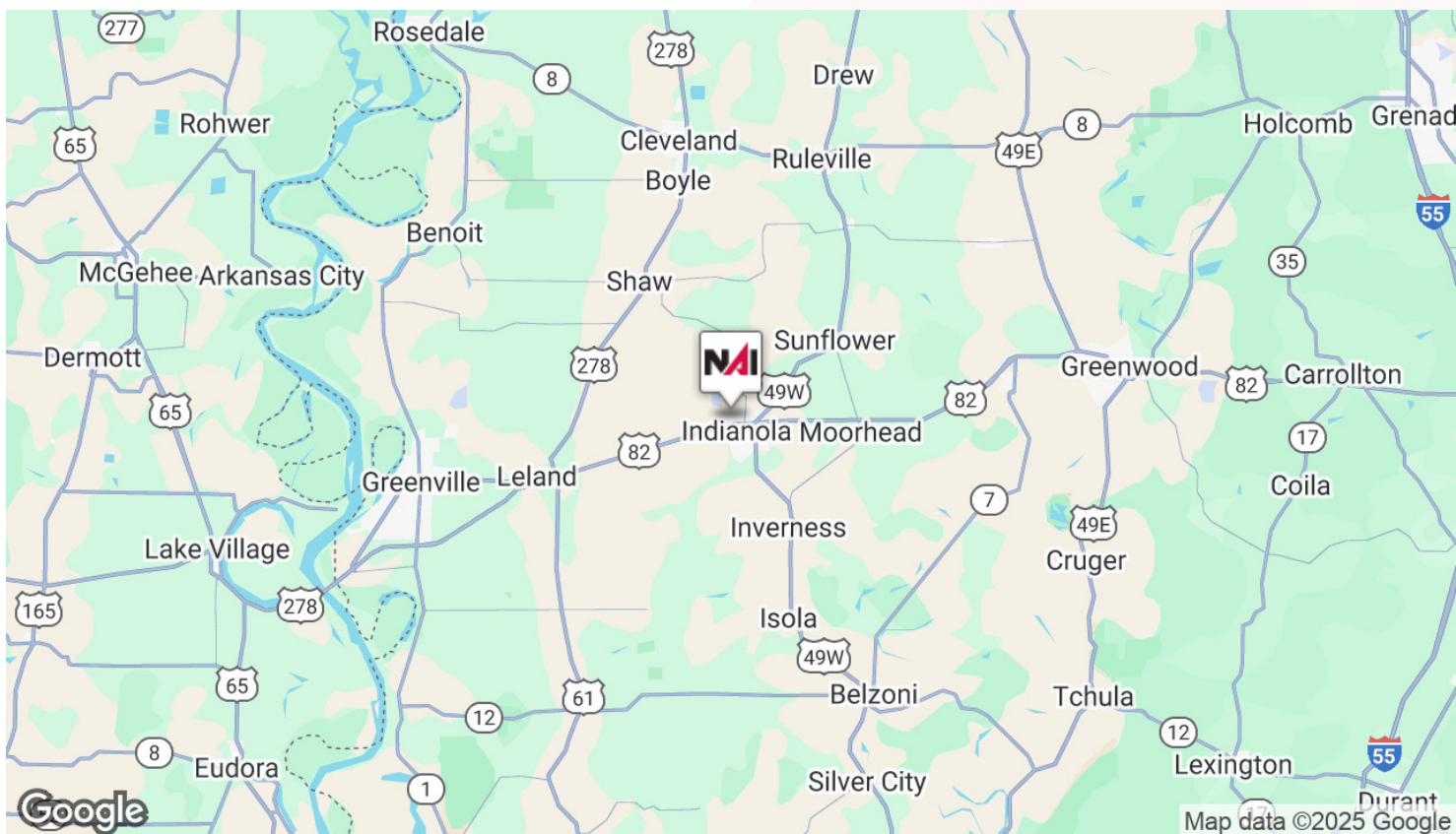
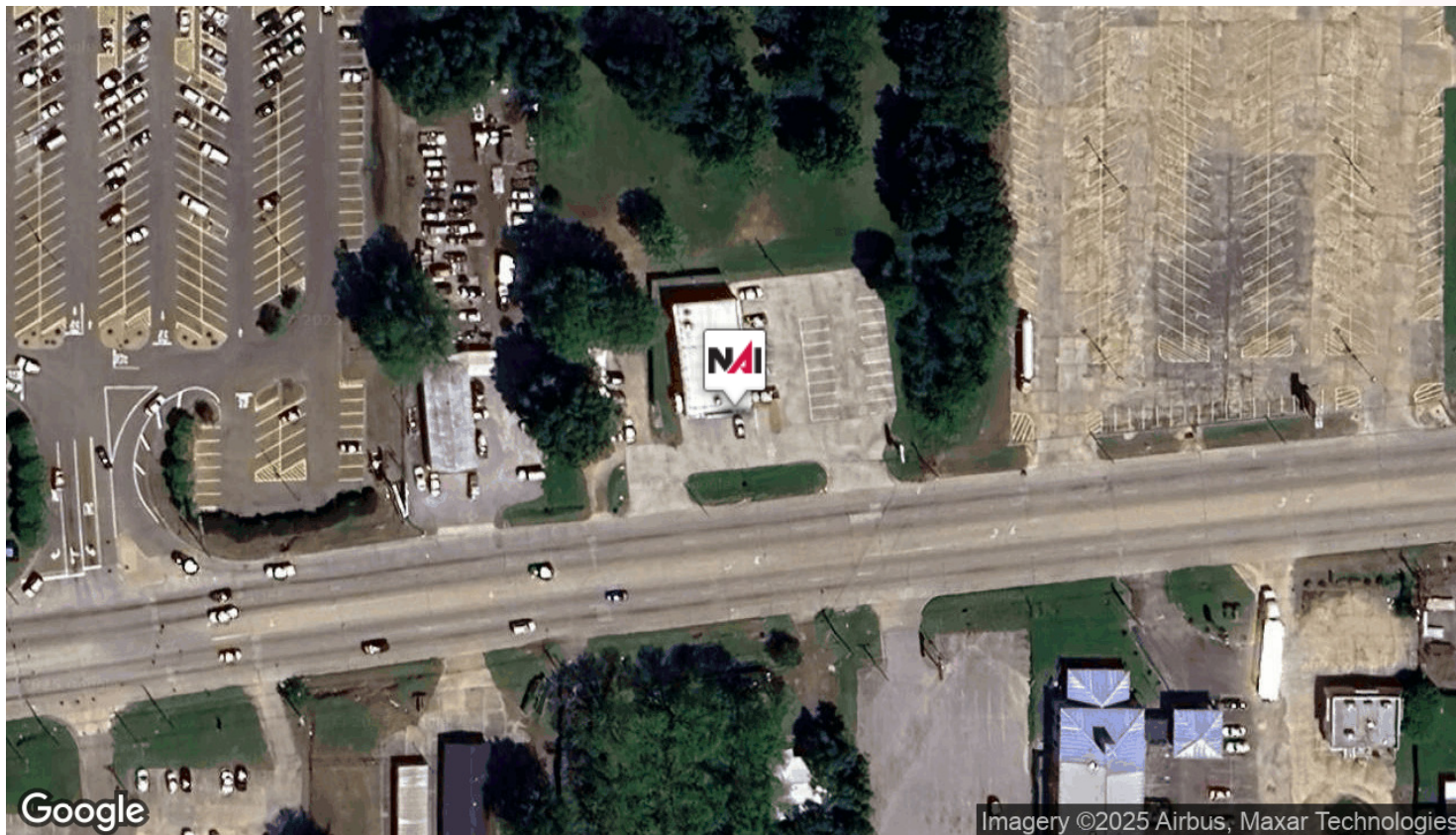


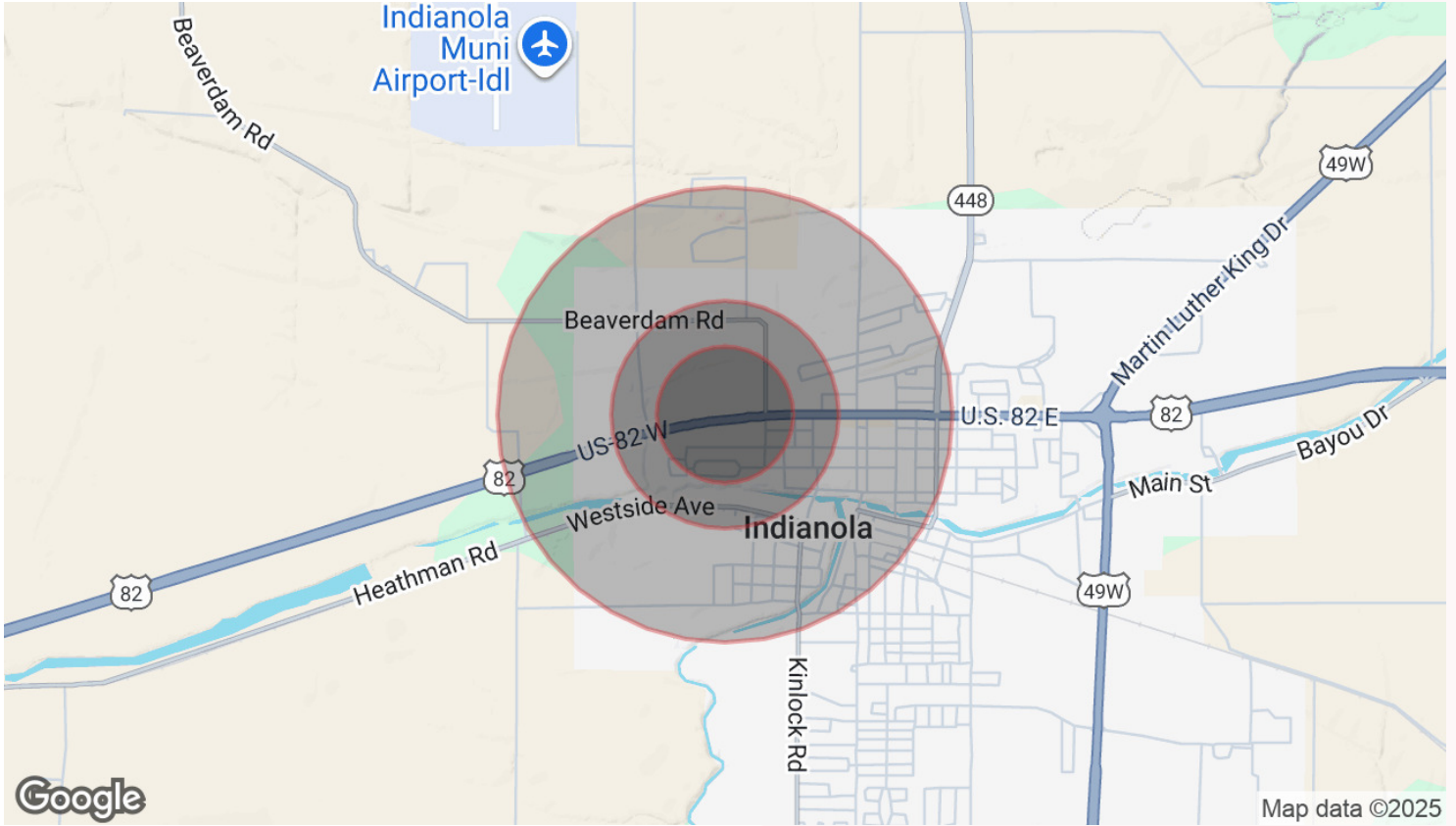
LOCATION DESCRIPTION

Located in Indianola, the county seat of Sunflower County, this site sits in the center of the Mississippi Delta's healthcare, retail, and educational hub. Indianola serves as a regional trade and service center for the Delta, drawing patients from nearby communities including Ruleville, Moorhead, Inverness, and Belzoni. The property lies just 2 miles from Indianola Municipal Airport and approximately 35 miles from Greenville and 40 miles from Greenwood, providing strong regional connectivity for patients and professionals alike.

Indianola's diverse economy, anchored by healthcare, agriculture, and small manufacturing, supports steady market demand for essential services. With its prime frontage on US Highway 82 and proximity to Delta State University (Cleveland, MS), the property sits within a growing corridor positioned for continued medical and commercial expansion.

3,699 SF Retail/Medical Building





POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

Demographics data derived from AlphaMap

0.3 MILES

0.5 MILES

1 MILE

288

1,240

2,901

41

41

40

39

39

39

42

42

41

0.3 MILES

0.5 MILES

1 MILE

111

466

1,059

2.6

2.7

2.7

\$65,631

\$63,469

\$61,754

\$154,973

\$156,011

\$153,025