

For Lease

Medical Clinic Sublease Opportunity



PROPERTY DESCRIPTION

Discover a unique sublease opportunity at 119 Colony Crossing, Madison, MS. This medical space offers an inviting entryway and lobby area, with exam rooms on either side of the suite. The site offers effortless ingress and egress off of Bozeman Road, complemented by an expansive parking field tailored to peak retail demand. Durable construction and thoughtful exterior detailing ensure enduring curb appeal, while flexible layouts accommodate varying tenant needs. This opportunity combines high-impact presentation with practical functionality for discerning retail investors.

PROPERTY HIGHLIGHTS

- Prime retail visibility along Colony Crossing corridor
- Existing exam rooms in place for medical user
- Flexible floorplate adaptable to multiple retail concepts
- Generous parking supply supporting peak customer traffic
- Efficient interior configuration minimizing costly renovations
- Strong curb appeal with durable exterior materials
- Easy ingress and egress promoting seamless customer flow

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr
Lease Type:	NNN (\$7/SF +/-)
Space Size:	1,593 SF

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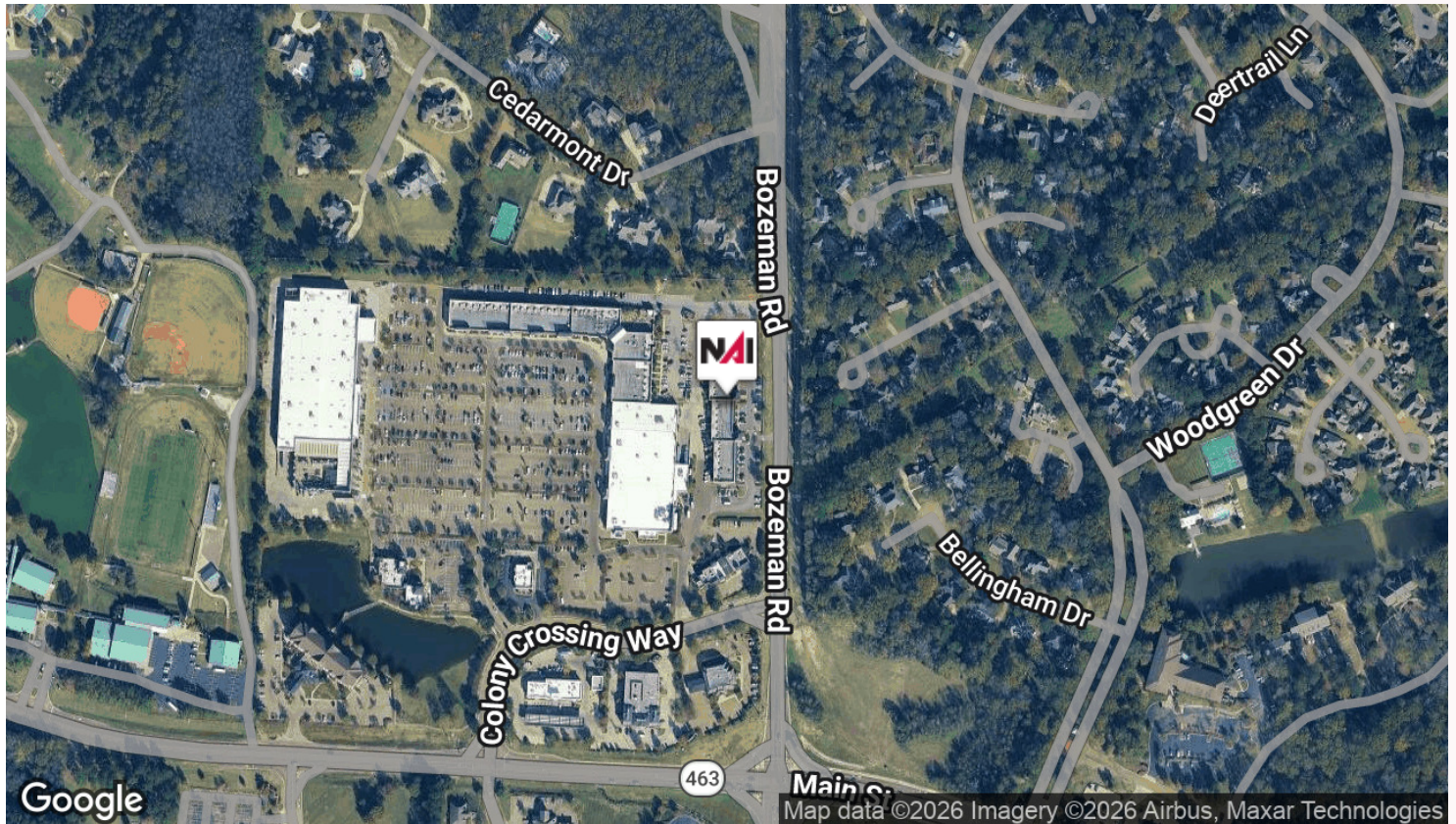
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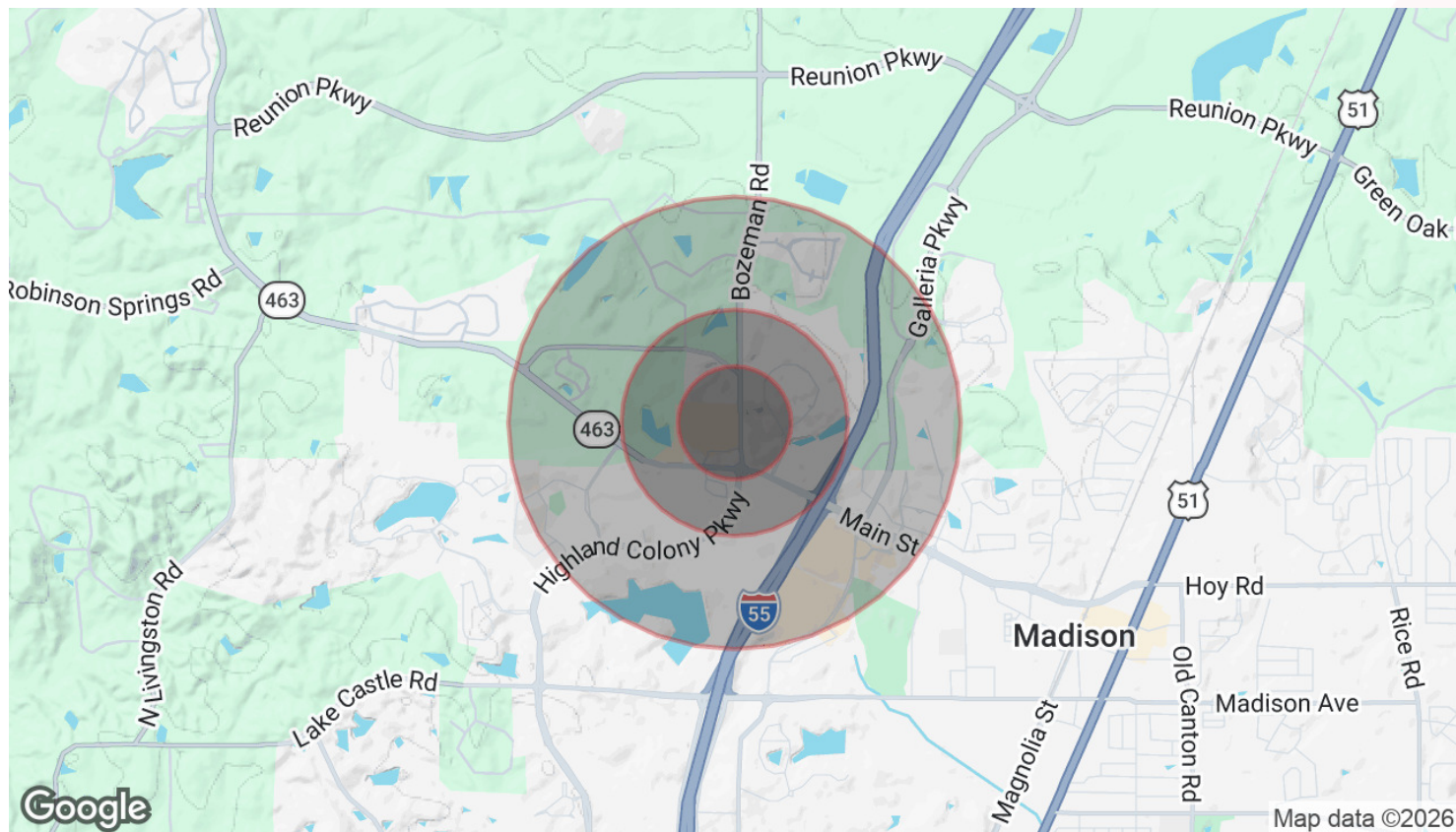
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	97	372	1,542
Average Age	43.8	44.5	45.5
Average Age (Male)	43.4	42.9	45.4
Average Age (Female)	43.3	44.3	44.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	33	131	567
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$189,757	\$183,029	\$160,941
Average House Value	\$422,025	\$401,608	\$366,263

2023 American Community Survey (ACS)

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