

# MOB SPACE

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FOR LEASE  
12,000 SF

107 FRONT STREET | VIDALIA, LA



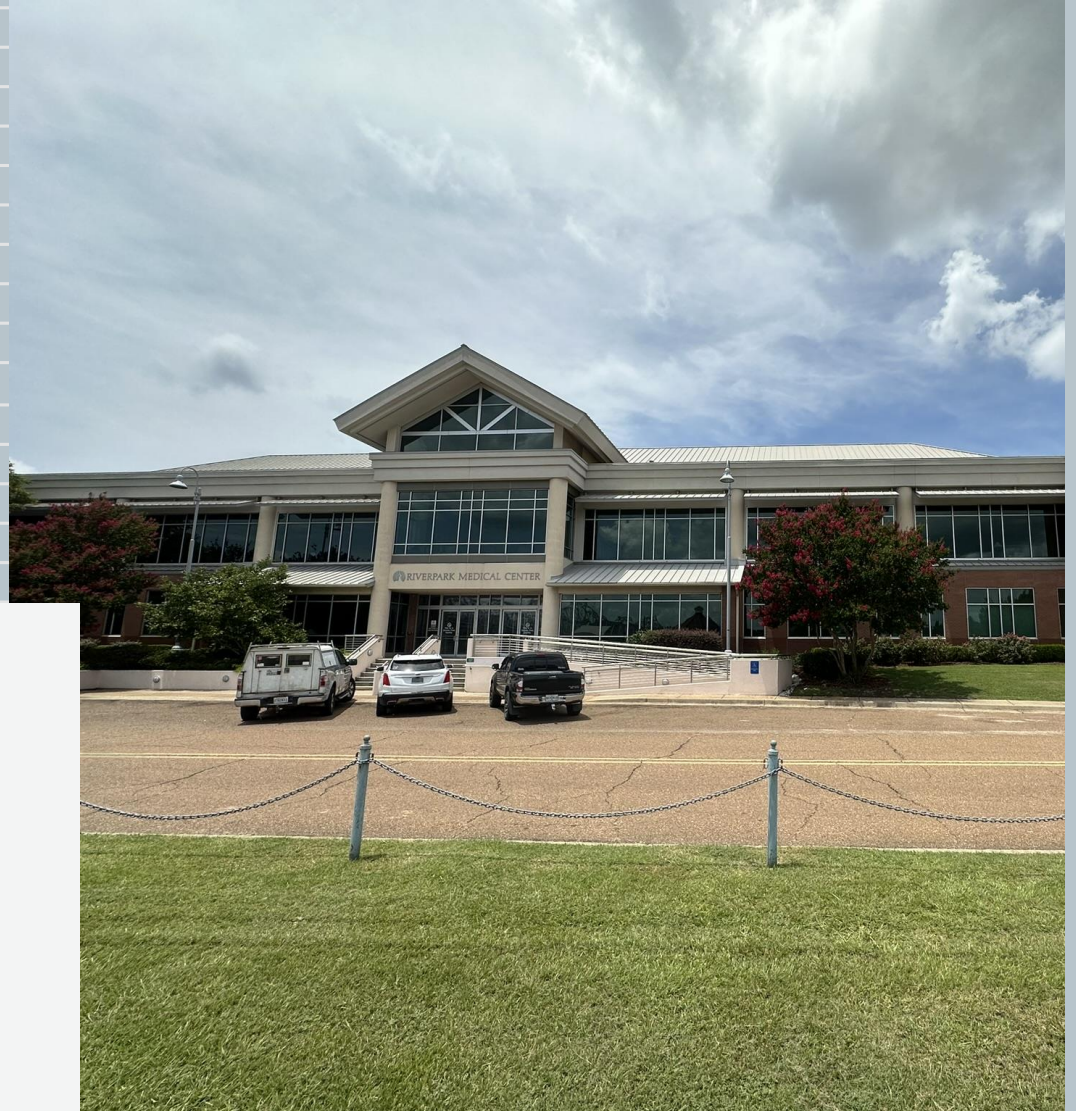
CBRE

# Property Overview

## Highlights

- MOB space available for lease in Vidalia, LA
- Approximately 12,000 SF of ground floor space
- Former imaging center
- Located just across the Mississippi River from Natchez, MS
- Ample Parking
- Complementary co-tenancy including an Ambulatory Surgical Center, on site Sports Medicine and Physical Therapy Center, ENT Clinic, and a Gastroenterology Clinic
- High end finishes

Lease Rate: \$23.00/SF NNN



# Floor Plan

## FLOOR 1



OCCUPIED



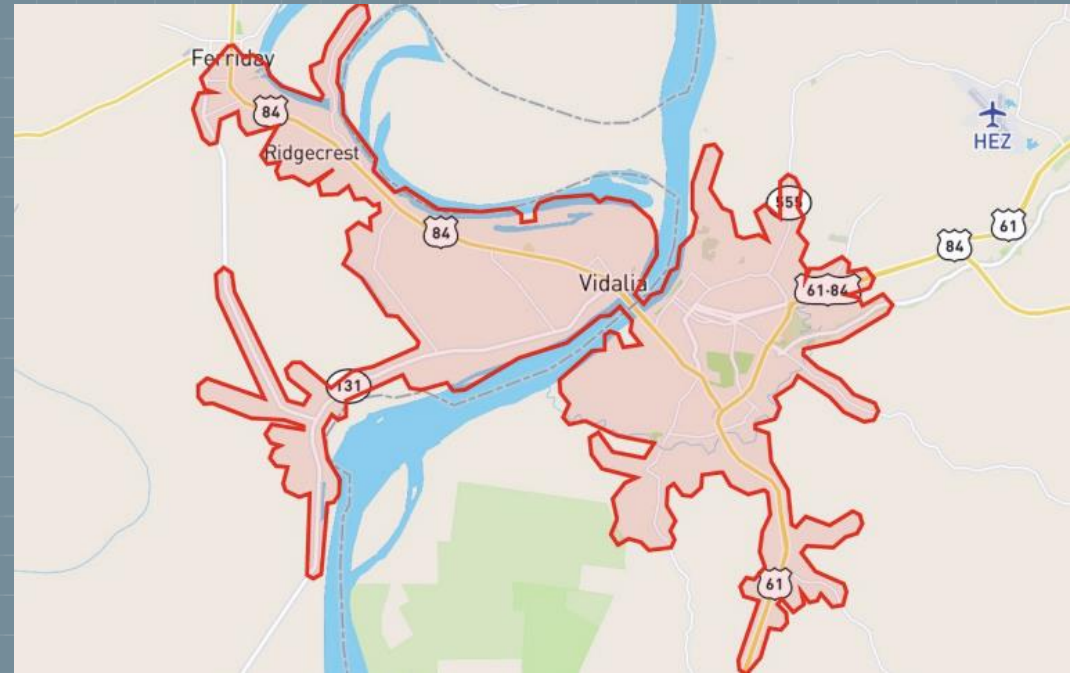
AVAILABLE

# Interior Photos



# Demographics

15 Minute Drive Time



24,326

2024 Population

10,993

2024 Households

\$56,167

Average HH Income

\$169,515

Average Home Value

29,012

2024 Daytime Population

13,937

2024 Employees

14,765

# of Adults who  
visited a doctor in  
the last 12 months

# Map Title

Trinity Medical

107 Front St



Downtown Natchez

Natchez

Downtown Natchez

Natchez-Adams County Port



Merit Health Natchez

131

Mississippi River

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