

For Sublease - Iuka, MS

2,712 SF Retail/Medical Building



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 1709 West Quitman Street in Iuka, MS, a ±2,712 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.

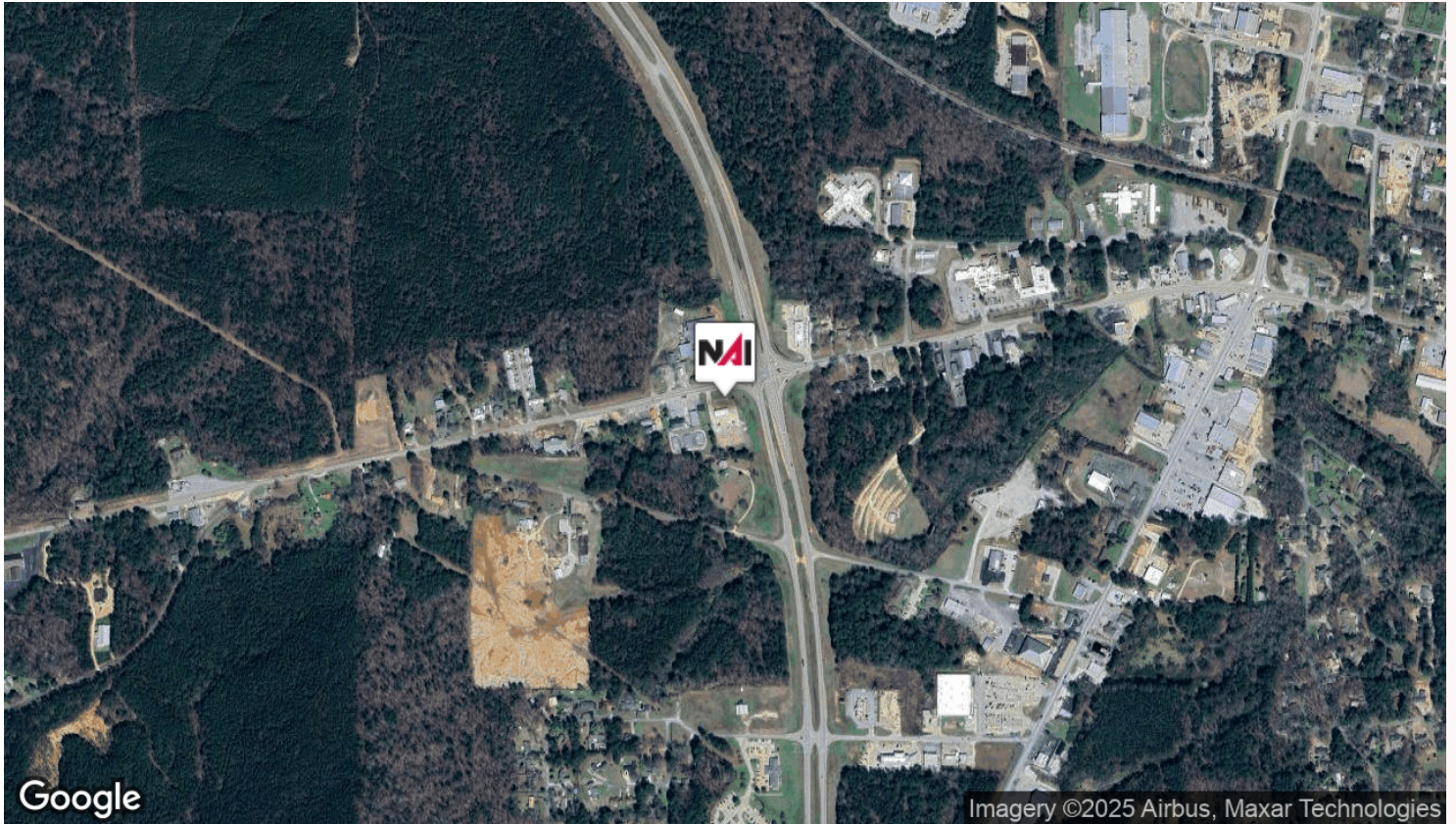
The building's freestanding design offers excellent visibility, branding control, and patient accessibility. Positioned along West Quitman Street (MS Highway 25), one of Iuka's most traveled routes. The site benefits from steady traffic counts, dedicated parking, and strong visibility to both local residents and regional commuters. Its modern exterior and convenient access make this property ideal for tenants seeking exposure and convenience in a growing regional market.

PROPERTY HIGHLIGHTS

- ±2,712 SF (Sublease)
- Freestanding retail building
- Excellent visibility along West Quitman Street / Highway 25
- Prominent signage & ample parking
- 6 miles to Tishomingo County Airport
- ±23 miles to Corinth, MS & major regional employers
- Stable regional economy with healthcare and manufacturing anchors
- Strong community growth supported by tourism and residential development

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,712 SF
Lot Size:	0.78 Acres
Building Size:	2,712 SF

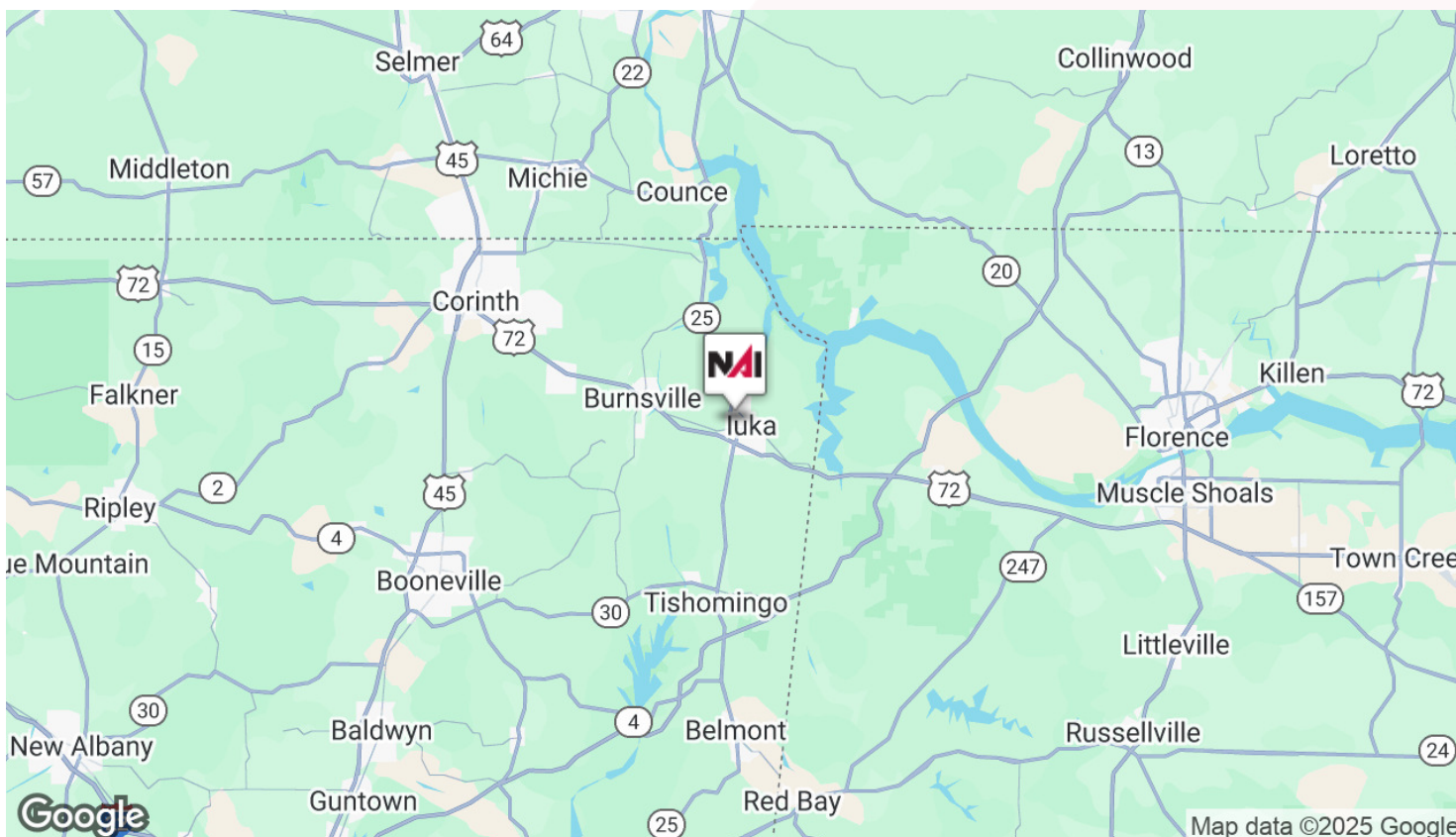


LOCATION DESCRIPTION

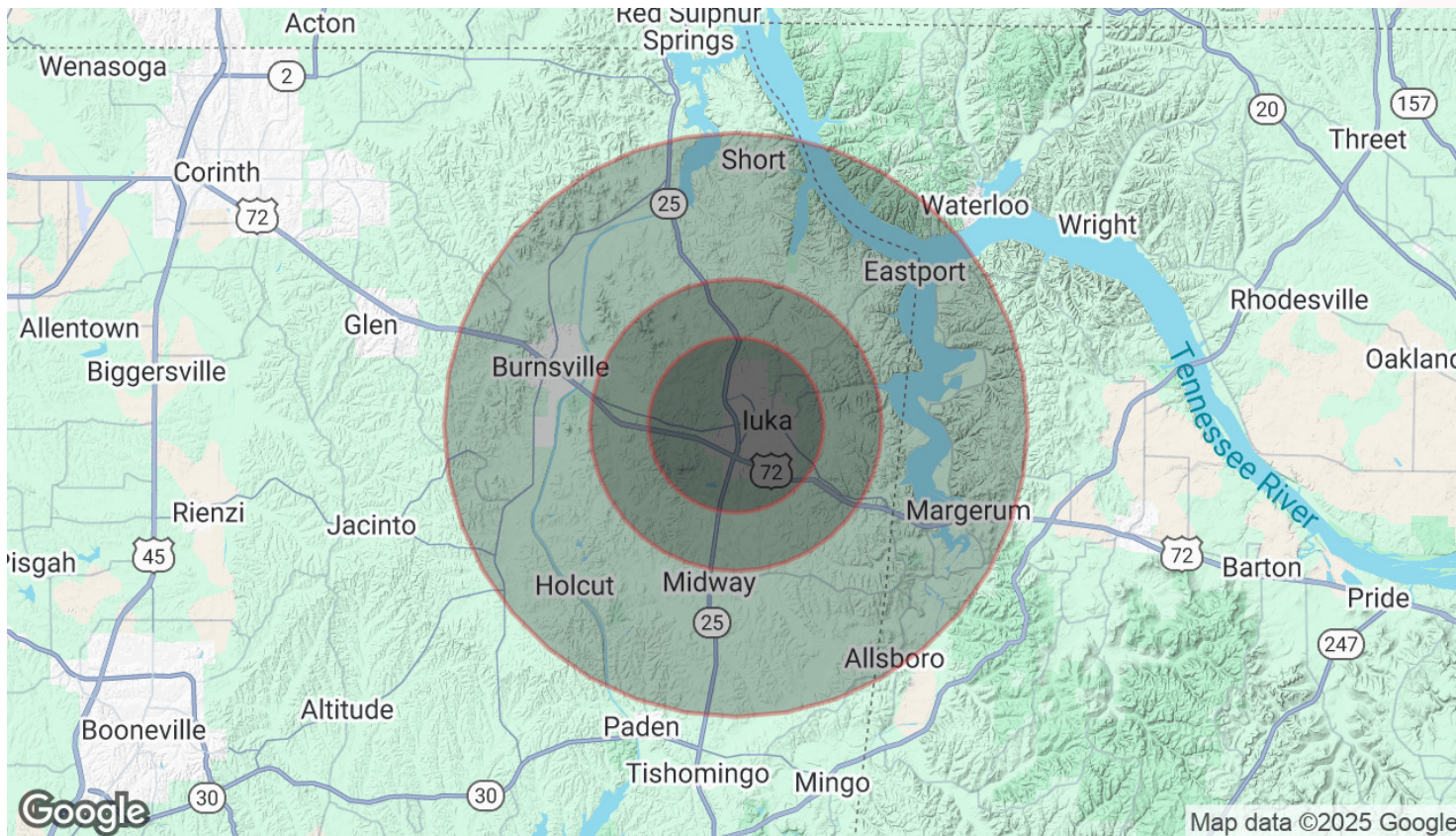
Located in Iuka, the county seat of Tishomingo County, this property enjoys a prime position in one of Northeast Mississippi's most service-oriented markets. Iuka serves as a regional hub for healthcare, retail, and light industry, drawing patients and customers from surrounding communities including Belmont, Burnsville, and Corinth. The site lies just 6 miles from the Tishomingo County Airport and approximately 23 miles east of Corinth, providing strong regional connectivity for both medical professionals and patients traveling from neighboring towns and counties.

The property's location along Highway 25 (West Quitman Street) offers easy access to local schools, residential neighborhoods, and essential retail, creating an established and reliable patient base. Iuka's growing population and its proximity to Pickwick Lake, a regional recreation destination, further enhance the area's appeal and economic activity.

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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

3 MILES

5 MILES

10 MILES

4,445

6,392

13,070

44

45

44

42

42

43

47

47

46

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

3 MILES

5 MILES

10 MILES

1,894

2,693

5,528

2.3

2.4

2.4

\$58,079

\$59,060

\$63,572

\$150,540

\$153,198

\$167,276

Demographics data derived from AlphaMap