

OFFICE BUILDING FOR SALE



2710 SHERMAN AVENUE VICKSBURG, MS 39183



JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

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LOCATION DESCRIPTION

PRICE REDUCTION! Very nice freestanding building located across Highway 61 from River Regions Medical center. Superbly well maintained property that is nicely designed on the inside and outside. Downstairs space has 10 offices, reception area, small waiting area, 2 sets of restrooms and currently has 12 cubicles. The upstairs space has 2 large storage closets, small kitchen area, and 2 large open spaces with great windows. There are currently 6 cubicles in one of the open spaces upstairs.

OFFERING SUMMARY

Sale Price:	\$397,500
Lot Size:	1.01 Acres
Building Size:	5,744 SF

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LOCATION INFORMATION

Street Address	2710 Sherman Avenue
City, State, Zip	Vicksburg, MS 39183
County	Warren
Signal Intersection	Yes

BUILDING INFORMATION

Building Class	B
Occupancy %	0.0%
Tenancy	Single
Number of Floors	2
Year Built	2001
Construction Status	Existing
Condition	Good
Roof	Arched
Free Standing	Yes
Number of Buildings	1

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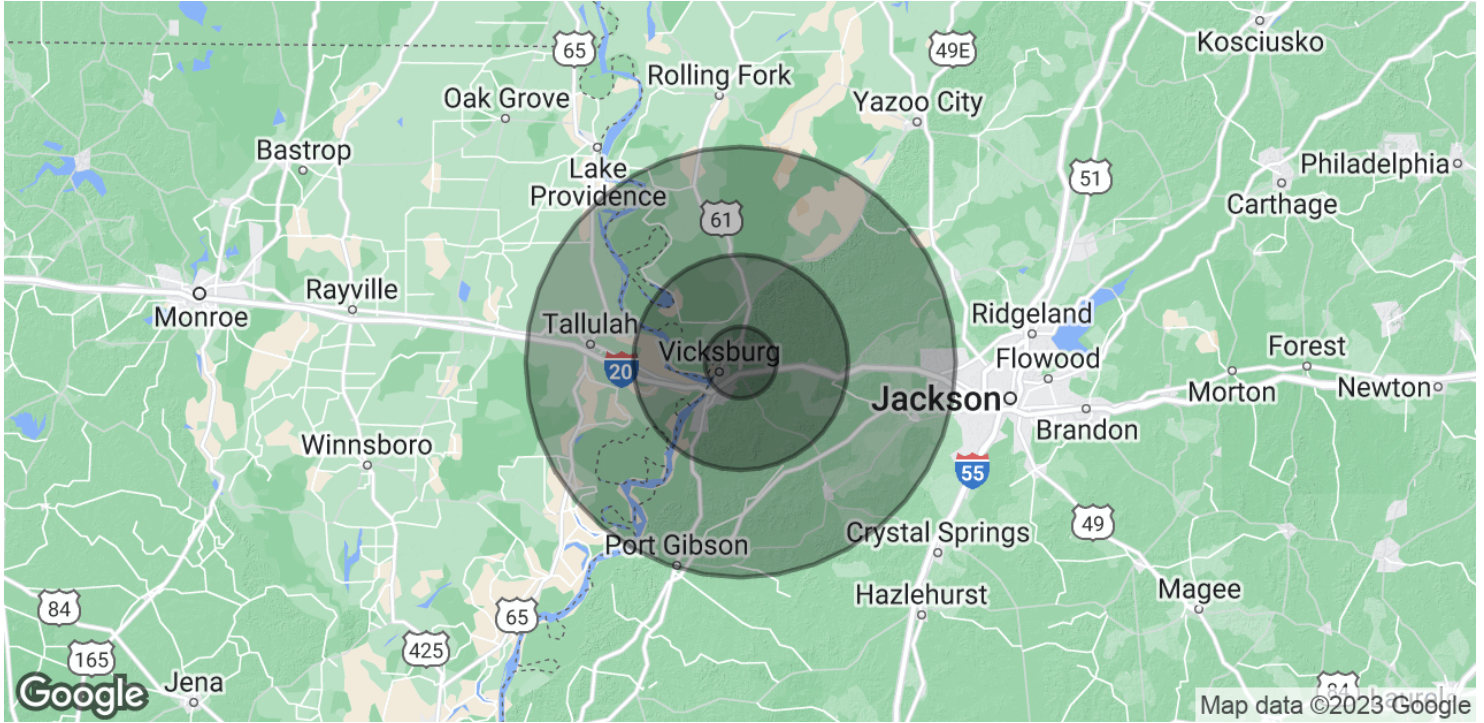
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	23,879	54,597	98,471
Average age	36.5	37.2	37.8
Average age (Male)	37.4	36.7	35.5
Average age (Female)	37.6	38.4	40.0
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	9,642	21,609	37,070
# of persons per HH	2.5	2.5	2.7
Average HH income	\$47,694	\$53,998	\$51,735
Average house value	\$98,191	\$116,151	\$113,230

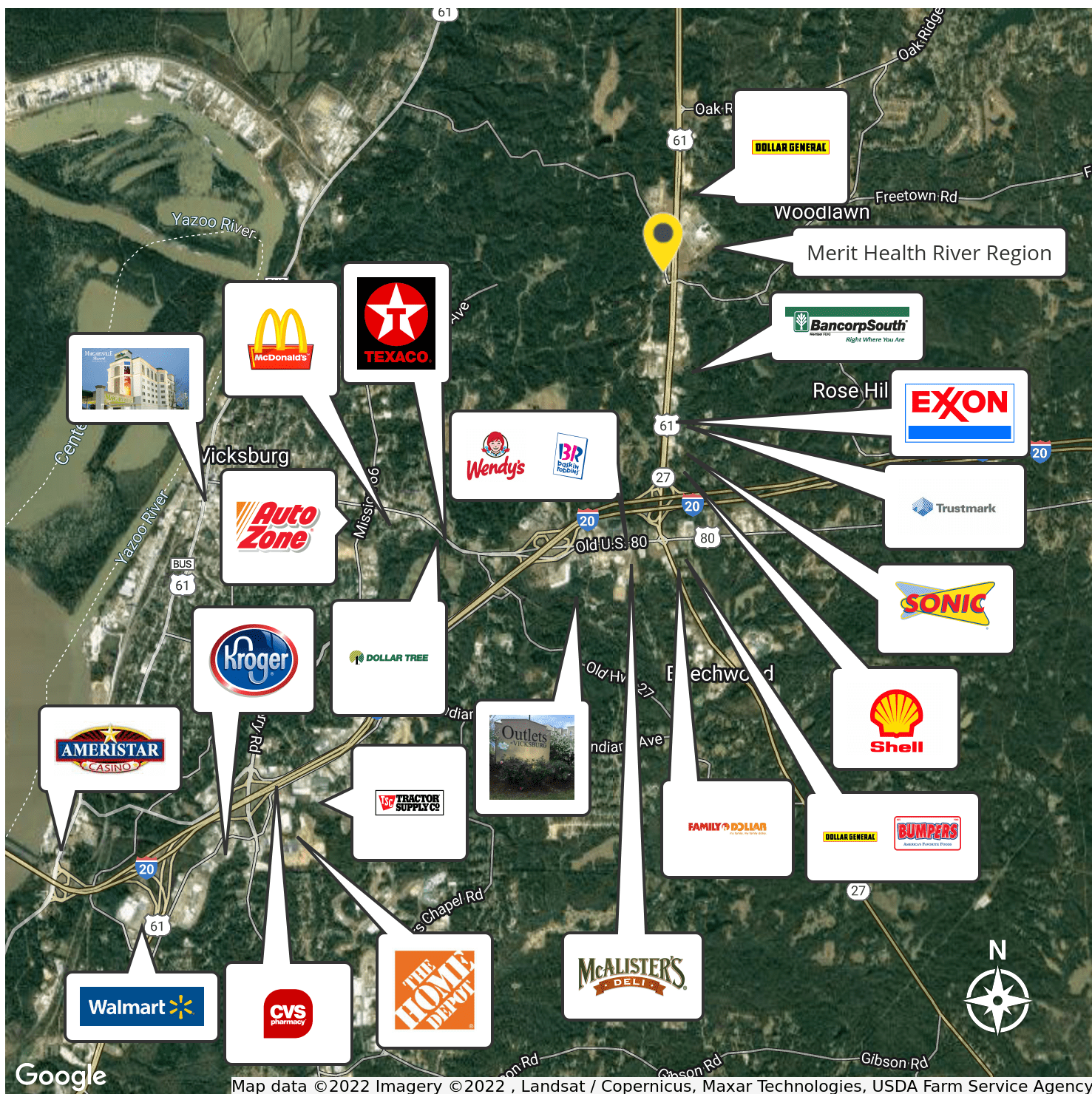
* Demographic data derived from 2020 ACS - US Census

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MS #16810

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