

2710 SHERMAN AVENUE VICKSBURG, MS 39183



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SPEED COMMERCIAL REAL ESTATE

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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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OFFICE BUILDING FOR SALE

LOCATION INFORMATION

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

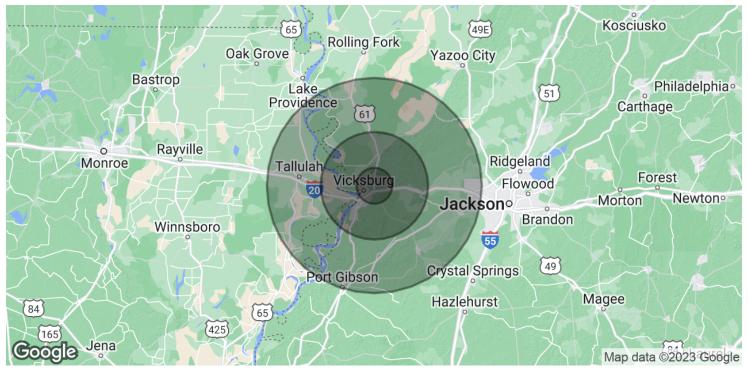
BUILDING INFORMATION

| Building Class | В |
|---------------------|----------|
| 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 |
| | |





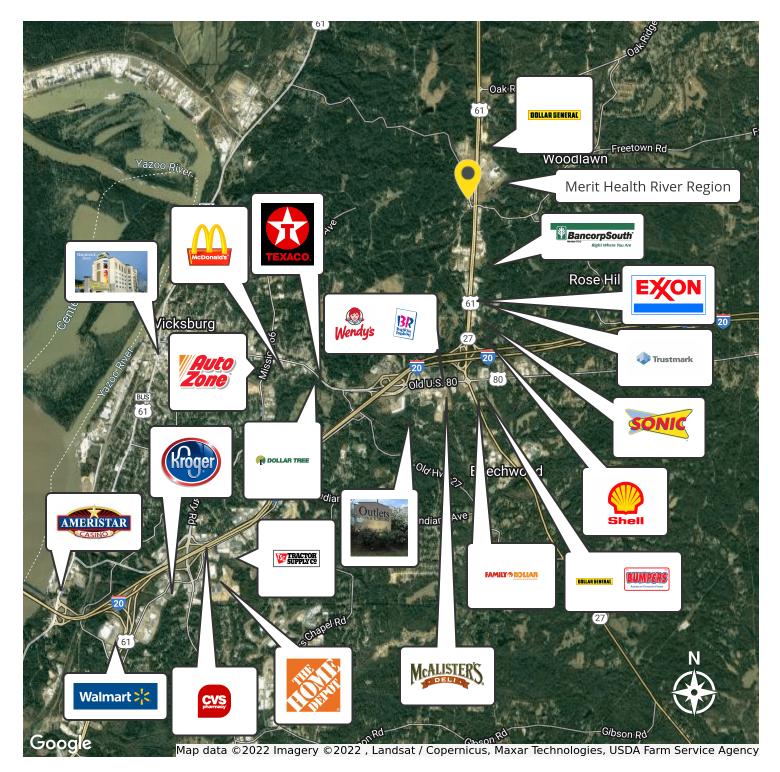




| POPULATION | 5 MILES | 15 MILES | 30 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 23,879 | 54,597 | 98,471 |
| Average age | 36.5 | 37.2 | 37.8 |
| Average age (Male) | 37.4 | 36.7 | 35.5 |
| Average age (Female) | 37.6 | 38.4 | 40.0 |
| HOUSEHOLDS & INCOME | 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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President | CCIM

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MS #16810