

OFFICE BUILDING FOR SALE

# RICHLAND PRIMARY CARE BUILDING

120 SCARBROUGH DRIVE RICHLAND, MS 39218



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#### LOCATION DESCRIPTION

Located in the heart of Richland, Ms and sits on 2.33+/- Acres. Close to schools, family medical offices, chiropractic services, police station, post office and city hall. Three separate suites totaling 12,840+/-sf and ADA compliant. Suite A, 8472+/-sf, suite B consists of 1089+/-sf and Suite C consists of 3148+/-sf along with a loading dock with storage space.

Hwy 49 to Scarbrough Dr. (McDonald & Walgreen) head West and the building is on the right.

#### OFFERING SUMMARY

Sale Price:	\$889,000
Lot Size:	0.98 Acres
Building Size:	12,839 SF

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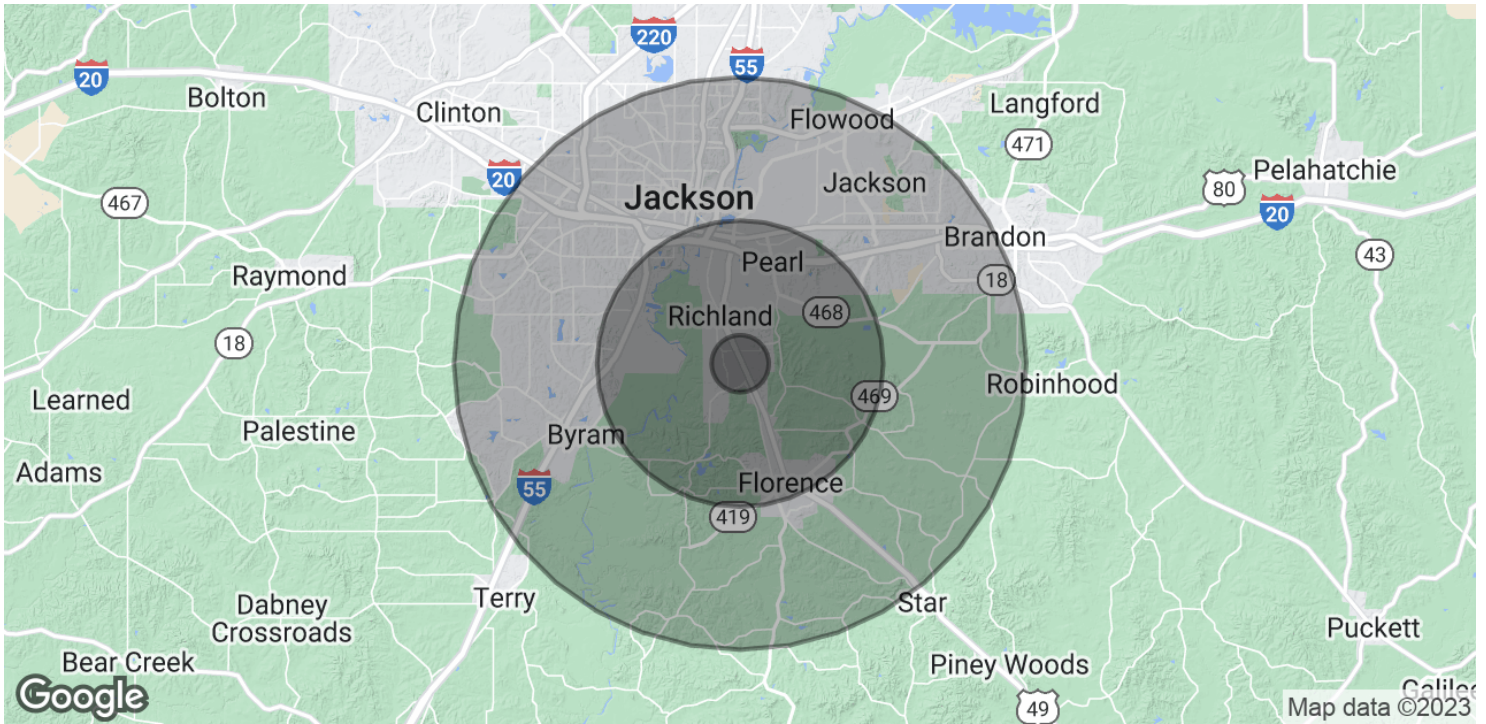
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## RICHLAND PRIMARY CARE BUILDING

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	818	31,132	203,605
Average age	33.1	33.6	32.6
Average age (Male)	29.2	31.6	30.8
Average age (Female)	38.9	36.6	34.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	295	11,247	72,541
# of persons per HH	2.8	2.8	2.8
Average HH income	\$55,936	\$54,543	\$52,176
Average house value	\$128,921	\$123,666	\$143,008

\* Demographic data derived from 2020 ACS - US Census

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MS #16810

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