



104 McAuley Drive - Medical Office Building

104 McAuley Drive
Vicksburg, Mississippi 39183

Property Overview

The 47,009 SF, two-story brick property, formerly a well established medical clinic, is ideally situated within a primarily residential development, offering a unique blend of accessibility, community integration and it seamlessly connects with the local community, providing a convenient and familiar location for clients and customers.

The property has a significant amount of offices and exam rooms, as well as a large waiting/lobby. There is a former physical therapy pool in the basement. The property has as covered drop-off area, an elevator and ample parking for visitors and employees.

Potential uses could include certain Healthcare sectors, Professional Offices, Community Services, Educational or Religious Facilities or Behavioral/Wellness Centers.

Property Highlights

- 47,009 SF Medical Clinic
- Extensive Office Spaces & Exam Rooms
- Covered Drop-Off Area
- Elevator
- Close to I-20 (1.5 Miles)

For More Information

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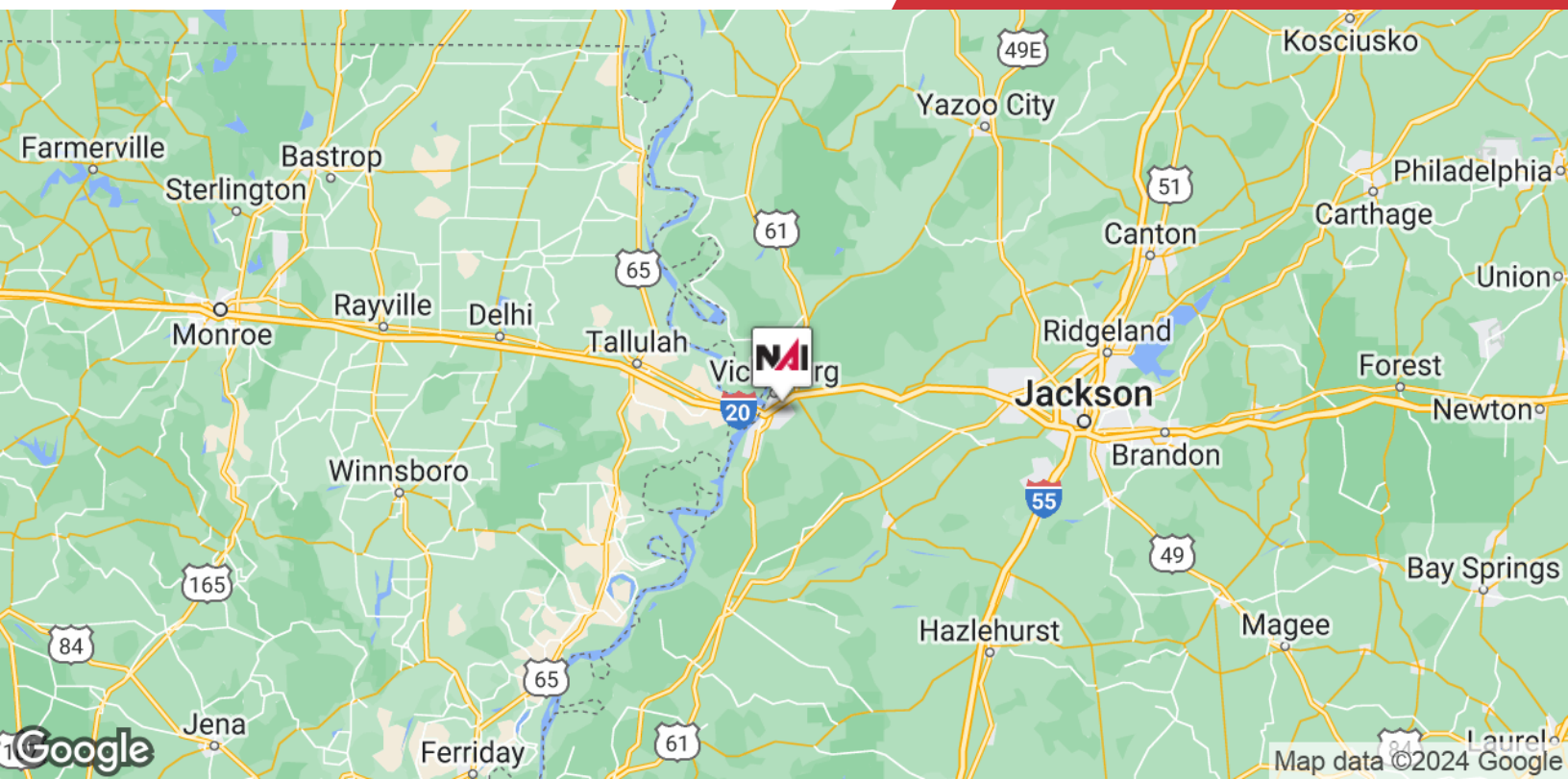
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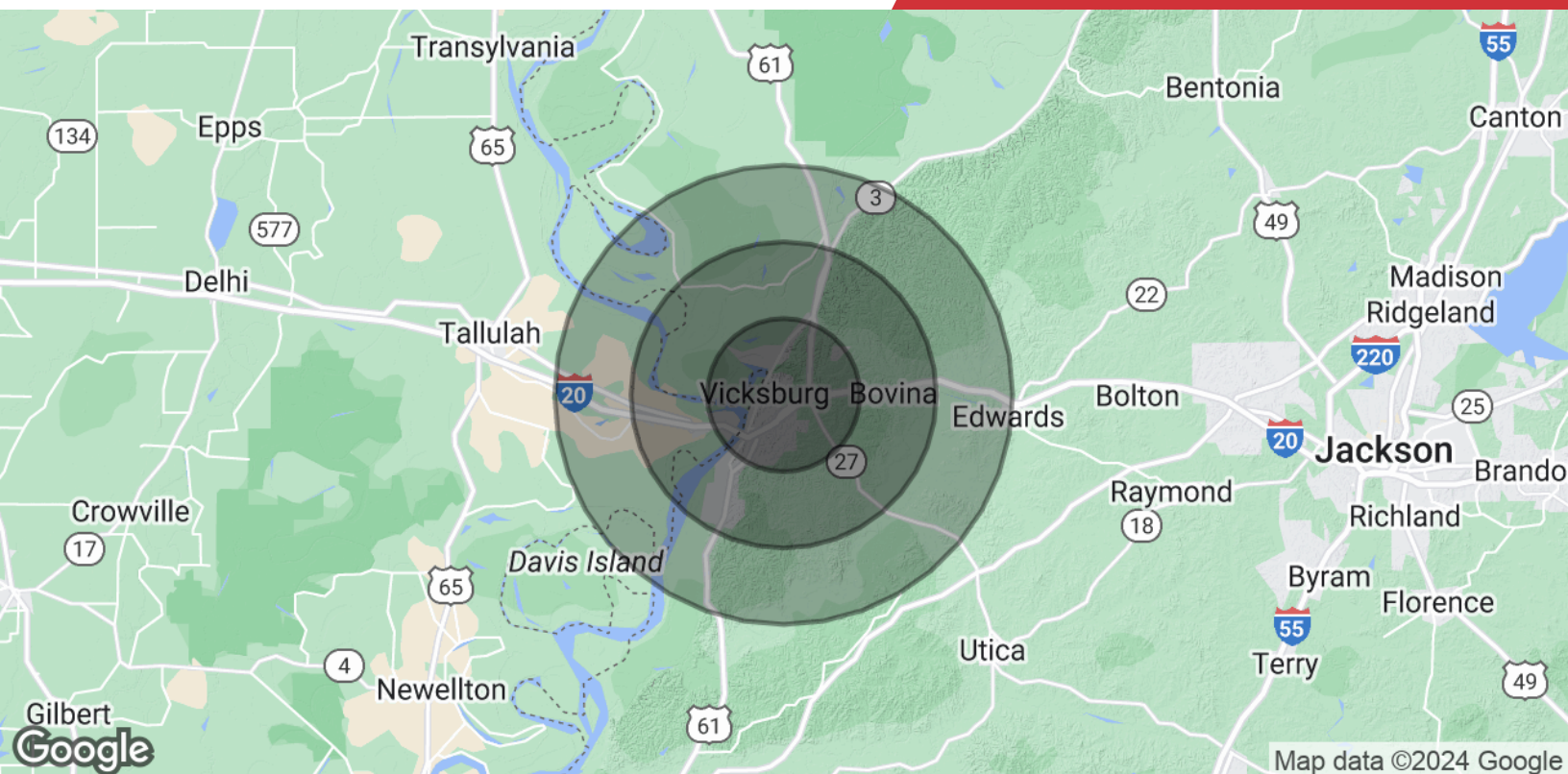


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Population

	5 Miles	10 Miles	15 Miles
Total Population	27,028	40,507	47,374
Average Age	38.4	39.6	40.2
Average Age (Male)	38.0	38.3	38.7
Average Age (Female)	39.8	40.9	41.5

Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	13,372	19,518	22,714
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$48,706	\$53,652	\$53,174
Average House Value	\$134,868	\$141,273	\$138,453

2020 American Community Survey (ACS)

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