



1 Medical Plaza

1 Medical Plaza

Vicksburg, Mississippi 39183

Property Highlights

- 13,450 SF Medical Clinic
- Prime Location (Interstate 20 Frontage)
- 42,000 VPD (Interstate 20)

Property Overview

The 13,450 SF property is the former Merit Health Medical Clinic. The property offers a unique commercial opportunity, with a spacious interior it can accommodate a wide range of uses, from healthcare services to professional offices and beyond. Situated in the heart of Vicksburg, MS, it benefits from a strategic location with Interstate 20 Frontage and excellent visibility from Interstate 20; I-20 has 42,000 VPD. The property is easily accessible, attracting both the local community and surrounding areas.

Offering Summary

Sale Price:	\$595,000
Building Size:	13,450 SF

Demographics 1 Mile 2 Miles 3 Miles

Total Households	1,561	5,508	8,856
Total Population	2,980	10,742	17,083
Average HH Income	\$58,476	\$48,884	\$47,820

For More Information

Micah McCullough, CCIM, SIOR

O: 601 981 6800 x301

micah@ucrproperties.com | MS #B-18980

Alex Wilson

O: 601 981 6800 x304

alex@ucrproperties.com | MS #22859

Allen Carr, CCIM

O: 601 981 6800

allen@ucrproperties.com

NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

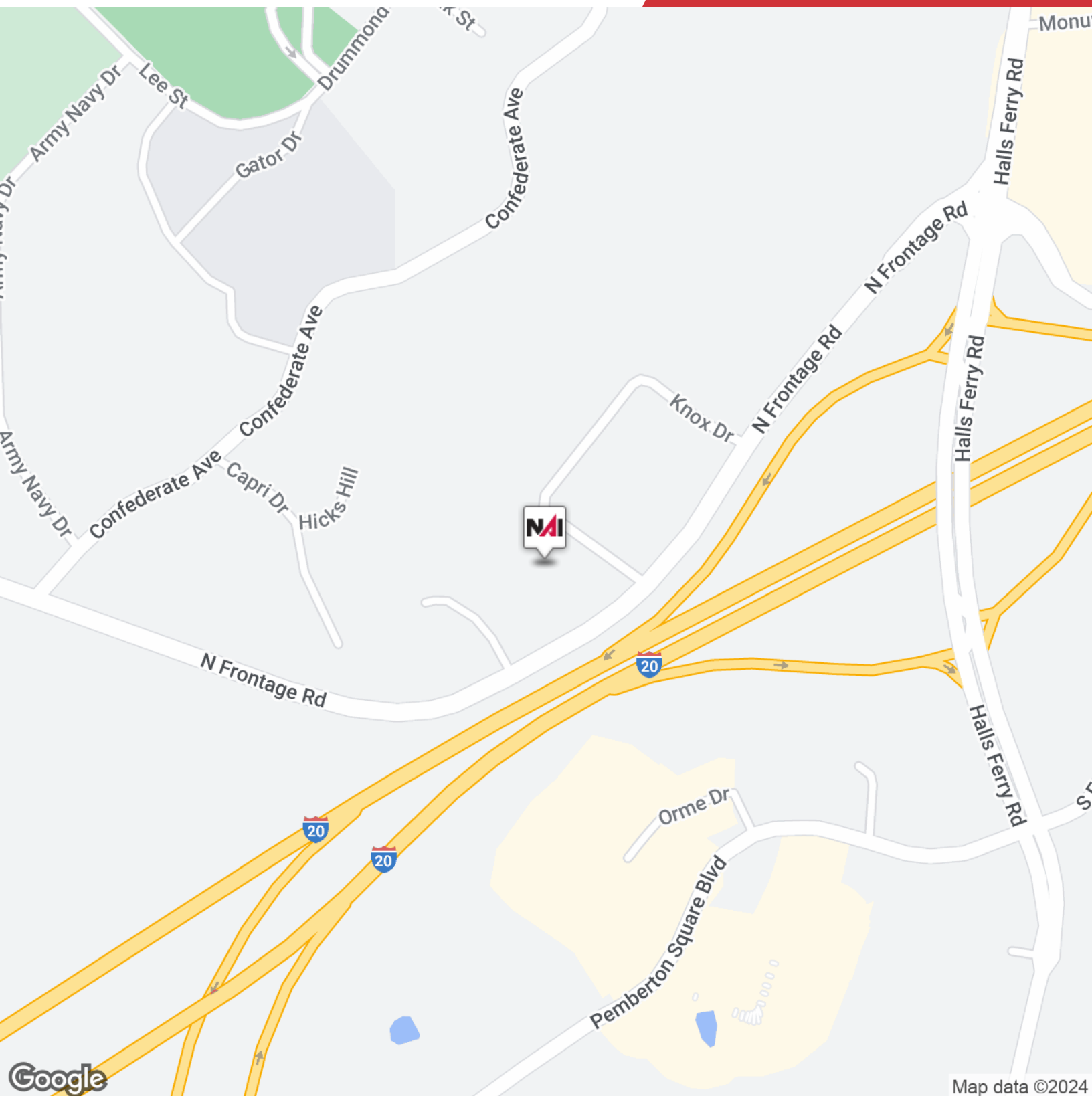
660 Katherine Drive, Suite 402
Jackson, MS 39232
601 981 6800 tel
ucrproperties.com

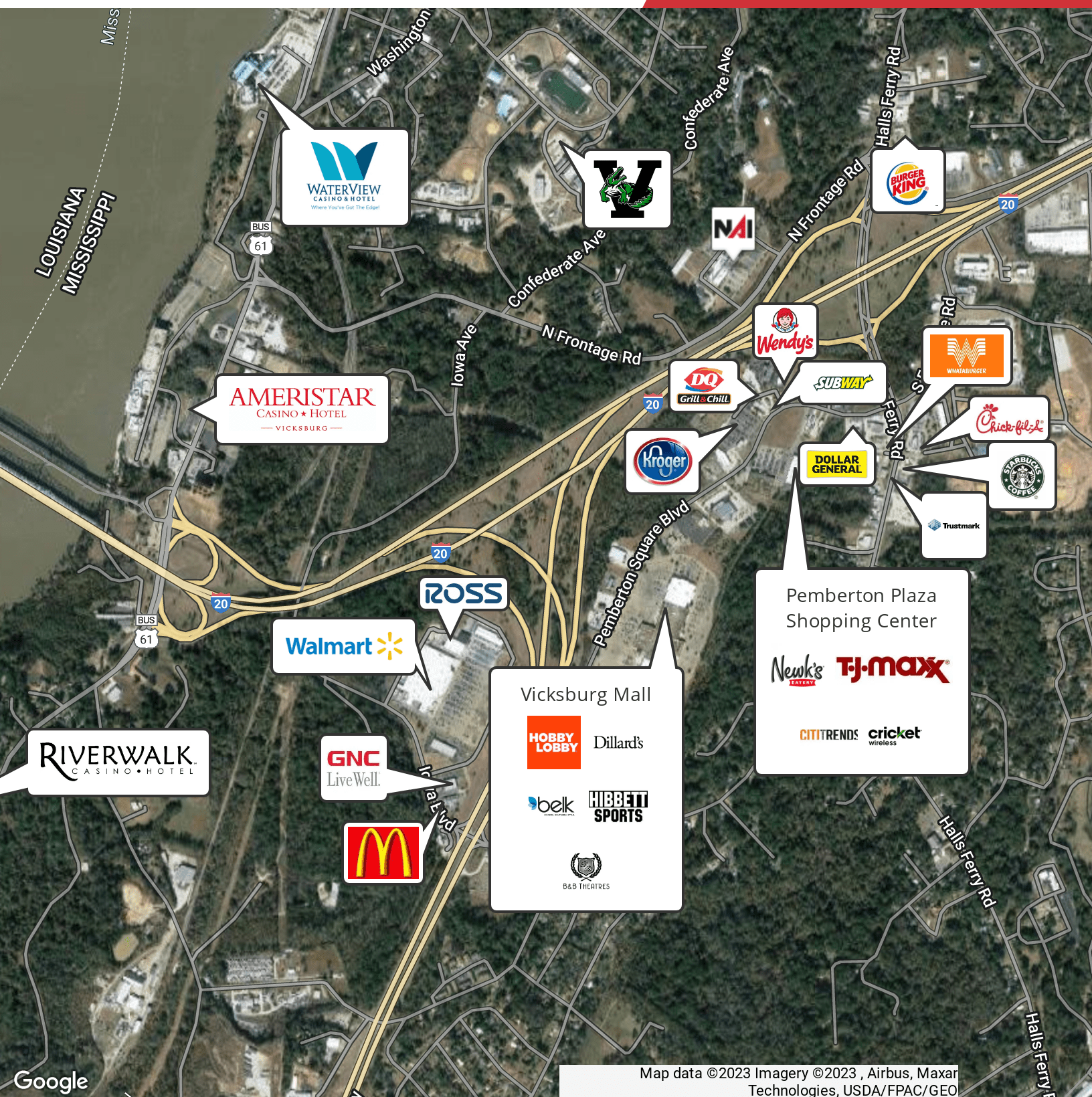


NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Jackson, MS 39232
601 981 6800 tel
ucrproperties.com



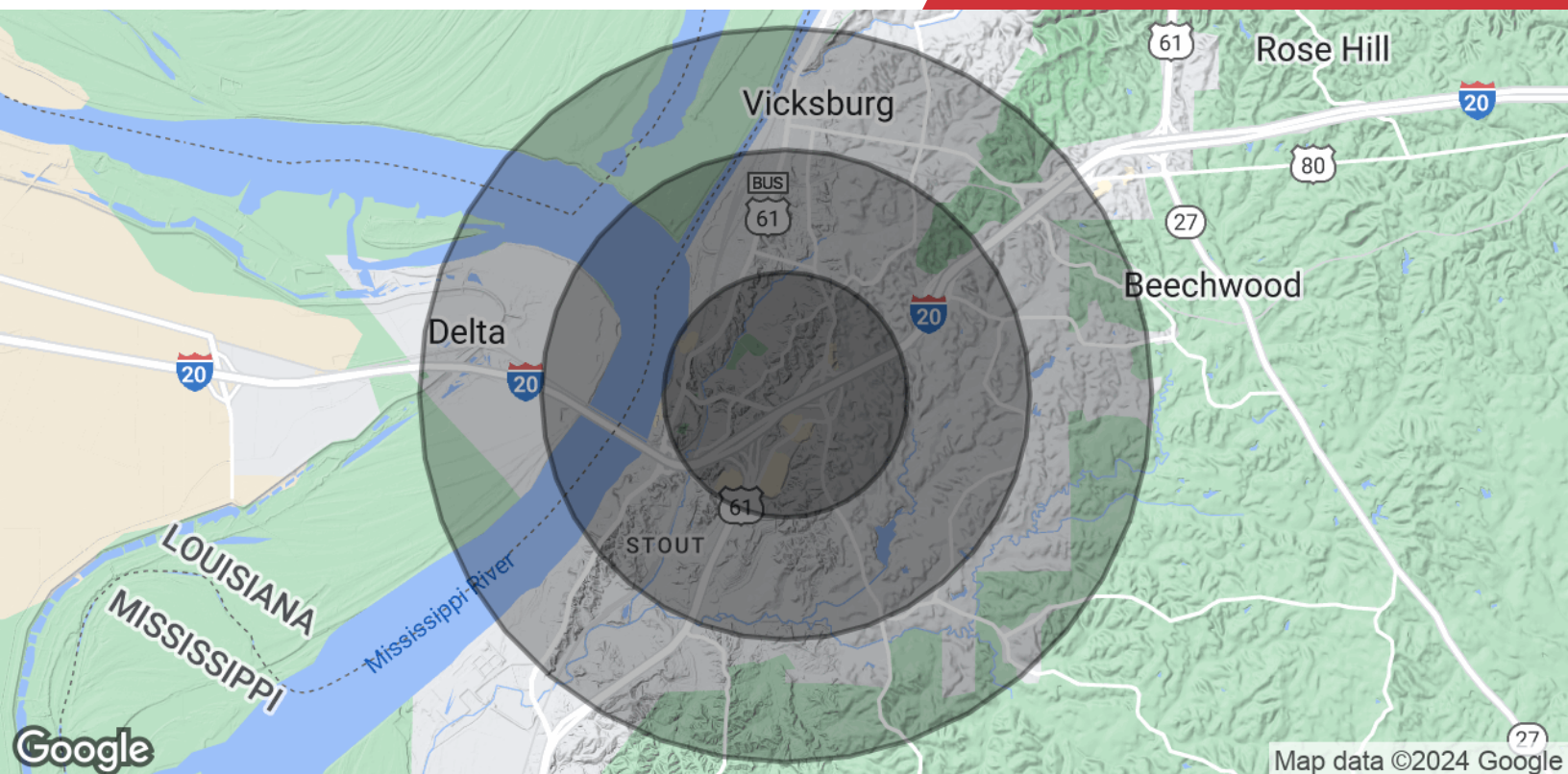


Map data ©2023 Imagery ©2023 , Airbus, Maxar Technologies, USDA/FPAC/GEO

NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Jackson, MS 39232
601 981 6800 tel
ucrproperties.com



Population

	1 Mile	2 Miles	3 Miles
Total Population	2,980	10,742	17,083
Average Age	39.9	40.4	40.1
Average Age (Male)	42.1	38.9	38.7
Average Age (Female)	38.6	39.7	40.3

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,561	5,508	8,856
# of Persons per HH	1.9	2.0	1.9
Average HH Income	\$58,476	\$48,284	\$47,830
Average House Value	\$112,227	\$113,123	\$120,105

2020 American Community Survey (ACS)

NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Jackson, MS 39232
601 981 6800 tel
ucrproperties.com