

MEDICAL BUILD-TO-SUIT AVAILABLE



FOR LEASE

CLEVELAND MEDICAL MALL
810 Hwy 8 E., Cleveland, MS 38732



DEMOGRAPHICS

	RADIUS	3 MILE	5 MILE
	# of Households	6,077	7,053
	Average Income	\$69,862	\$69,942
	Population	16,607	18,786

PROPERTY HIGHLIGHTS

- » Lease Rate: NEGOTIABLE/SF NNN
- » Space Available: 800- 9,720 SF
- » Tenant Improvement Allowance: Negotiable
- » Office Type: Medical, Office Building
- » Excellent access located at the intersection of Hwy 8 and U.S Route 278 running north and south
- » Ample paved surface parking with covered entrances
- » Directly adjacent to Bolivar County Hospital
- » Grey shell units with medical build-to-suit available

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5472 Watkins Drive #E

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www.garitoco.com



KEY HIGHLIGHTS

- **UNIT 100G:** Rear roll-up door available
- **OUTPARCEL 2:** 800SF Move-in-ready ideal footprint for a start-up
- **Impressive medical co-tenancy community including but not limited to:**
 - » Cardiovascular Services
 - » Hospice
 - » Home Health Services
 - » Pharmacy
 - » Physical Therapy
 - » Medical Supplies



LIFEPOINT
HEALTH®



BUILD-TO-SUIT ADVANTAGES

- Customizable Options
- Favorable Terms
- Project Management Available

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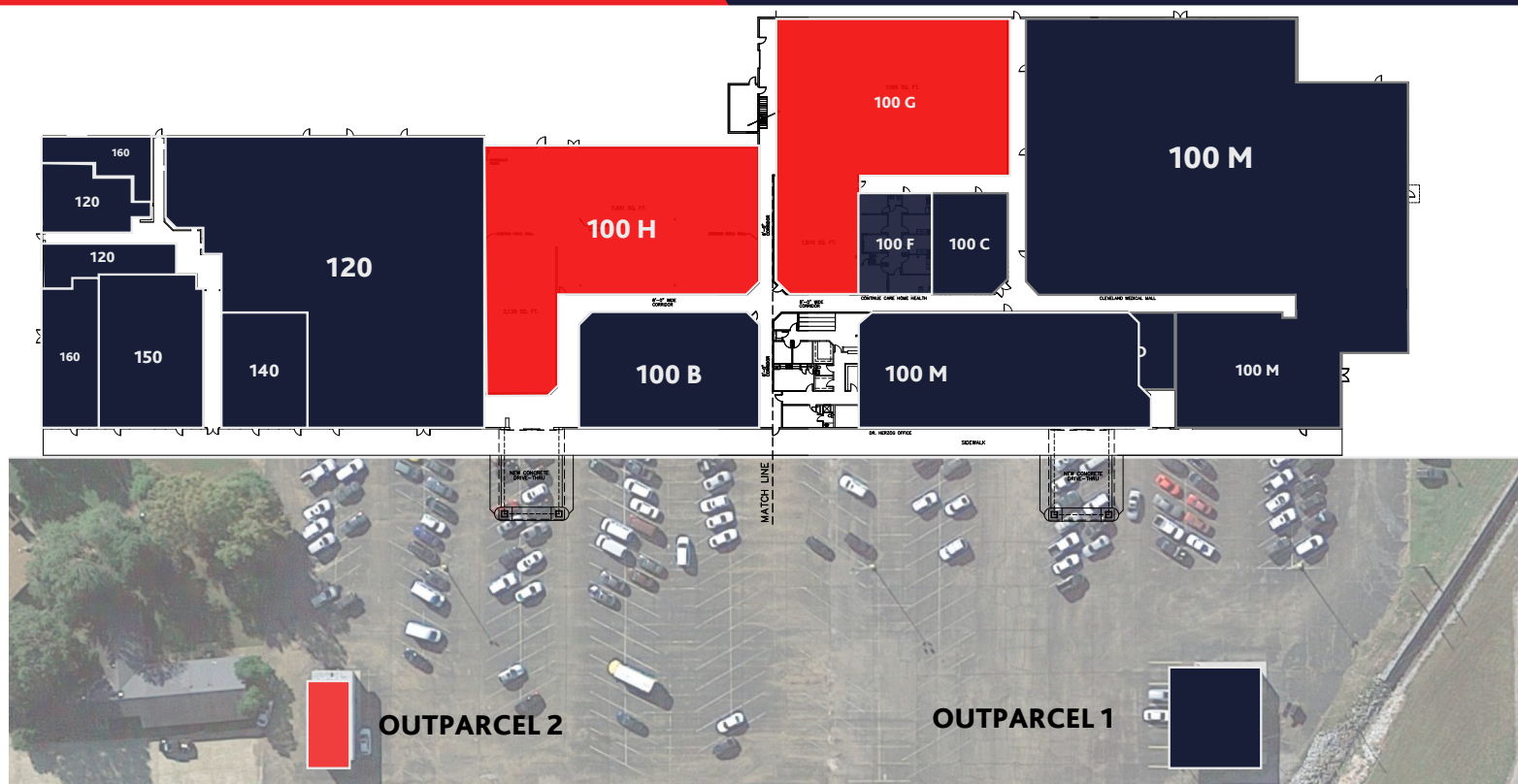
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CLEVELAND MEDICAL MALL TENANTS

UNIT	TENANT	SQFT
100M	Lifepoint Health	31,675
100B	Vascular Access Center	4,476
100 C	Heart of Hospice	1,701
100 D	Cleveland Medical Arts	1,732
100F	Heart of Hospice	1,588
100G	Available	9,439
100H	Available	9,720

UNIT	TENANT	SQFT
120	Bolivar County Community	17,991
140	Inspirations/Allegiance	4,555
150	Advance Physical Therapy	3,000
160	United Medical/ Lincare	1,500
OP1-812	Delta Heart & Vascular	2,000
OP2-808	Available	800
Gross Leasable Area		90,177

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