



3201 Highway 80 E

3201 Highway 80 E, Pearl, MS 39208

M A T T I A C E



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3201 Highway 80 E

\$9.50 /SF/YR

This is a freestanding 13,225 Sq. Ft. former CVS Drug Store Located on a 1.09 acre lot. It is a prototypical CVS with a open floor plan, a pharmacy area with a Drive Thru Pick Up Window, 2 ADA restroom, a managers office, a break room, rear loading and warehouse area and ample surface parking. The property fronts and has signalizes access from US Hwy 80 & Pemberton Drive intersection....

- Freestanding 13,255 Sq. Ft. former CVS with Drive Thru
- Building fronts US Hwy 80 and has signalized access from Pemberton Drive.
- Built in 2013 - the building is modern and in good condition.
- Located in the main retail district of Pearl, MS
- Area Retailers -Kroger, Dollar Tree, Save A Lot, Family Dollar, Dollar General...

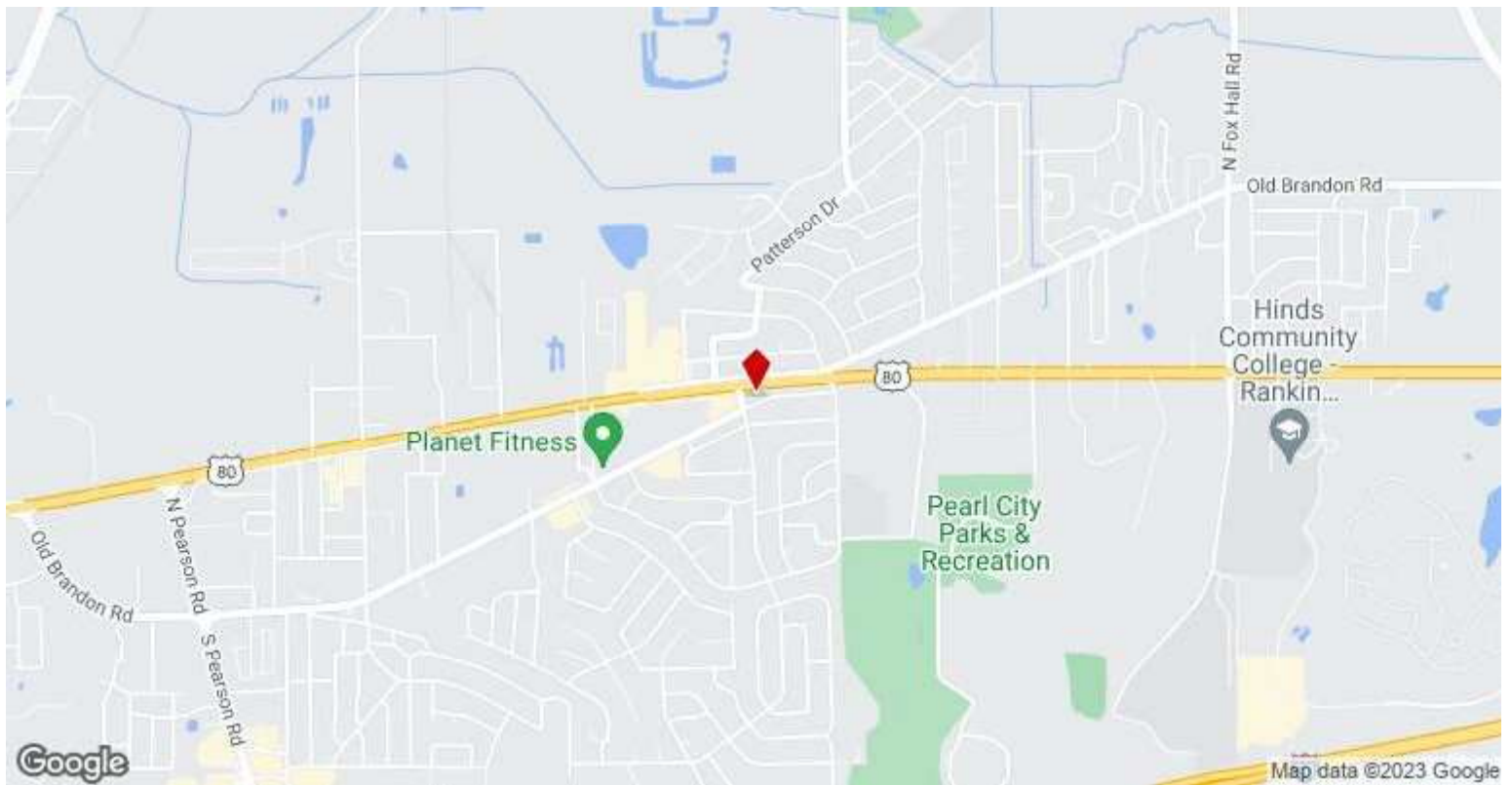


Rental Rate:	\$9.50 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	13,225 SF
Year Built:	2013
Walk Score ®:	63 (Somewhat Walkable)
Taxes:	\$0.18 USD/SF/MO
Operating Expenses:	\$0.02 USD/SF/MO
Rental Rate Mo:	\$0.79 /SF/MO

1st Floor

Space Available	13,225 SF
Rental Rate	\$9.50 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Sublet
Space Use	Retail

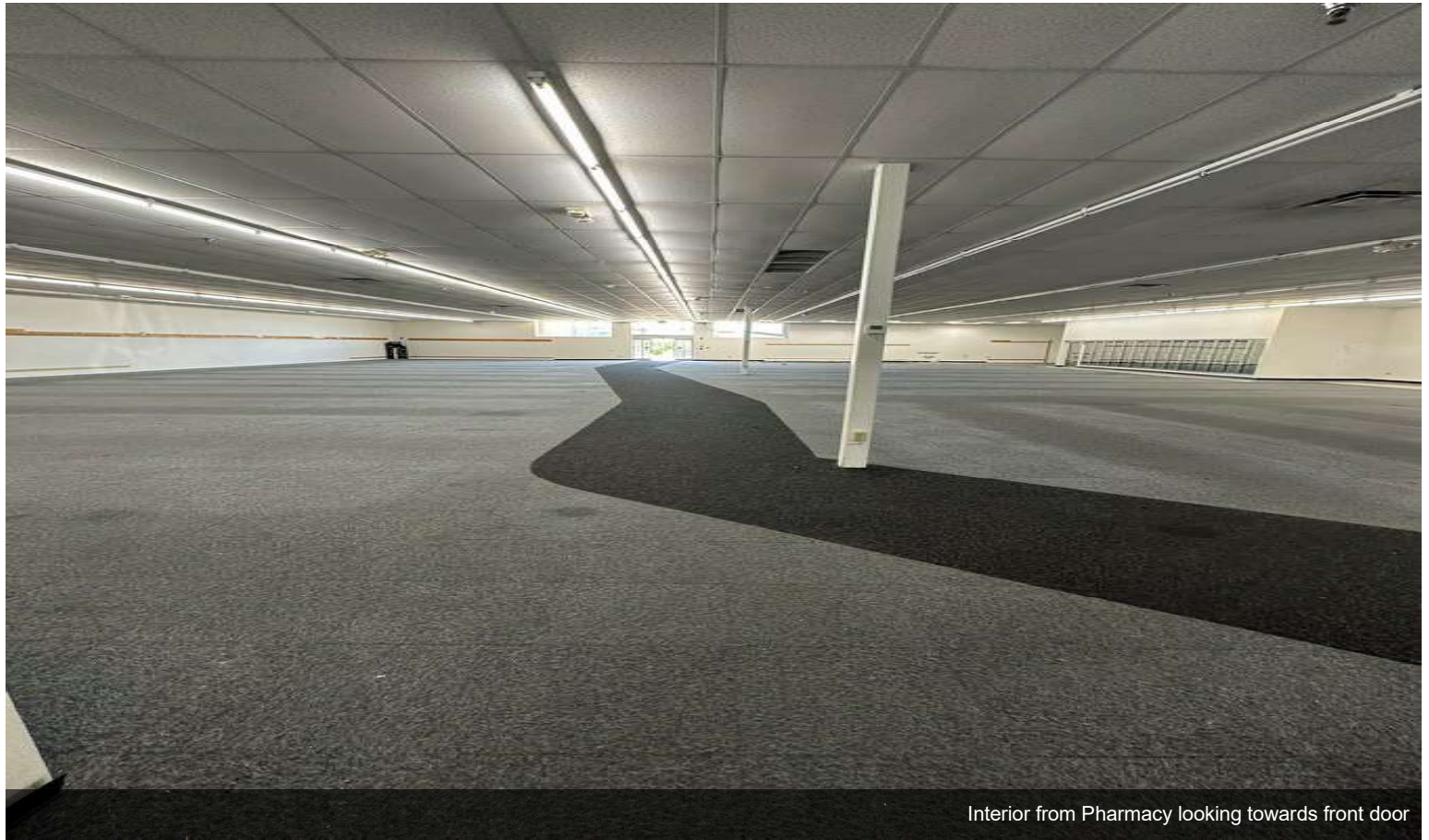
The building was built in years 2013 as a typical CVS Drug Store. The floor plan is mostly open retail area with a pharmacy containing a Drive Thru Pick Up Window, a small office and break room, 2 ADA restrooms, and a rear loading and warehouse area. It is located on a 1.09 acre lot with plenty of front door surface parking. the property can be accessed from U.S. Hwy 80 and Old Brandon Road.



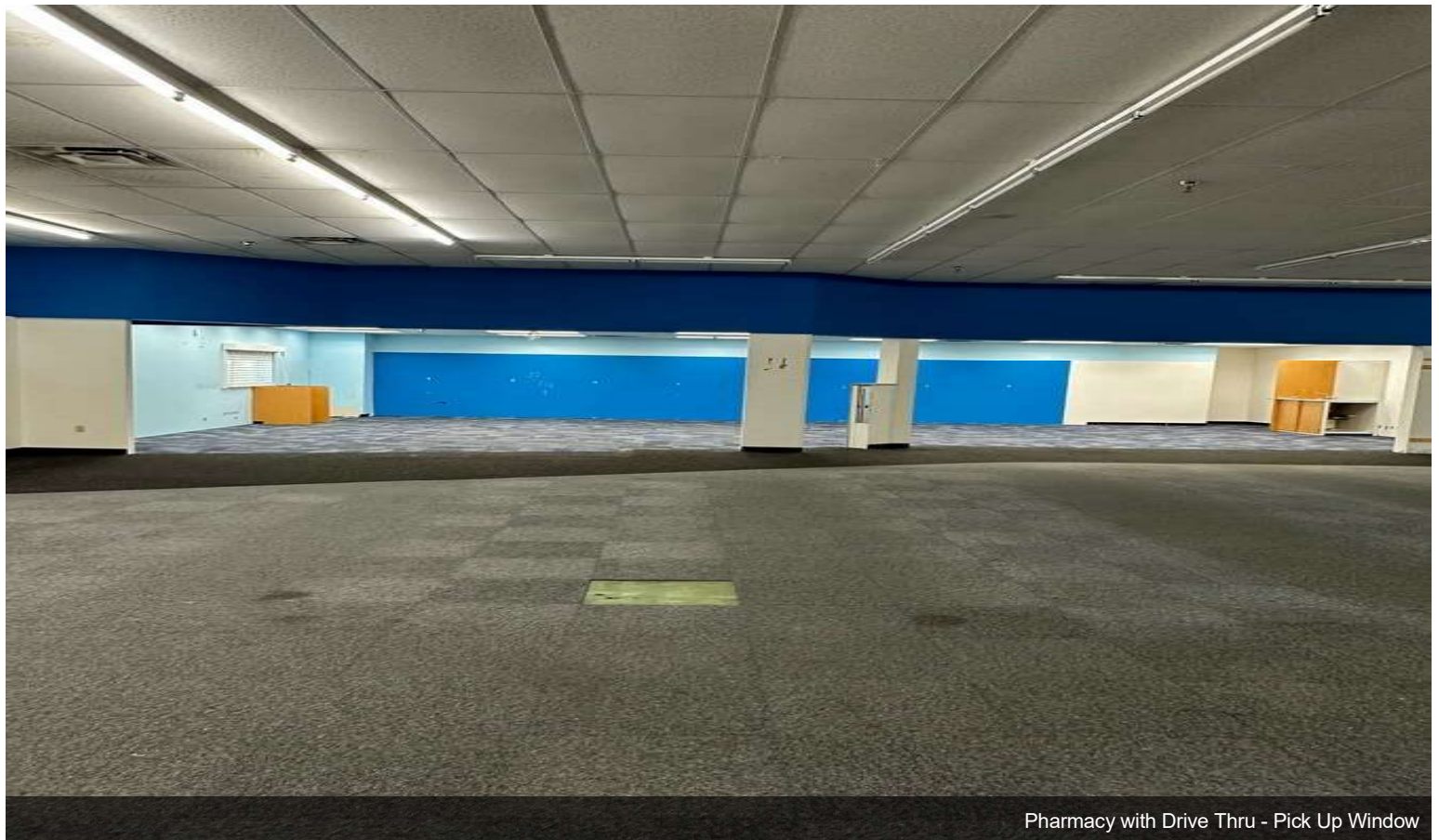
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Property Photos



Interior from Pharmacy looking towards front door

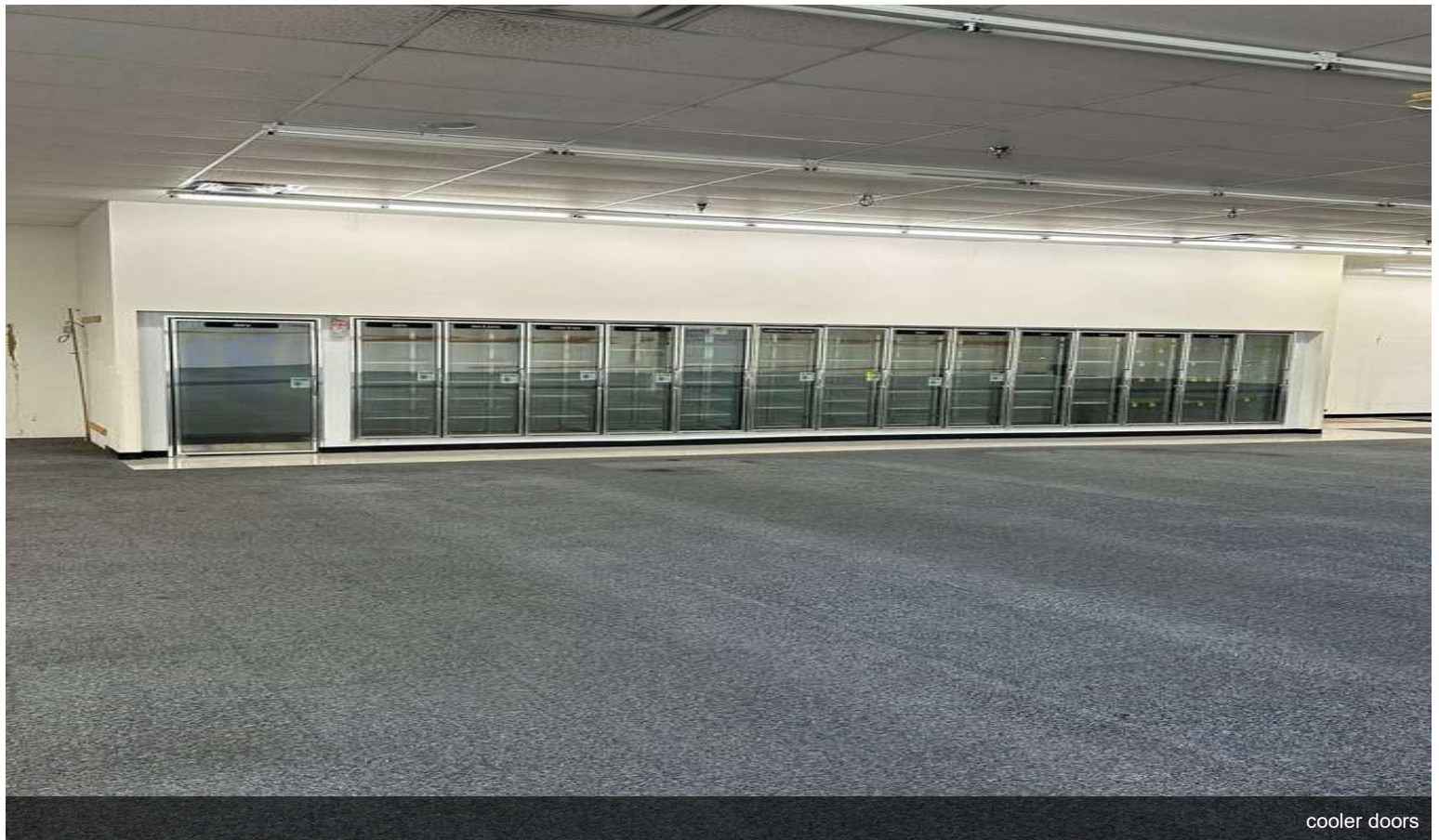


Pharmacy with Drive Thru - Pick Up Window

Property Photos



CVS interior - Cooler Space and Pharmacy

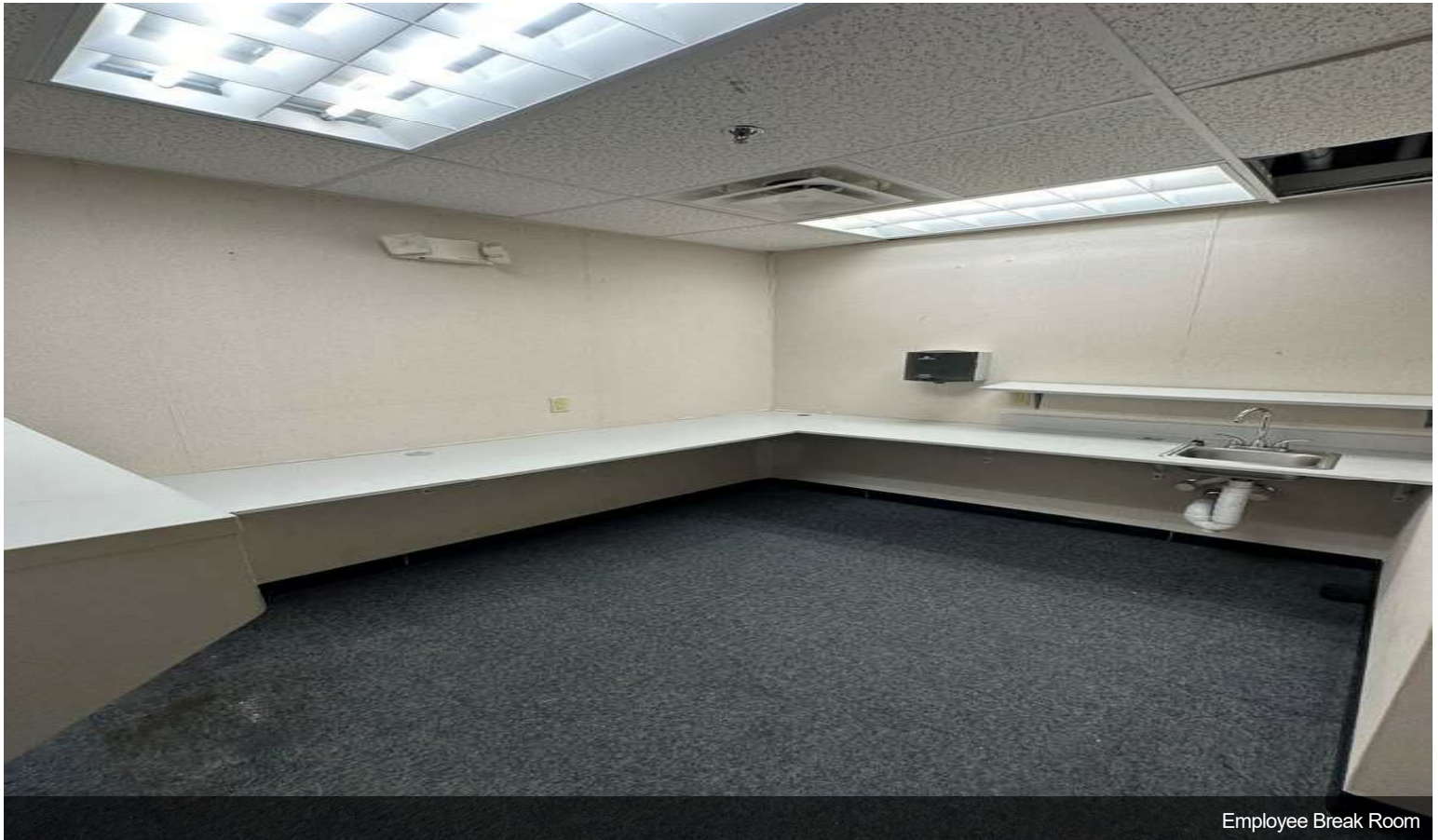


cooler doors

Property Photos

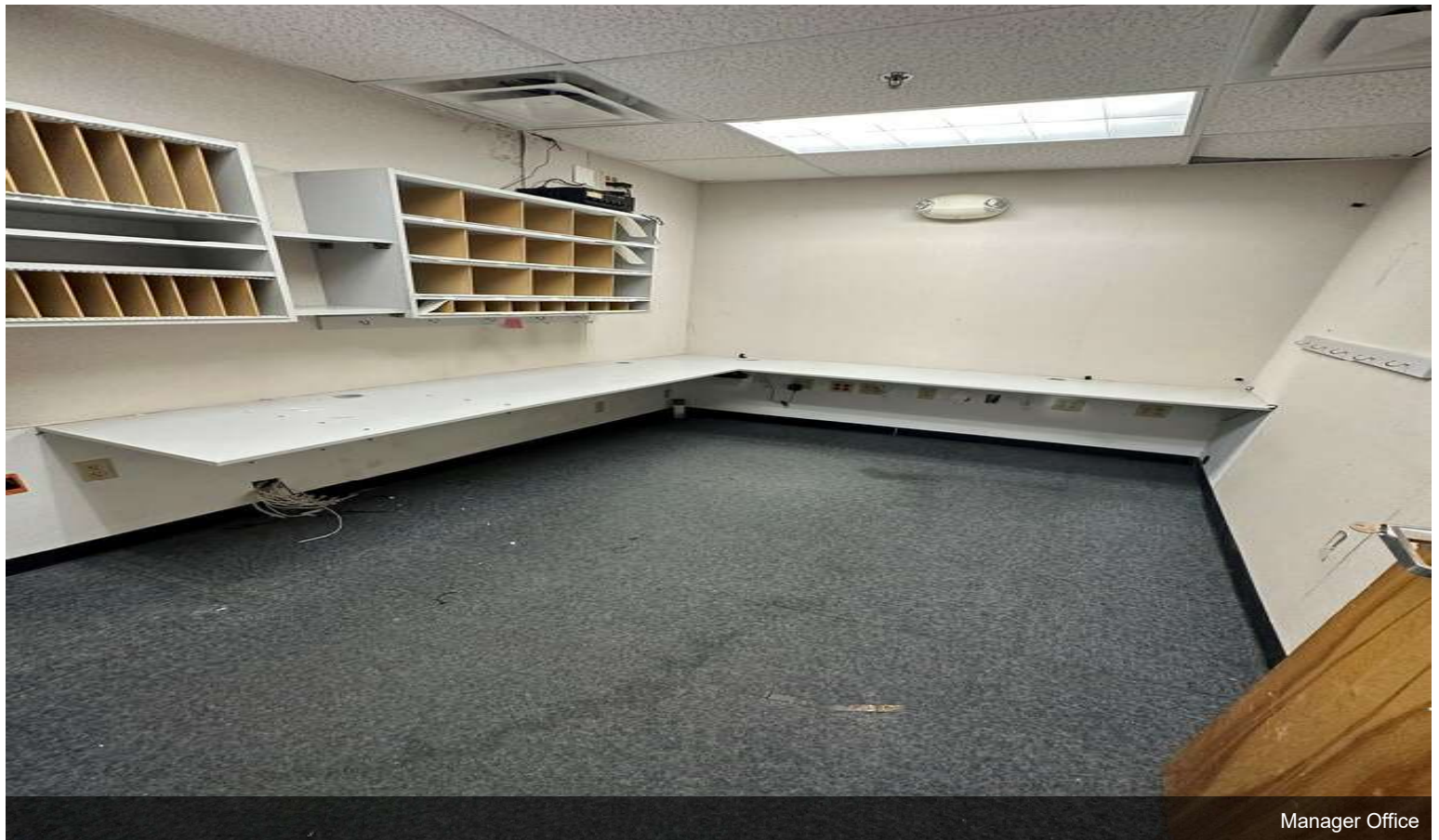
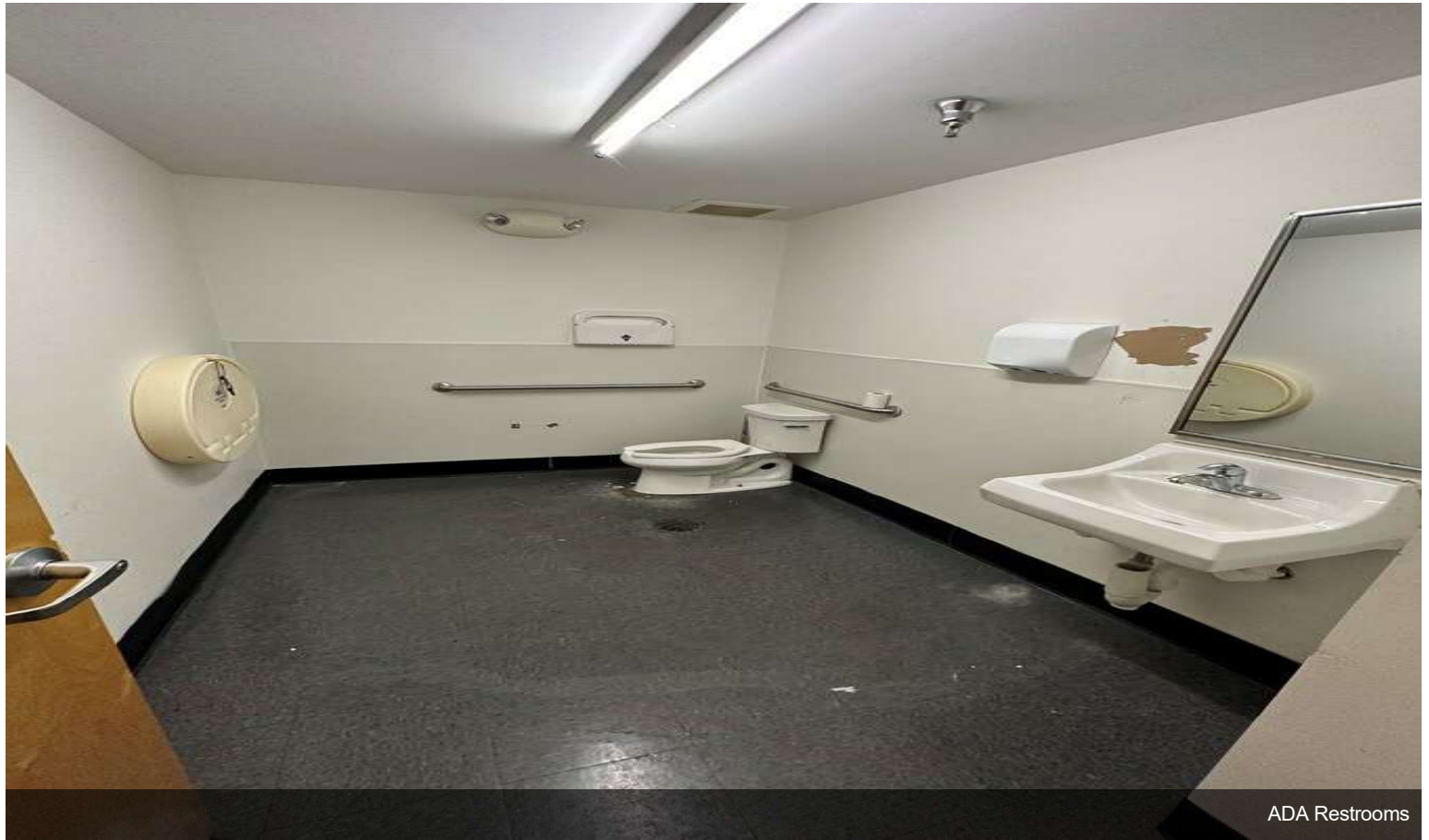


electrical - fire suppression system - phone



Employee Break Room

Property Photos



Property Photos

