



CVS

7363 E Goodman Rd, Olive Branch, MS 38654

M A T T I A C E



Philip Holman

The Mattiace Company
125 S Congress St, Suite 1800, Jackson, MS 39201
pholman@mattiace.com
(601) 352-1818



CVS

\$10.55 /SF/YR

Former CVS Drug Store with Drive Thru/Pick Up window For Sub-Lease. prime Lease expire 10/31/2034.

The building is located on a 1.7 acre Outparcel and the corner (signalized intersection) of Goodman Rd. & Crumpler Blvd.

The building is 13,225 sq. ft. with 61 parking spaces and is located just west of Hwy 78.

The layout is mostly open retail floor plan with an area that was the pharmacy and typical drug store Freezer & Cooler Glass Doors.

In the rear there are 2 Handicap accessible restrooms, an office, a breakroom, a rear receiving double door, and storage space.

The...

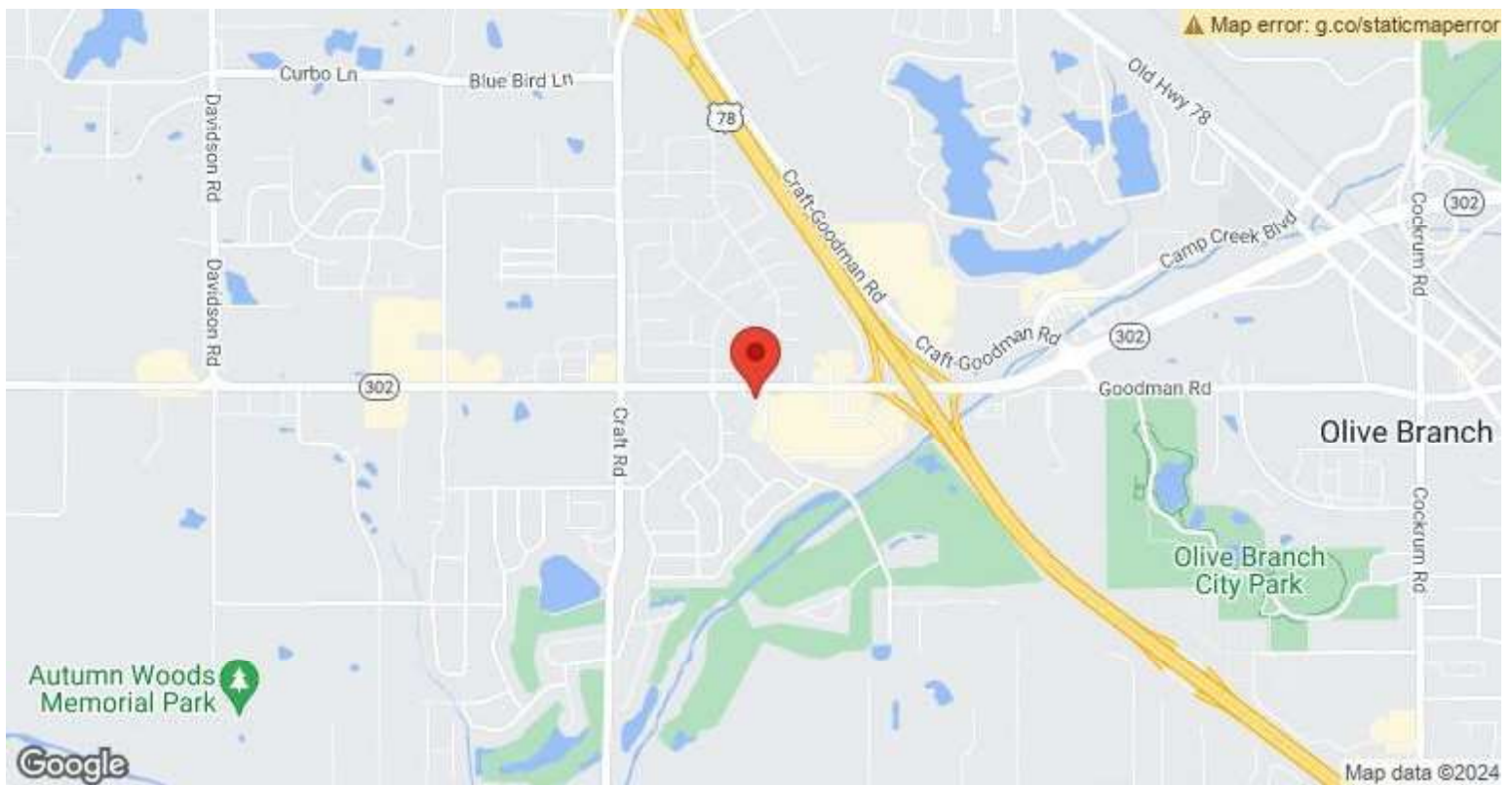
- Outparcel freestanding former CVS Drug Store with Drive Thru/Pick Up window
- Located on 1.7 acres with 61 parking spaces
- Stand Alone 13,225 Sq. Ft. building has great visibility from the heavily traveled Goodman Road
- Located in the heart of the Olive Branch Retail Zone just West of Hwy. 78



Rental Rate:	\$10.55 /SF/YR
Property Type:	Retail
Property Subtype:	Drug Store
Gross Leasable Area:	13,225 SF
Year Built:	2009
Walk Score ®:	59 (Somewhat Walkable)
Taxes:	\$0.18 USD/SF/MO
Operating Expenses:	\$0.06 USD/SF/MO
Rental Rate Mo:	\$0.88 /SF/MO

1st Floor

Space Available	13,225 SF
Rental Rate	\$10.55 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Sublet
Space Use	Retail



7363 E Goodman Rd, Olive Branch, MS 38654

Former CVS Drug Store with Drive Thru/Pick Up window For Sub-Lease. prime Lease expire 10/31/2034. The building is located on a 1.7 acre Outparcel and the corner (signalized intersection) of Goodman Rd. & Crumpler Blvd.

The building is 13,225 sq. ft. with 61 parking spaces and is located just west of Hwy 78.

The layout is mostly open retail floor plan with an area that was the pharmacy and typical drug store Freezer & Cooler Glass Doors.

In the rear there are 2 Handicap accessible restrooms, an office, a breakroom, a rear receiving double door, and storage space.

The location fronting Goodman Road is the Heart of the city of Olive Branch's retail district.

Area Retailers include Kroger, Aldi, Wal- Mart Supercenter, AutoZone, Chick-Fil-A, Panera Bread, Corky's Ribs & BBQ, McDonald's, Burger King, Taco Bell, Applebee's, Zaxby's,

Property Photos



Front and North Wall



Drive Thru- Pick Up Window

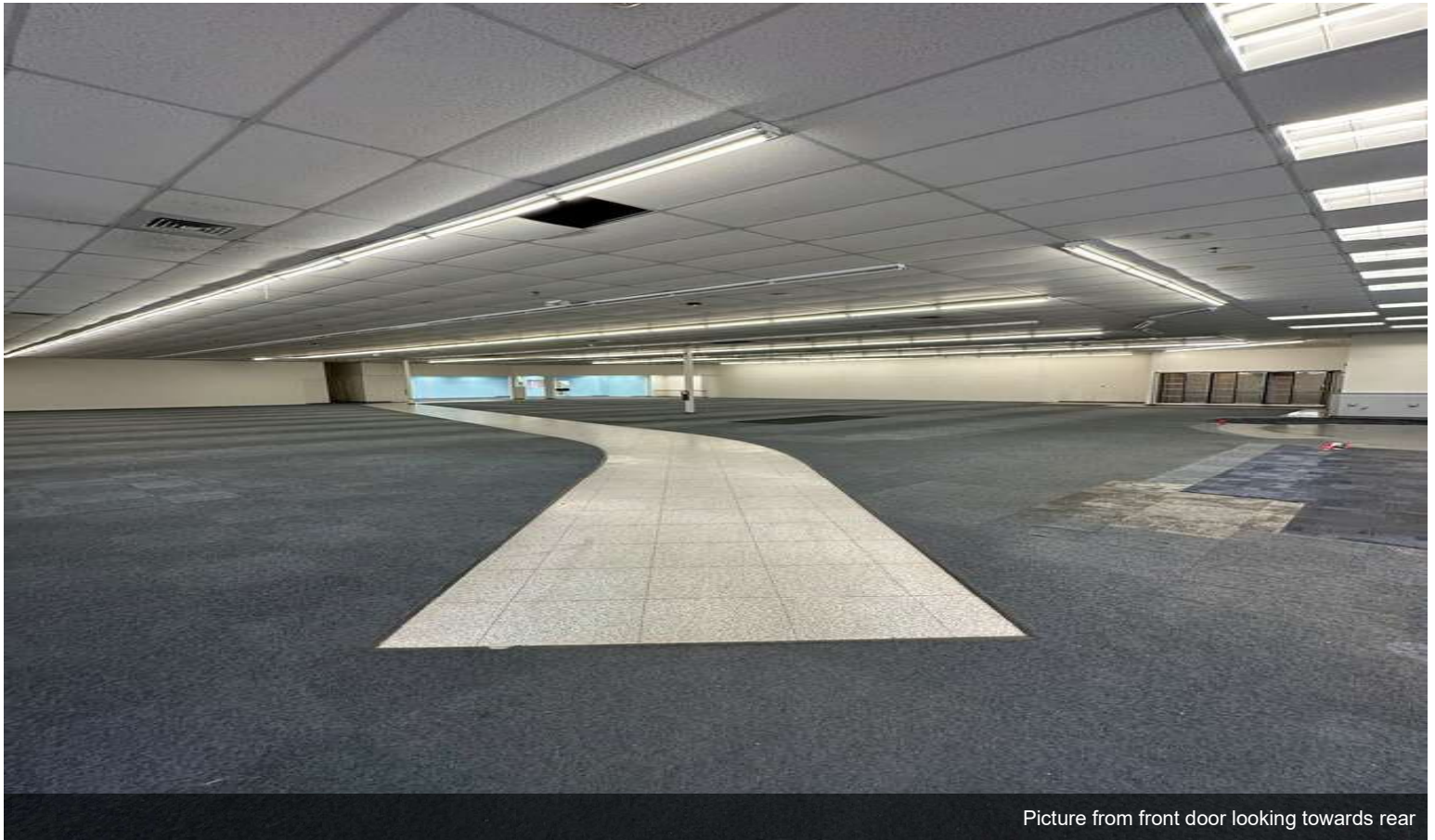
Property Photos



Property Photos

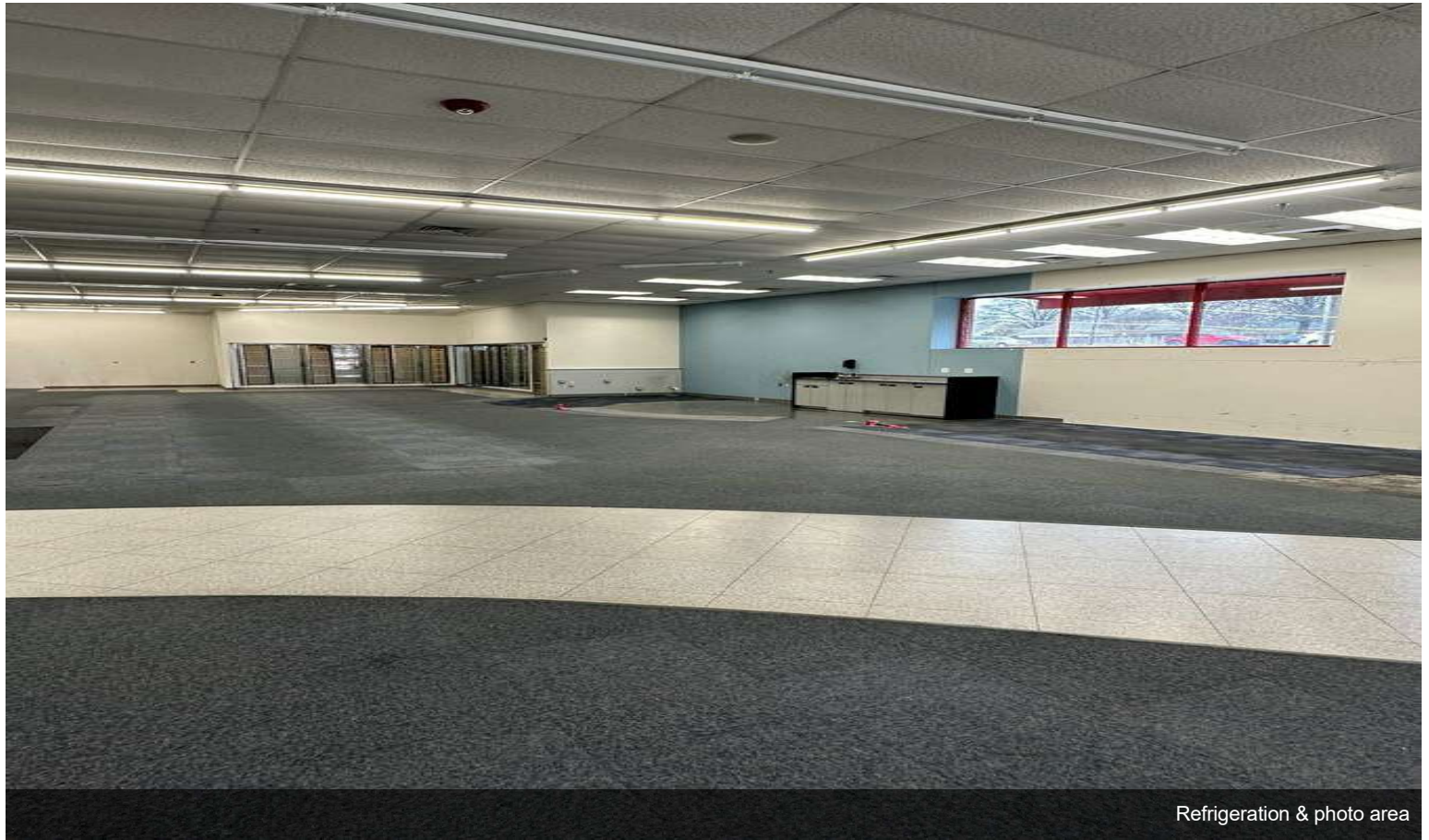


Sign on Goodman

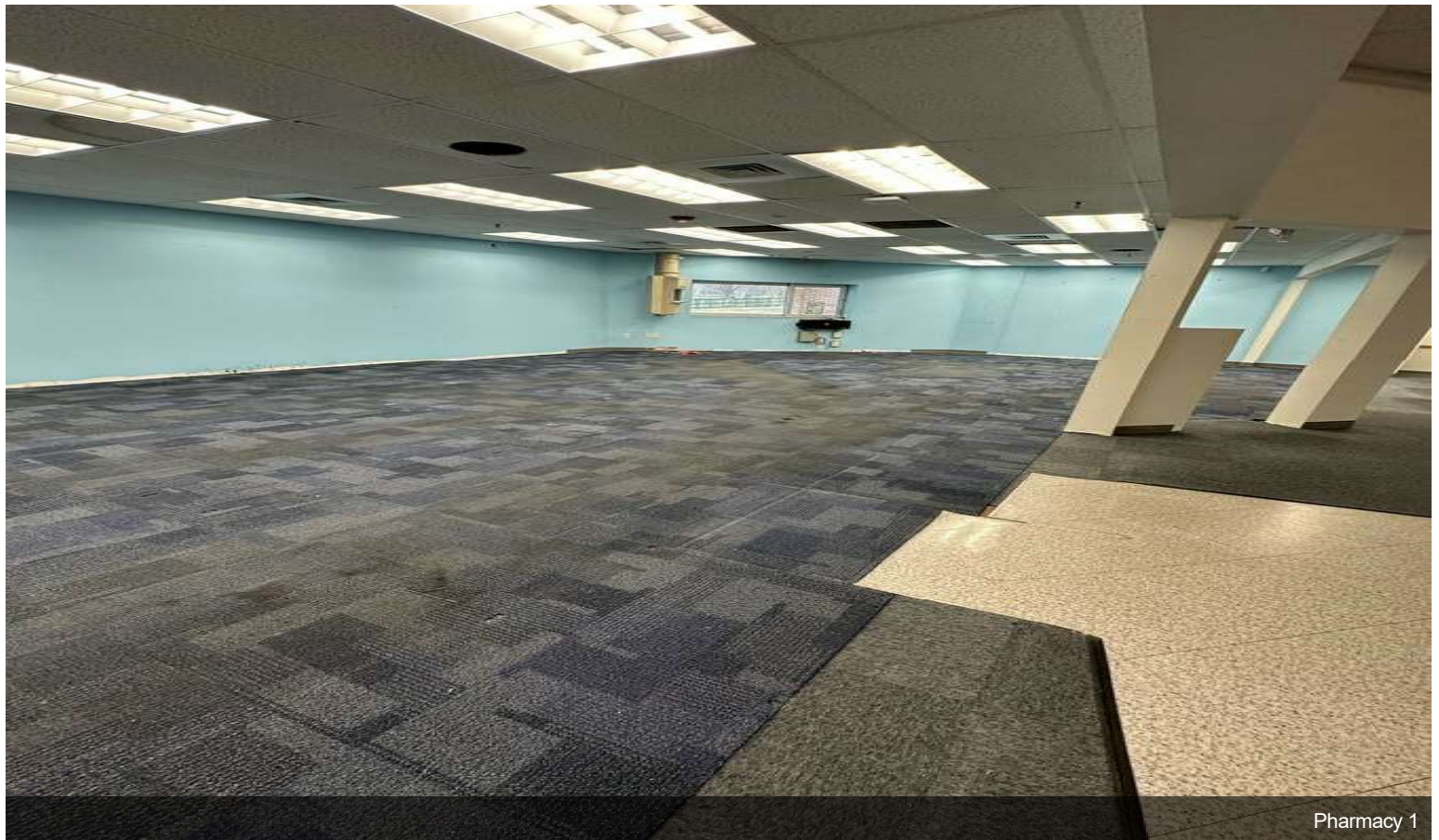


Picture from front door looking towards rear

Property Photos



Refrigeration & photo area



Pharmacy 1

Property Photos



Pharmacy 2

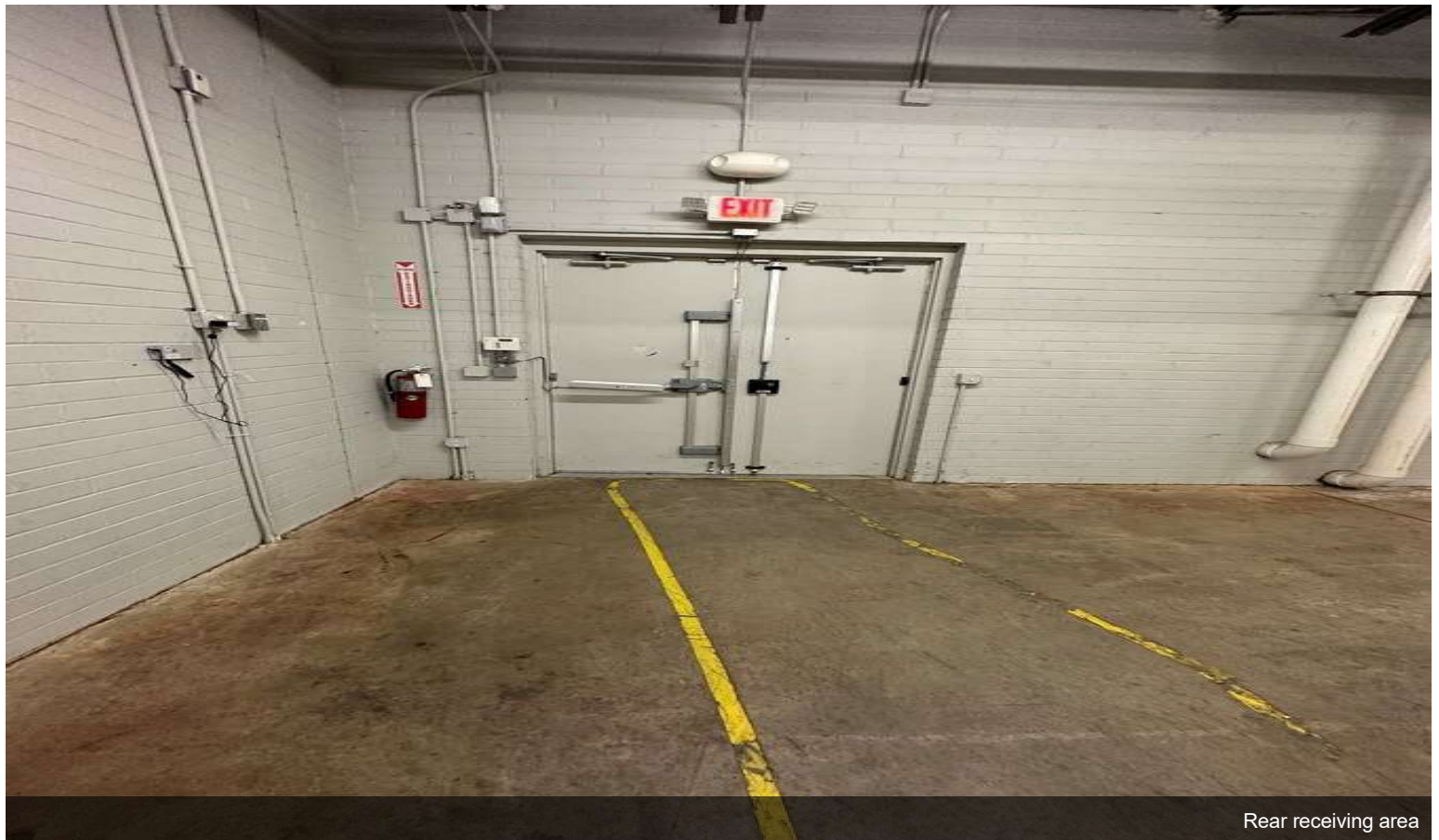


Breakroom

Property Photos

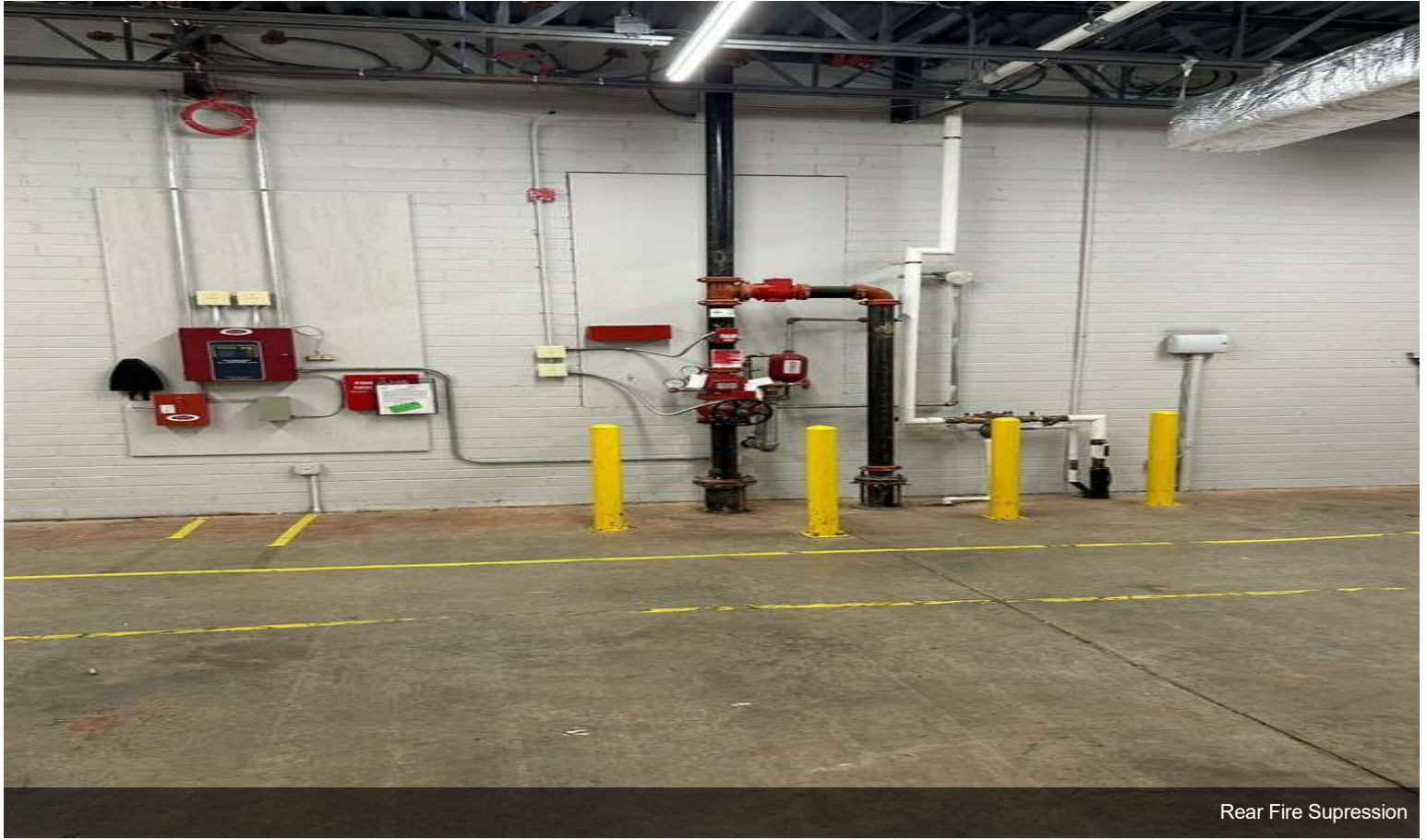


Restroom

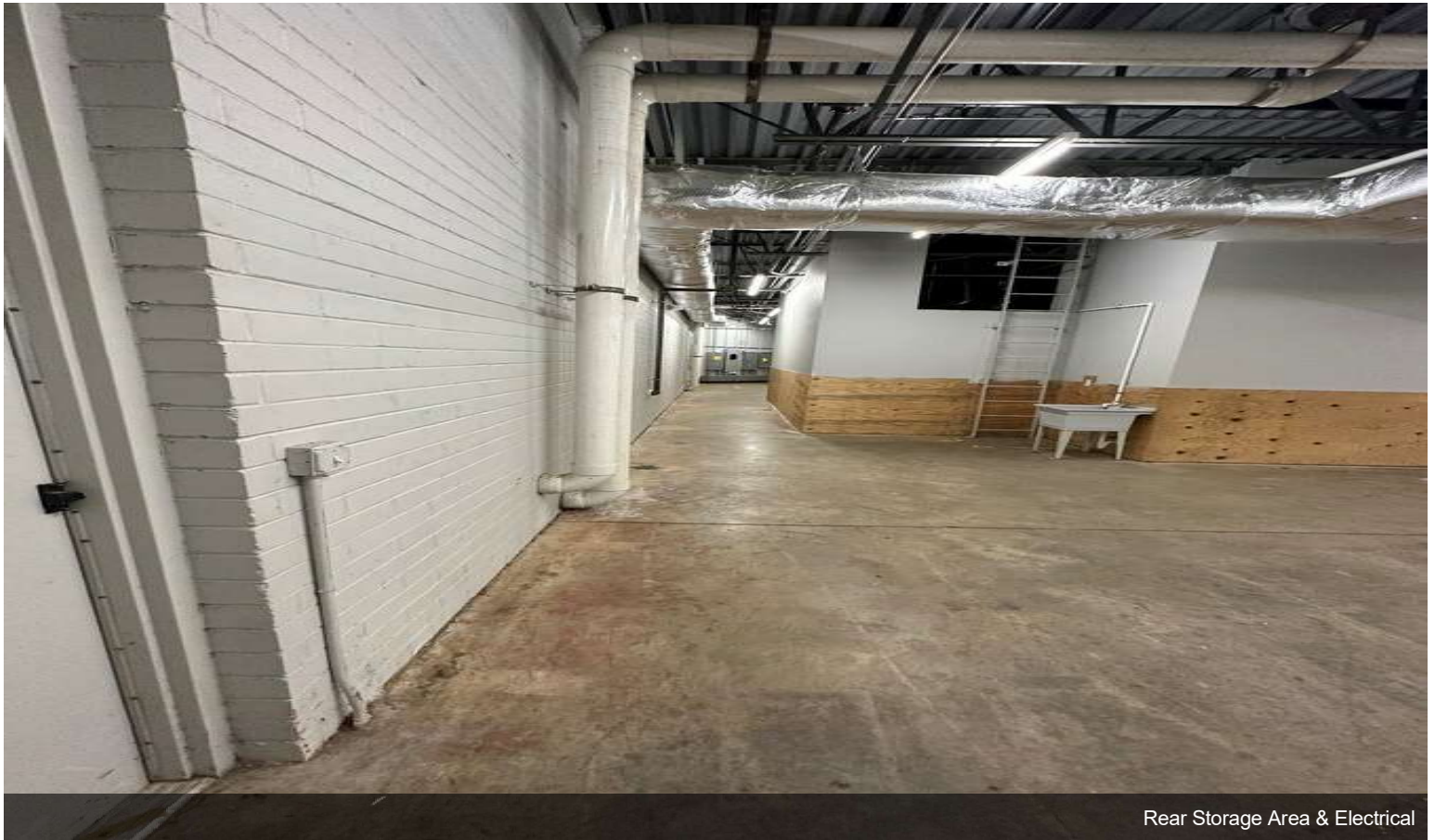


Rear receiving area

Property Photos



Rear Fire Suppression



Rear Storage Area & Electrical