

Leased Office Property for Sale

230 Goodman Road E, Southaven,
MS 38671

SOUTHAVEN, MS 38671

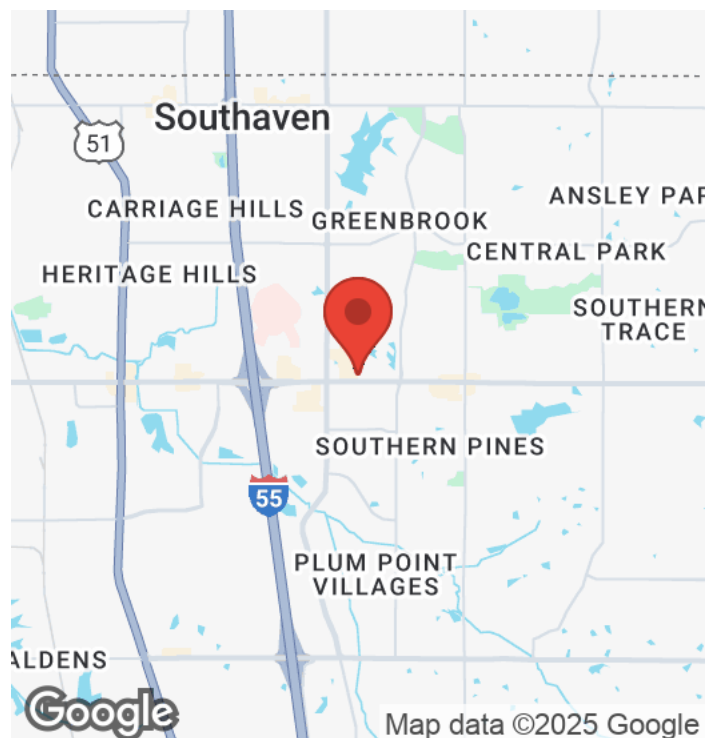
Price: \$2,200,000



— 230 Goodman Road East —

Property Highlights

- Two multi-tenant office properties, built in 1987 and 1988, for sale on busy Goodman Road near the intersection of Goodman Road and I-55.
- Parcel ID's: 107930160 00002 & 107930160 00003.
- Two stand-alone office buildings, approximately 13,362 rentable square feet, fully leased.
- Both buildings are elevator served and under annual maintenance contract.
- Full-service leases in place, with several below-market rents. Several tenants long-term on month-to-month leases.
- Located near several national retail tenants as well as office and medical facilities.
- Annual DeSoto County taxes: \$25,412.02
- Gross monthly rental income \$17,858.00.
- Net Operating Income estimated at \$120,000.
- Offered for sale at \$1,300,000.
- Shown by appointment only.



CATHY ANDERSON
Broker
(901) 282-6312
cathy.anderson@crye-leike.com

PROPERTY DESCRIPTION

230 Goodman Road E
230 Goodman Road East | Southaven, MS 38671

02



Property Summary

Fully leased office property for sale!

230 Goodman Road East, Southaven, MS, 38671, consists of two multi-tenant properties, built in 1987 and 1988. Properties are fully occupied by sixteen tenants, with several tenants that have been in place since the 1970's and early 2000's. Both buildings are elevator served and offer plenty of parking in this shared parking lot.

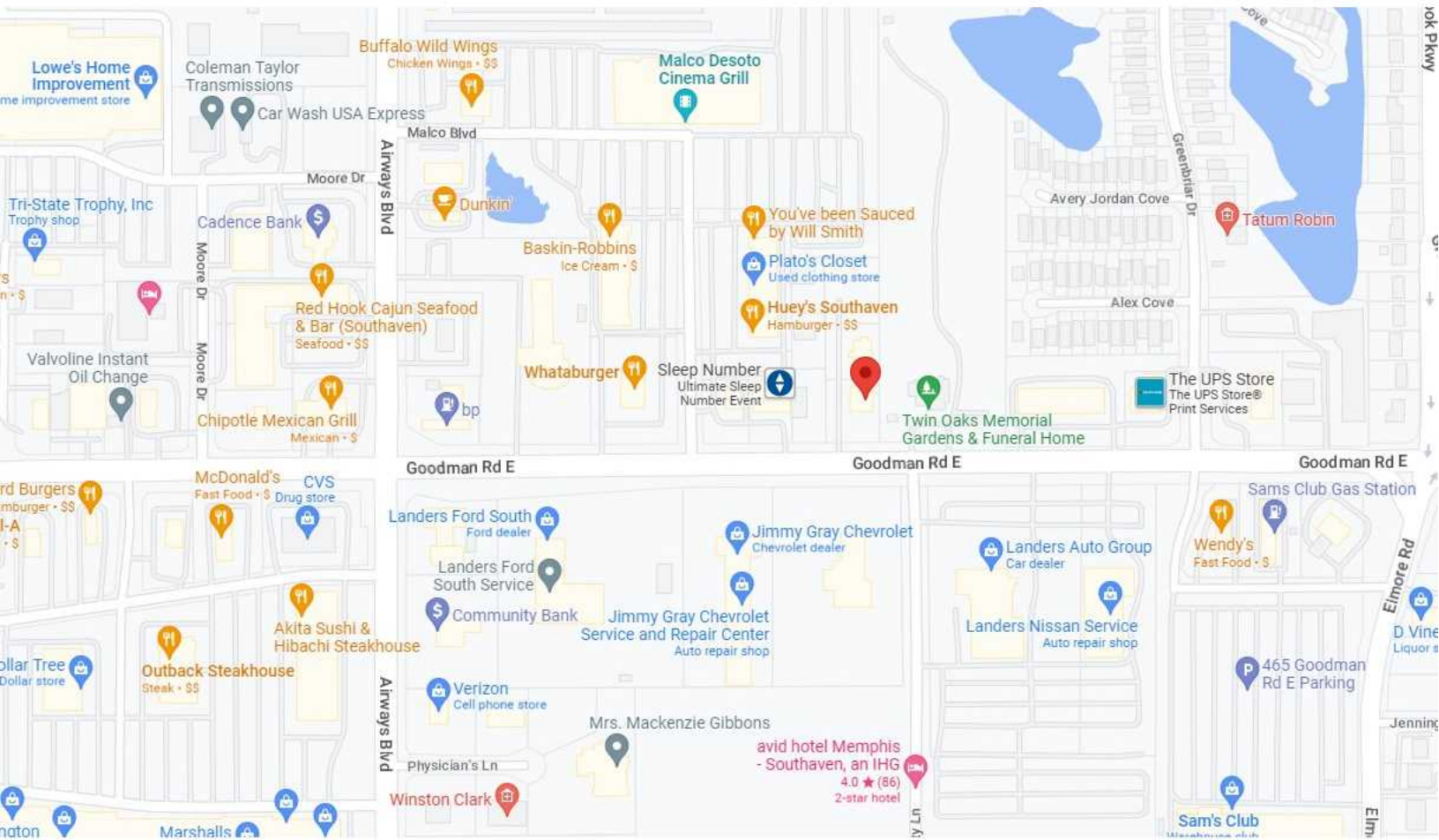
The buildings have a combined square footage of 13,362 leasable square feet in one. Landlord has fully leased this property over the last three years and many of the leases are below market rent.

All leases are full service with the landlord paying taxes, insurance, CAM and utilities.

PROPERTY PHOTOS

230 Goodman Road E
230 Goodman Road East | Southaven, MS 38671

03



RENT ROLL

230 Goodman Road E
230 Goodman Road East | Southaven, MS 38671

04

1300 Goodman Road, Southaven, MS 38654

Rent Roll:

Building# 2

Suite#	Business /Trade/Brand Name	Monthly Rent	Lease Term
100	Law Office	\$1,650.00	Month -to- Month (05/05/2021)
101	Slim Citi (Weight Loss Service)	\$2,350.00	12/01/2024 - 11/30/2027
200 & 201	BrsitelHotspice	\$3,658.00	04/01/2025- 03/31/2027
202	High Quality Imaging /Tius GrandFlying Inc	\$1,350.00	11/01/2024 - 10/31/2027
203	Trident Care	\$650.00	Month -to- Month (04/01/2023)
204	Guild Mortgage Company LLC	\$600.00	10/01/2024 - 9/30/2027

Building# 3

Suite#	Business /Trade/Brand Name	Monthly Rent	Lease Term
101	n/a	n/a	n/a
102	Worlds BestCutz	\$1,200.00	07/01/2025 - 06/30/2027
103	Young and Associates	\$900.00	Month -to- Month (03/01/2009)
104	Worlds BestCutz	\$1,100.00	11/01/2024 - 10/31/2027
200	Canna Re-Leaf, LLC	\$1,700.00	05/01/2024 - 04/30/2028
201	Power Media Solutions	\$600.00	09/01/2024 - 18/31/2027
202	TIUS GRANDFLYING INC	\$600.00	10/01/2024 - 09/30/2027
203	Tradition Tco	\$650.00	09/01/2024 - 08/31/2027
204	Open Arms Health Care	\$850.00	Month -to- Month (02/01/2022)

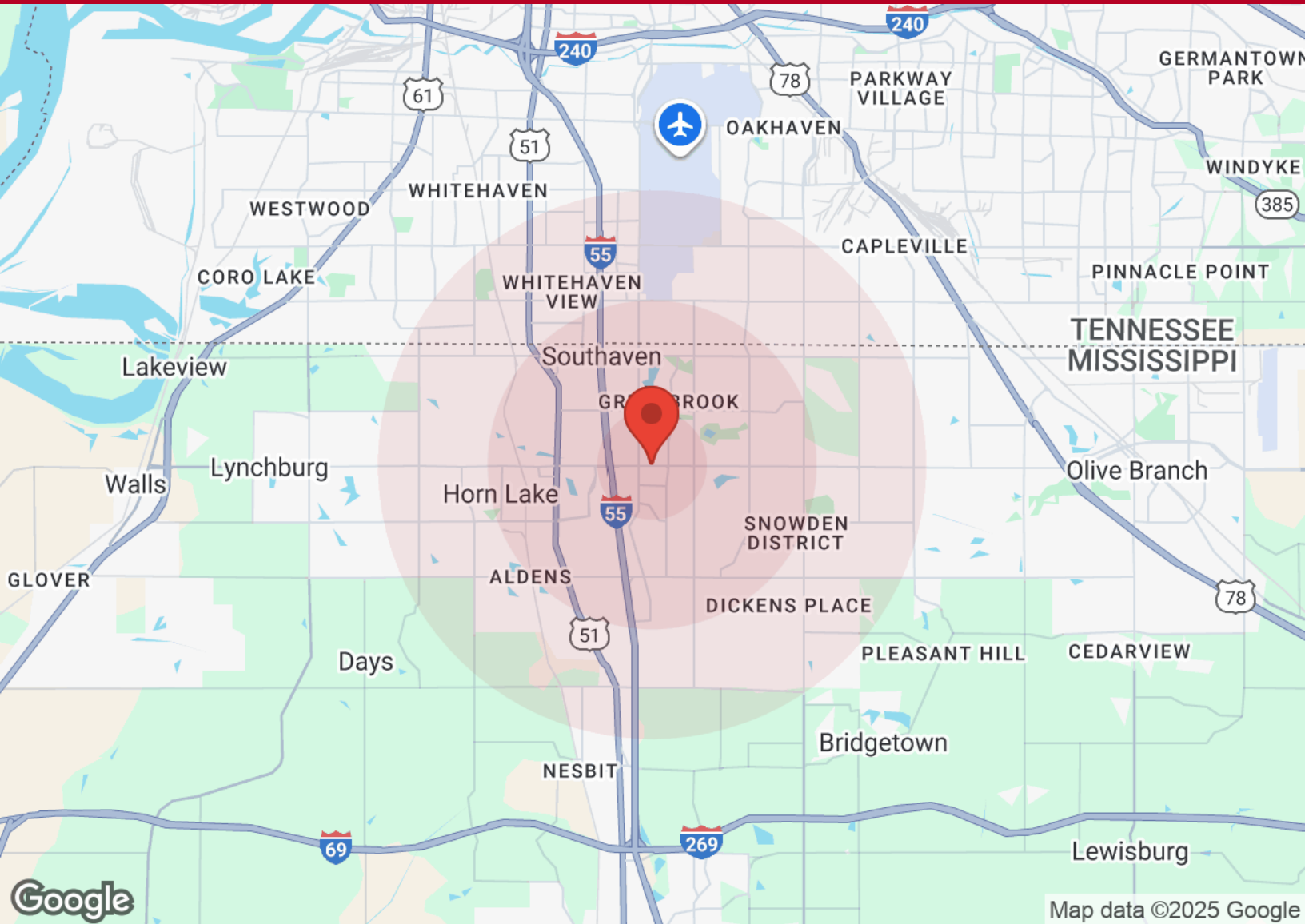
\$17,858.00



DEMOGRAPHICS

230 Goodman Road E
230 Goodman Road East | Southaven, MS 38671

05



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,981	21,155	53,067	Median	\$79,581	\$66,167	\$69,000
Female	2,256	23,910	59,838	< \$15,000	63	1,352	3,612
Total Population	4,237	45,065	112,905	\$15,000-\$24,999	107	1,393	3,132
				\$25,000-\$34,999	231	1,611	3,168
				\$35,000-\$49,999	132	2,079	5,178
				\$50,000-\$74,999	271	3,754	8,193
				\$75,000-\$99,999	455	2,690	5,754
				\$100,000-\$149,999	345	3,559	8,033
				\$150,000-\$199,999	109	885	3,299
				> \$200,000	61	725	2,646
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	2,454	20,410	42,588	Total Units	1,911	19,728	47,079
Black	1,423	20,040	60,111	Occupied	1,773	18,046	43,016
Am In/AK Nat	2	32	79	Owner Occupied	1,106	10,286	26,242
Hawaiian	3	23	45	Renter Occupied	667	7,760	16,774
Hispanic	217	2,965	6,436	Vacant	138	1,683	4,063
Asian	60	825	1,852				
Multi-Racial	76	753	1,739				
Other	1	18	68				