

YOUR LOGO HERE

JACKSON HEWITT  
TAX SERVICE

MediComp  
WEST POINT  
PHYSICAL  
THERAPY

Signage  
Available

Colliers  
For  
Lease  
2024 529 0000

JACKSON  
HEWITT  
TAX SERVICE

FOR SALE/LEASE

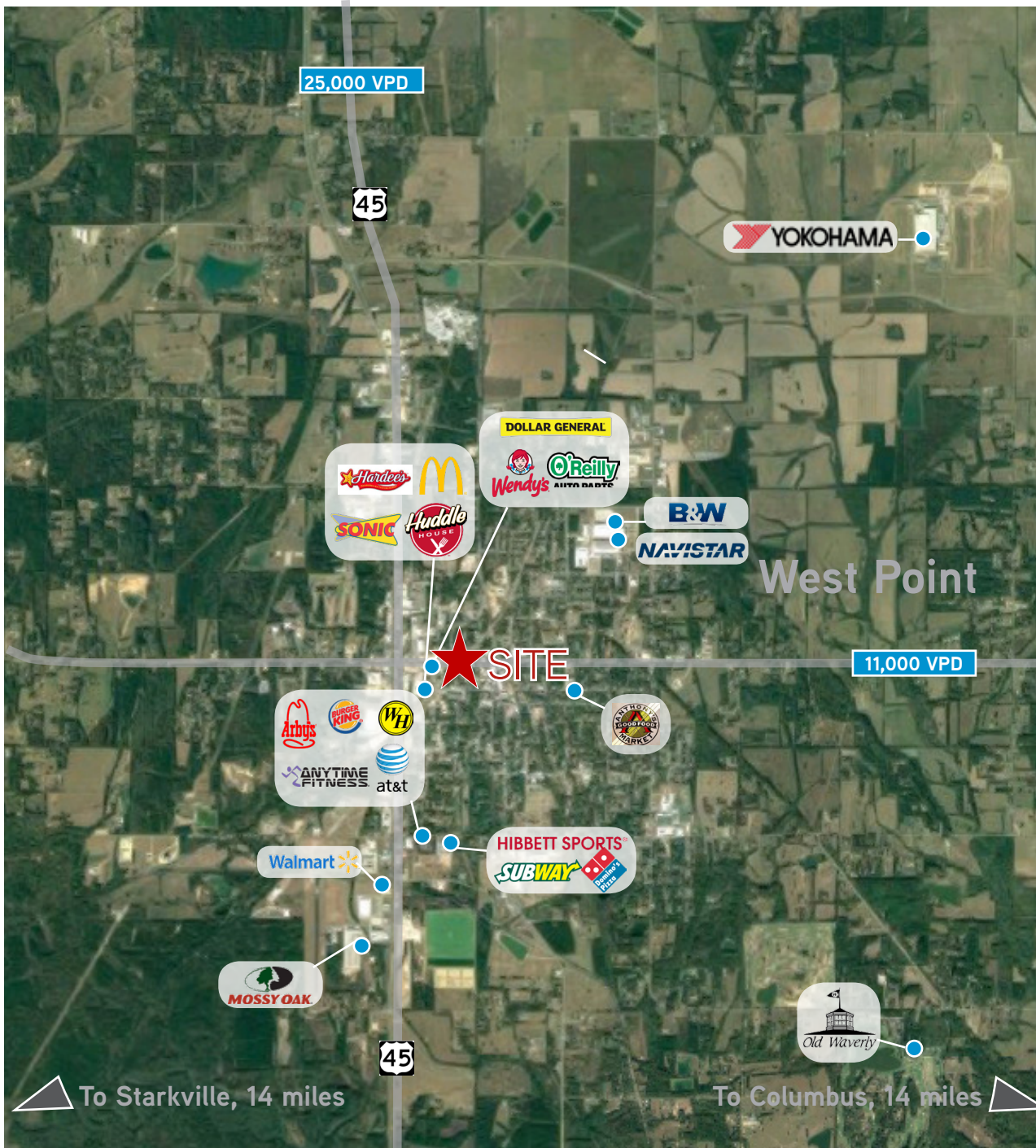
**RETAIL CENTER ±7,000 SF**

**509 West Main Street**  
West Point, Mississippi

STOVIE MOORE | +1 205 949 5996 | [stovie.moore@colliers.com](mailto:stovie.moore@colliers.com)



## WEST POINT: Aerial Map

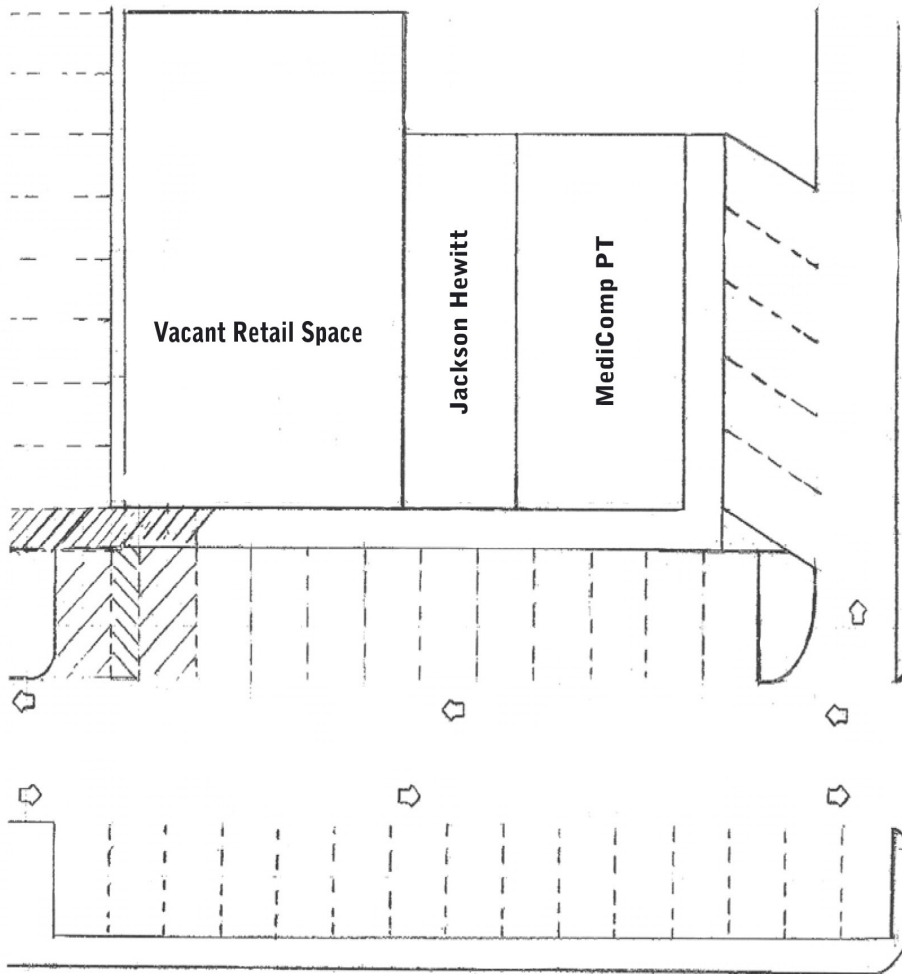


## PROPERTY HIGHLIGHTS

- > West Point, MS is the town at the top of the "Golden Triangle" 14 miles from Starkville and Columbus
- > The property is located on the main retail corridor in historic downtown West Point near the intersection of U.S. Highway 45
- > Building Area:  $\pm 7,000$  SF
- > Available Area:  $\pm 4,000$  SF
- > New asphalt sealcoating
- > Newly painted building exterior
- > Newly added drainage modification
- > Abundant parking
- > Building & Street signage available
- > Current tenants:
  - MediComp Physical Therapy
  - Jackson Hewitt

**Price/Lease Rate: Contact for Pricing**

## SITE PLAN



## PROPERTY HIGHLIGHTS

Rent & Reimbursement Revenue In Place	\$35,787
Potential Additional Revenue \$9.50 NNN (4,000 sf)	<u>\$44,000</u>
Annual Revenue at Full Occupancy	\$79,787

Budgeted Insurance	\$4,782
Budgeted R&M	\$1,950
Budgeted Taxes	\$7,590
Budgeted G&A	\$250
Management Fee at 3% EGI	<u>\$2,393</u>
Total Budgeted Operating Expenses	\$16,965

NOI at Full Occupancy	\$62,822
NOI at In-Place Occupancy	\$18,822

Annual Mortgage Payment*	\$35,578
Free Cashflow at Full Occupancy (to an Investor)	\$27,244
> (18.9% Cash-On-Cash Return)	-
Free Cashflow at In-Place Occupancy (to Owner-User)	(\$16,756)
> An Effective Occupancy Cost of \$1,396 per month	-
> An Effective Occupancy Cost of \$2.39 psf per year	-
> Cheaper than \$9.50 psf annual Market Rent	-
> Offset by equity build-up as loan pays down	-

\*Mortgage Loan Assumptions:  
 75% LTV  
 5.00% rate  
 20-yr Amortization  
 \$40,322 Payment Annually  
 \$3,360 Payment Monthly



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