

OXFORD EAST SHOPPING CENTER

University Ave | Oxford, MS 38655

AVAILABLE

**1.1 AC OUTPARCEL
TWO SUITES: 1,556 SF EA**

21,000
VEHICLES PER DAY

MCLARTY RD



Paris NAILS



126' (+)
201' (+)



Walgreen's



DOLLAR GENERAL

22,900
VEHICLES PER DAY

MS-7



OXFORD EAST SHOPPING CENTER

PROPERTY HIGHLIGHTS

- ❖ **ESTABLISHED RETAIL CENTER:** 43,000 SF
- ❖ **ZONING:** TNB (Traditional Neighborhood Business District)
- ❖ **EXCEPTIONAL VISIBILITY:** Cross Streets- University Ave and MS-7
- ❖ **EXCEPTIONAL CO-TENANCY:** Dollar General, Subway, Dominos, Rent-A-Center, McDonalds
- ❖ **ABUNDANT PARKING:** 290+ Spaces
- ❖ **AVAILABLE: 1.1 ACRE OUTPARCEL**
- ❖ **AVAILABLE: TWO SUITES | 1,556 SF EACH**



DEMOGRAPHICS

2024	1 MILE	3 MILE	5 MILE
Population	4,230	27,741	42,402
Households	1,916	10,535	16,903
HH Income	\$89,910	\$84,350	\$81,483

DAILY TRAFFIC

UNIVERSITY AVE	21,033+
HIGHWAY 7 N	22,911+

STRATEGIC LOCATION

Ole Miss

1.7 Miles/5 Mins



1 Mile/4 Mins



3 Miles/7 Mins

GILL
PROPERTIES

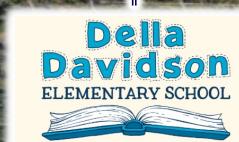
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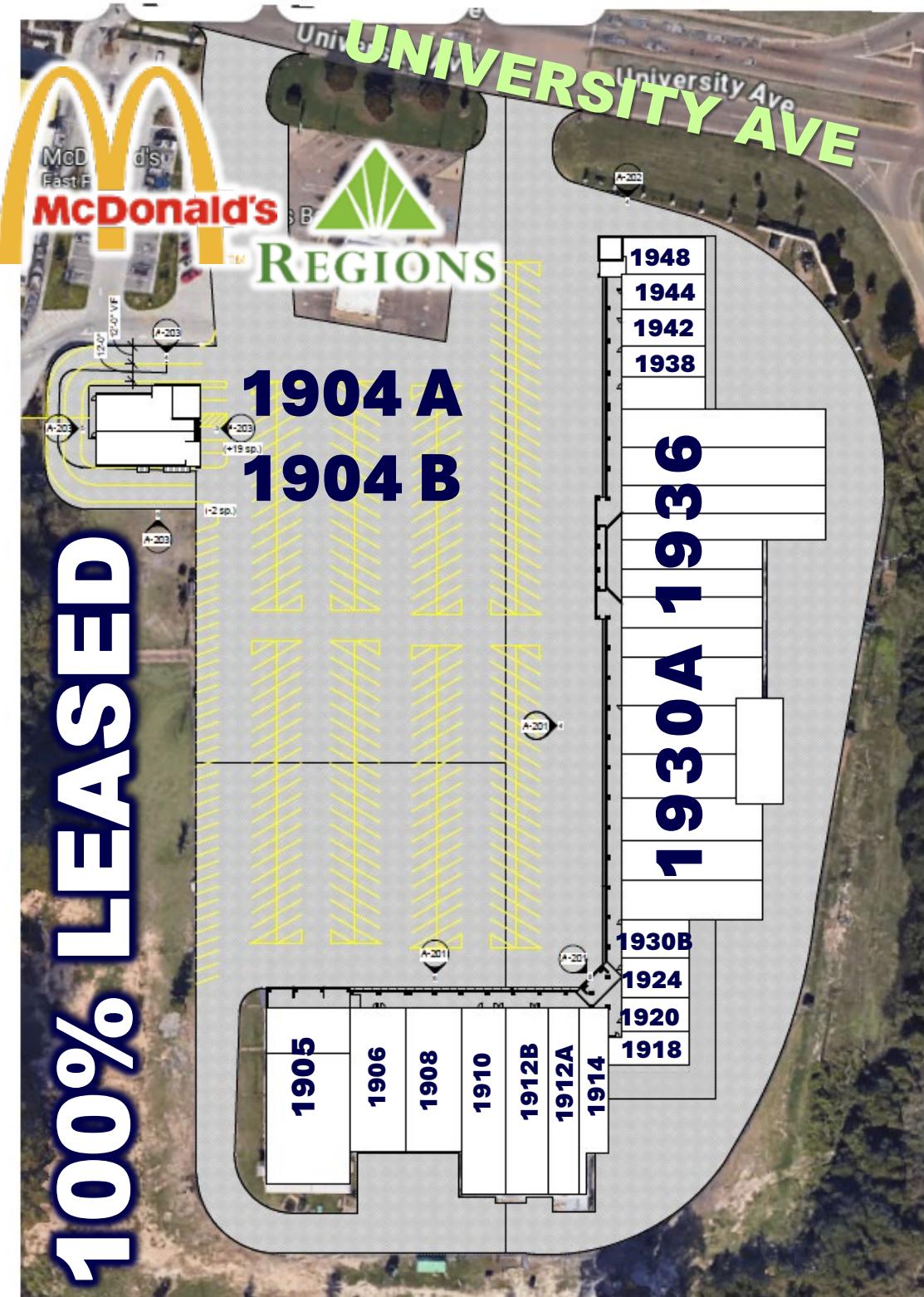


SITE



This 1.1-acre outparcel is positioned within the fully leased Oxford East Shopping Center at one of Oxford's most heavily traveled intersections. With strong daily traffic counts, prominent frontage, and a surrounding mix of national retailers, the site offers an excellent opportunity for QSR, retail, medical, or service-oriented development. Located just minutes from Ole Miss and Downtown Oxford, the property benefits from consistent local and university-driven traffic.





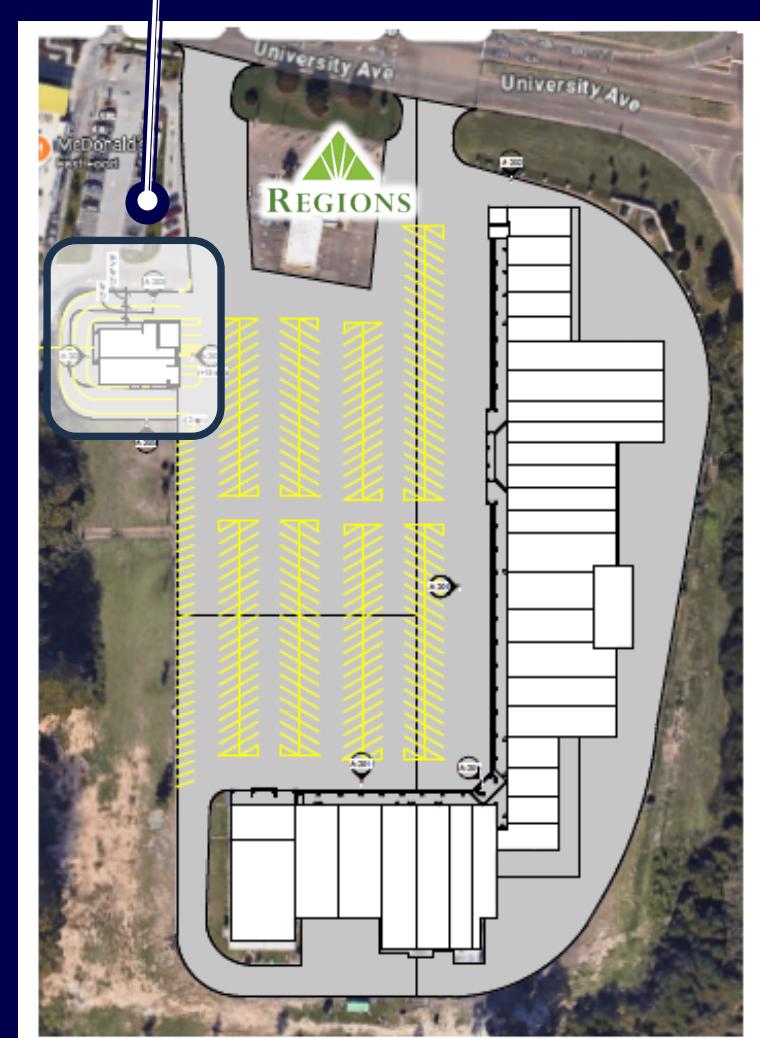
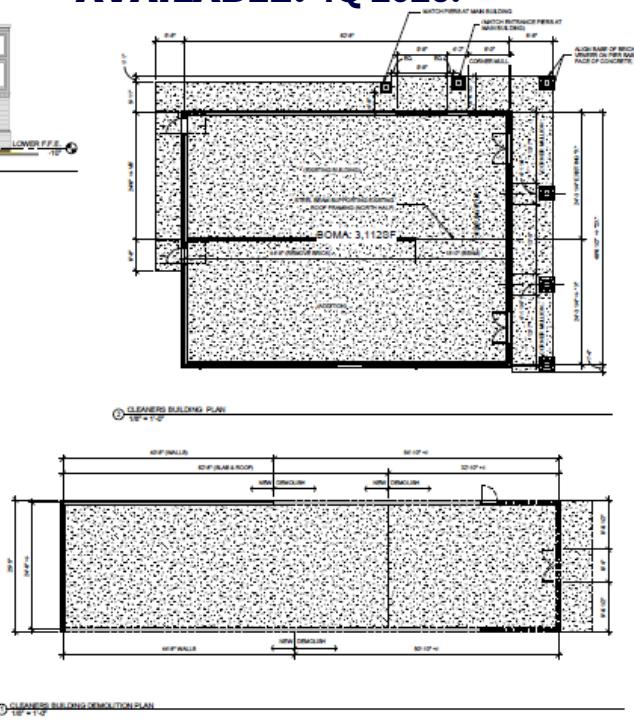
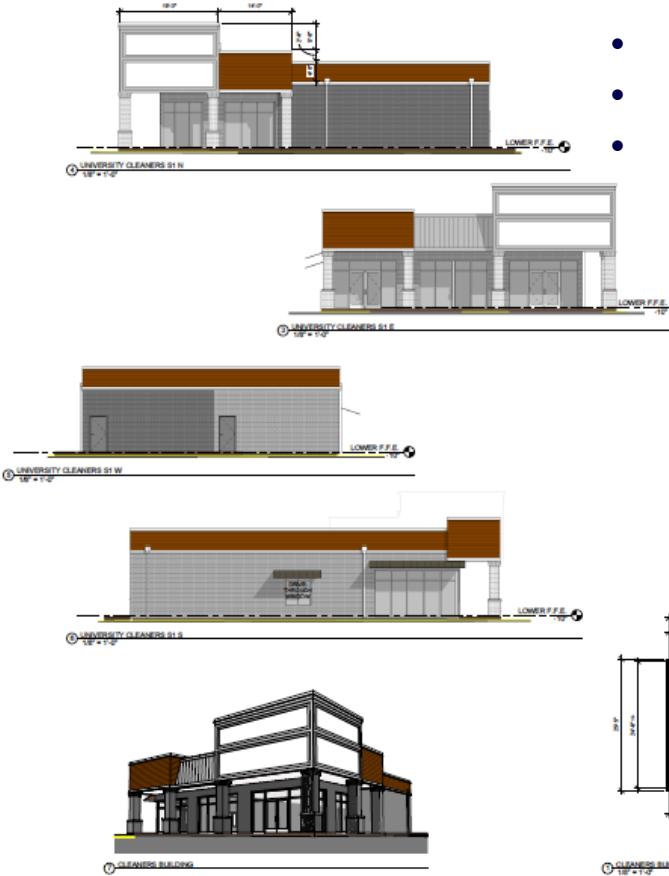
TENANTS

1904	BEING RENOVATED
1905	VINCENT OUTFITTERS
1906	PARIS NAIL & SALON
1908	QUEEN BEAUTY SUPPLY
1910	RENT-A-CENTER
1912 B	CRU WINE & LIQUOR STORE
1912 A	LAPERLA TAPATIA
1914	MEDICAL CLINIC
1918	INTERFAITH COMPASSION
1920	DOMINO'S
1924	T-LINK WIRELESS
1930 B	T MOBILE
1930 A	DOLLAR GENERAL
1936	LARSON'S CASH SAVER
1938	CHINA ROYAL
1942	EZ CASH
1944	BREMMA'S CAKES
1948	SUBWAY

PRE-LEASING



- **SIZE:** 3,112 SF
- **TWO SUITES:** 1,556 SF EACH
- **FEATURE:** Drive-Thru Window
- **AVAILABLE:** 4Q 2026.



OXFORD, MISSISSIPPI

MISSISSIPPI'S COLLEGE TOWN



LOCATION OVERVIEW

Nestled in the Hills of North Mississippi, the city of Oxford is the home of the University of Mississippi, also known as Ole Miss. Nobel Prize-winning author William Faulkner made his home here and found inspiration in the people and places of Oxford and Lafayette County which he fictionalized in his Jefferson and Yoknapatawpha County. Many writers have followed in Faulkner's footsteps, making the city of Oxford their home over the years adding to the literary reputation Oxford has become renowned for including: Larry Brown, Barry Hannah, Willie Morris and John Grisham to name a few. Oxford has been featured in publications such as Conde Nast Traveler, Budget Travel, Southern Living and Garden and Gun. Touted as the "Cultural Mecca of the South", creativity abounds in Oxford as musicians, artists and writers alike find inspiration in Oxford's rich history, small-town charm and creative community. Over the years Oxford has also been known for offering exceptional culinary experiences including James Beard award-winning chef and owner of five restaurants, John Currence. From down home cooking to upscale culinary creations, Oxford is a food lovers delight.

LOCATION HIGHLIGHTS

- ECONOMY:** Oxford has seen the job market increase by 2.2% over the last year.
- COST OF LIVING:** Compared to the rest of country, Oxford's cost of living is 8% lower than the national average.
- POPULATION:** Oxford's population is 28,996 people. Since 2000 it has grown 200%
- REAL ESTATE:** The median home cost in Oxford is \$235,000.

FOR MORE INFORMATION:



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