



Shops At Barnes Crossing

3944-3952 North Gloster Street
Tupelo, Mississippi 38804

Property Highlights

- 2 contiguous Spaces Available: 22,562 SF and 7,400 SF +/-
- Max Contiguous - 30,000 SF +/-
- Regional Shopping Center
- Abundance of Parking Spaces for Customers and Employees
- Adjacent to Walmart Supercenter & The Mall at Barnes Crossing
- Highly Desirable Location - N. Gloster Street
- Located in The Main Retail Hub in Tupelo

For More Information

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Property Description

NAI UCR Properties is proud to present this exceptional opportunity to lease premier retail space on N. Gloster Street in Tupelo, MS. The two suites available for lease are in The Shops of Barnes Crossing, a regional shopping center adjacent to Walmart Supercenter and the largest mall within 140 miles. The Mall at Barnes Crossing is a 777,000 square foot super regional mall anchored by JCPenney, Belk, Dicks Sporting Goods and Sears with over 12 million annual shoppers.

This prime location is near freeways, major retailers and is in a highly desirable location with excellent visibility, high foot traffic (20,000 VPD), and thriving commercial environment. The property is situated less than 1 mile from the intersection of Highway 45 and Highway 78, off North Gloster Street in the main retail hub in Tupelo, with nearby national retailers such as Sam's Club, Lowes, Kohl's, Toys R Us, TJ MAXX, Hobby Lobby, Office Max, Burkes, and The Mall at Barnes Crossing.

This property is ideal for a wide range of retail businesses and perfect for national retailers, boutiques and specialty stores.

Location Description

The property is situated less than 1 mile from the intersection of Highway 45 and Highway 78, located off North Gloster Street in the main retail hub in Tupelo, which is evident by nearby national retailers such as Walmart Supercenter, Sam's Club, Lowes, Kohl's, Toys R Us, TJ MAXX, Hobby Lobby, Office Max, Burkes and The Mall at Barnes Crossing.

Building Name	Shops at Barnes Crossing
Property Type	Retail
Property Subtype	Regional Mall
APN	083U-07-089-01
Building Size	74,614 SF
Lot Size	8.18 Acres
Year Built	2004
Number of Floors	1

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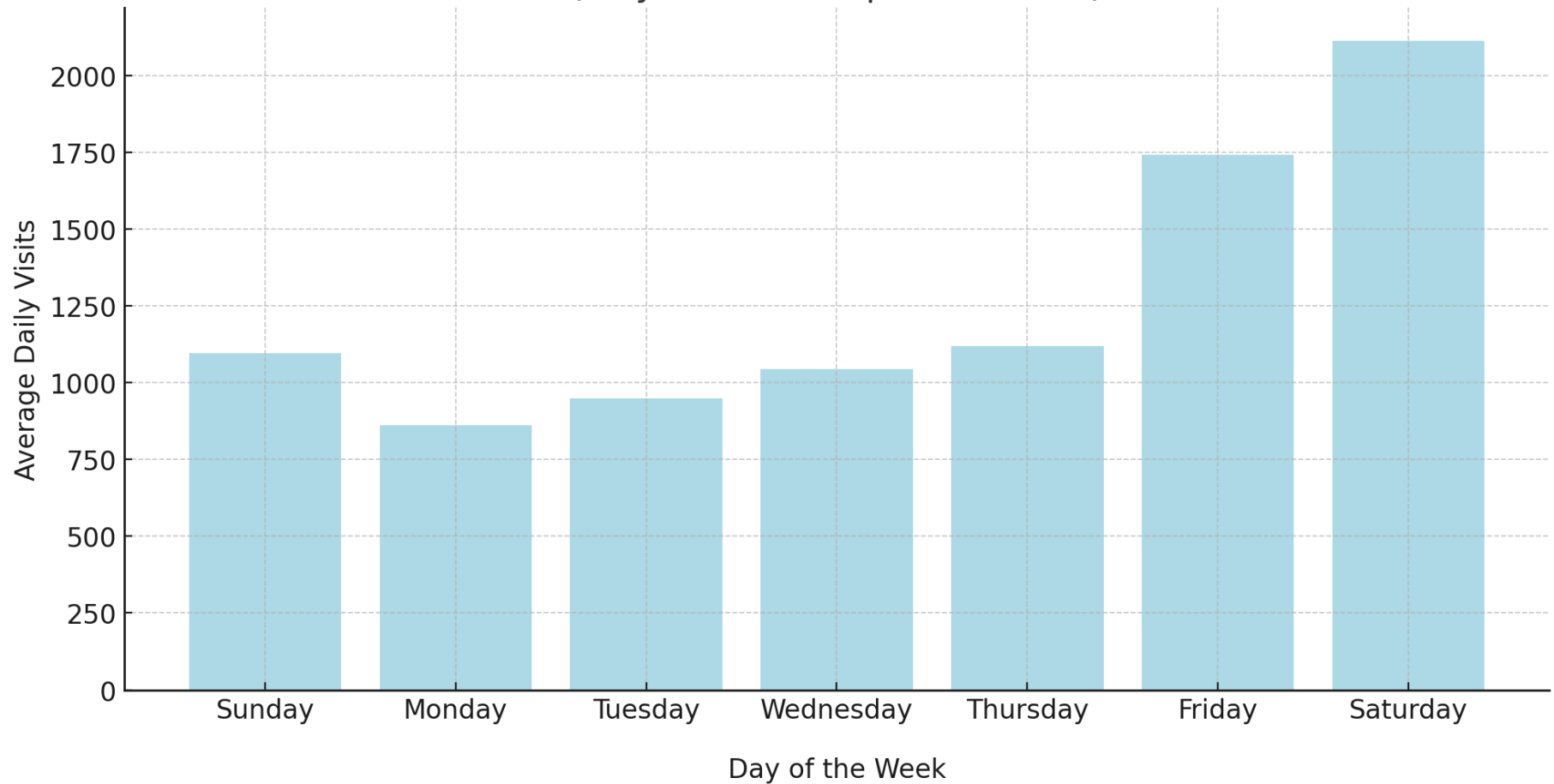
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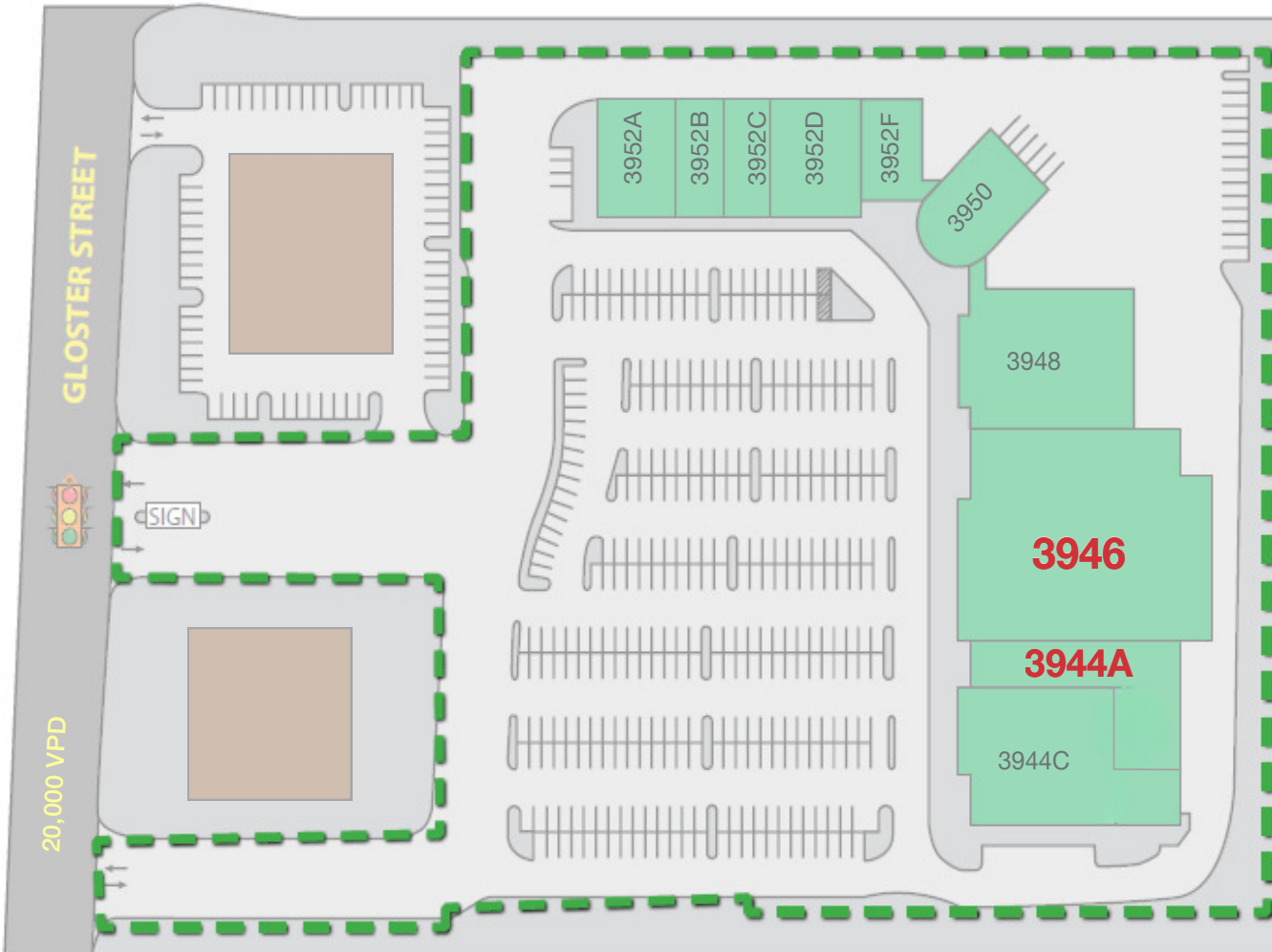
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- 20,000 VPD

Average Daily Visits by Day of the Week
(May 1, 2024 - April 30, 2025)



Source: Placer.AI Property Report - Data Accessed 5/9/2025





SUITE	TENANT	SF
3946	Available	22,500
3948	Dollar Tree	12,000
3944C	O'Reilly's	12,567
3944A	Available	7,300
3952A	Holland's Bar and Grill	5,629
3950	Mattress Gallery	4,341
3952D	Leslie's Pool	3,712
3952F	Lonestar Bar & Grill	2,500
3952B	Nail E	2,020
3952C	Ortho Xpress	2,020
<i>Suite 3946 & 3944A can be combined - 29,800 SF</i>		

- AVAILABLE
- NOT A PART



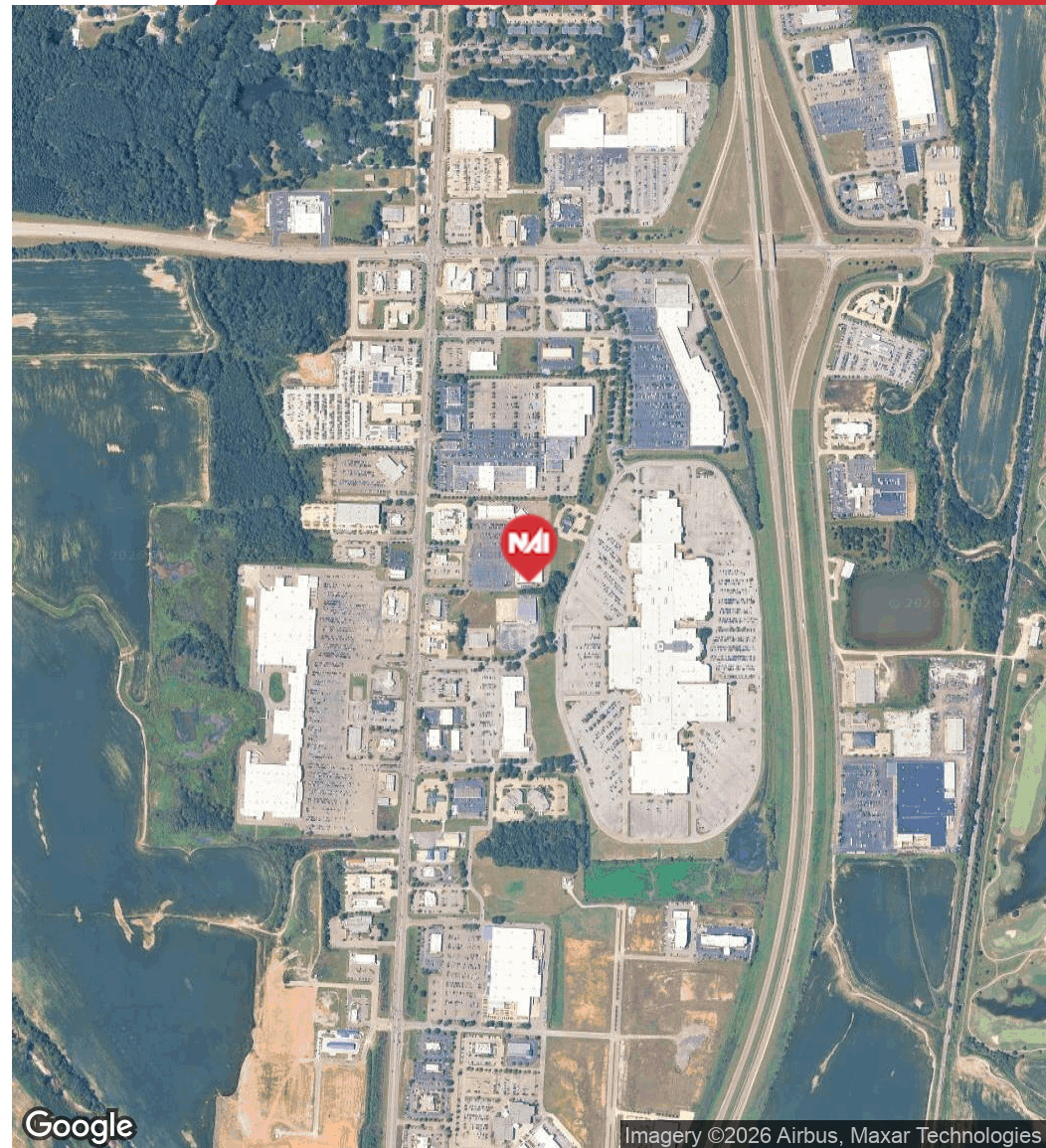
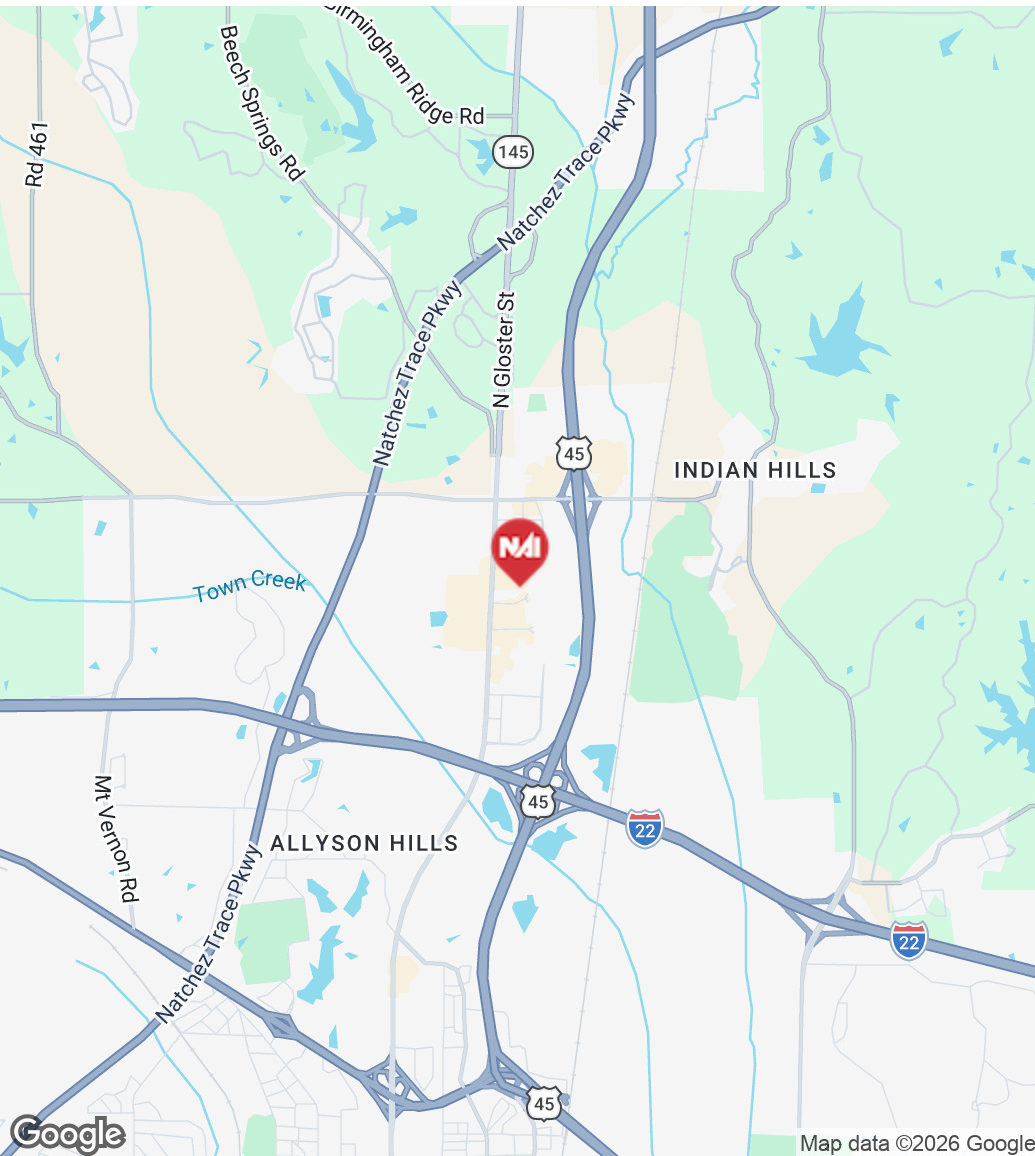
For Lease

7,400 - 30,000 SF | Negotiable
Retail Space



For Lease

7,400 - 30,000 SF | Negotiable
Retail Space



660 Katherine Drive, Suite 402
Jackson, MS 39232
601 981 6800 tel
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Population	1 Mile	3 Miles	5 Miles
Total Population	813	9,836	32,792
Average Age	42.7	37.3	36.9
Average Age (Male)	21.7	31.0	34.9
Average Age (Female)	47.0	39.3	37.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	421	4,123	14,400
# of Persons per HH	1.9	2.4	2.3
Average HH Income	\$49,639	\$71,852	\$61,311
Average House Value	\$117,378	\$170,889	\$152,081

2020 American Community Survey (ACS)

