

RETAIL PROPERTY FOR LEASE

MIDTOWN STE 2

401 University Drive, Starkville, MS 39759

SCOTT FARMER

Broker/Owner
C. 662.341.5205
scott@farmercommercialproperties.com



MISSISSIPPI STATE UNIVERSITY

COTTON DISTRICT

1,476 SF AVAILABLE



FARMER COMMERCIAL PROPERTIES
O. 662.268.8025
101 S Lafayette Street Ste 31
Starkville, MS 39759
farmercommercialproperties.com

401 UNIVERSITY DRIVE, STARKVILLE, MS 39759



OFFERING SUMMARY

Lease Rate:	\$26.50 SF/month (NNN)
Available SF:	1,476 SF
CAM	\$1.65
Insurance:	\$0.67
RE Taxes:	\$2.96
Number of Units:	1
Year Built:	2019

PROPERTY OVERVIEW

Starkville, MS. Midtown 401 University Dr, Suite 2 - Excellent 1,476 SF retail space available in the dynamic Midtown development. This former franchise pizza location is ready to go and/or easy conversion to most any restaurant or food establishment. Midtown is a mixed-use 143 bed development (built 2019), located at 401 University Drive and situated on the corner of University and South Montgomery.

Starkville is the home of Mississippi State University and approximately 25,000 students. This premier commercial space is in the heart of Starkville in a "feet on the ground location". Southeastern Conference (SEC) towns are growing leaps and bounds. Create an "instant presence" with this location. Priced at \$26.50 SF NNN. Estimated NNN fees are \$5.27 PSF. Call Scott today.

PROPERTY DETAILS

DIRECTIONS - LOCATED NEAR CORNER OF UNIVERSITY DRIVE AND SOUTH MONTGOMERY

for more information contact:

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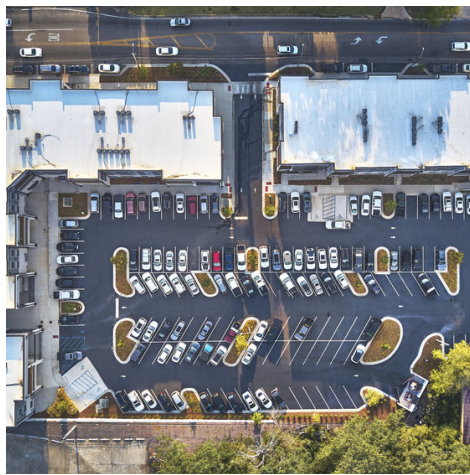
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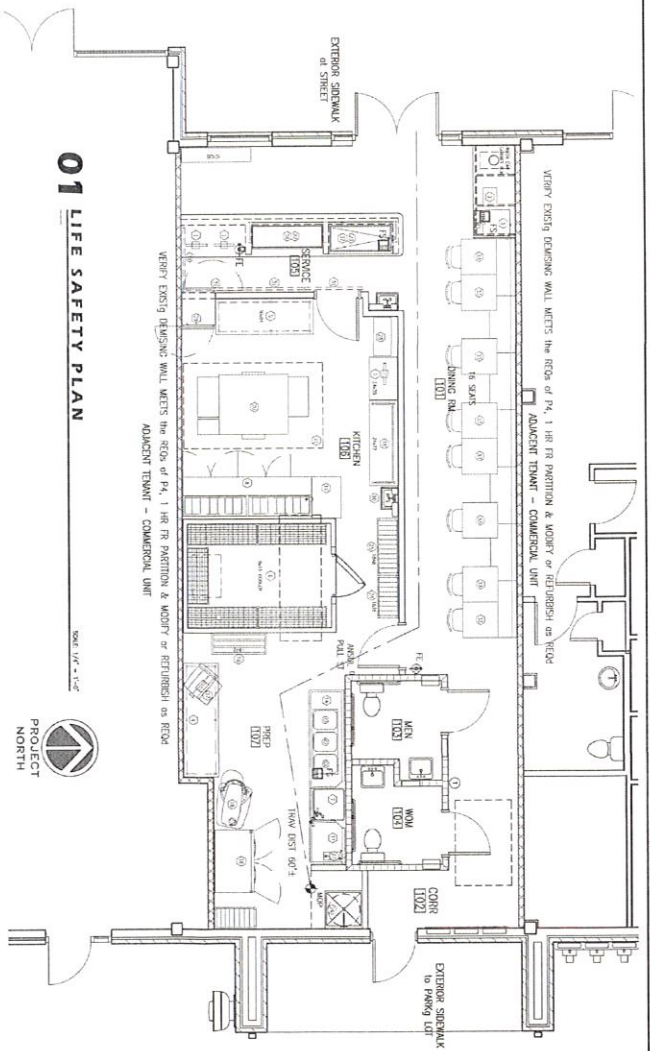
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PROJECT INFORMATION

PROJECT DESCRIPTION: Interior build-out of a new tenant space in a multi-
development for use as a restaurant.

Location: City of Starkville, MS

Building Code: 2012 International Building Code

Specialty System: Building is fully sprinkled

Use & Occupancy: IRC 303, Group A-2, Assembly

Construction Type: IRC 602, Type I 1 1 B

Gross Tenant Area: 1,397 s.f.

Gross Kitchen & Service Area: 699 s.f.

Net Dining Room Area: 324 s.f.

REQUIRED FIRE RATED CONSTRUCTION:

708 Fire Partitions: 1 hr Open to 716.5-
402.4.2.1, 708.1 Tenants in Open Walls 1/2 hr

714 Penetrations: All penetrations thru new or existing fire rated assemblies & smoke partitions shall comply w/ this & other applicable sections.

718 Opening Protection: All opening protection in new or existing fire rated assemblies & smoke partitions shall be U.L. listed and labeled one hour steel comply w/ this & other applicable sections.

717 Ducts & Air Transfer Openings: All ducts & air transfer openings thru new or existing fire rated assemblies & smoke partitions shall comply w/ this & other applicable sections.

720 Thermal & Sound Insulating Materials: Insulating materials shall comply w/ this & other applicable sections.

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903 Alarmable Smoke Systems: REQUIRED
TLR 803.9 Rooms & Enclosed Spaces: Class C

904 Alternative Alarmable Fire Extinguishing Systems: REQUIRED
C.C. shall coordinate new systems w/ existing systems as required.

904.12 Commercial Cooking Systems: shall comply w/ this & other applicable sections.

906 Portable Fire Extinguishers: Provide 10B, ABC, 1A, Type A, & kitchen areas, see Life Safety Plan, Comply with IFC 906.1.1E / 11-250 s.f. Max Travel Distance = 75 ft.

907 Fire Alarm & Detection Systems: Fire Alarm System REQUIRED

1004 Occupant Load: TLR 1004.1.2 Maximum Floor Area Allowance per Occupant: Kitchen at 1/200 (4) + Dining at 1/135 (24) = 28

1004.3 Ceiling of Occupant Load: Every room or space that is an Assembly Occupancy shall have the Occupant Load of the room or space posted in a conspicuous location. The Occupant Load shall be determined by the Owner, Tenant or authorized agent.

1015 Number of Exit: Provided: _____ Required: _____

1005 Egress Illumination: Egress illumination shall comply w/ this & other applicable sections. See also Elevation Drawings &/or Reflected Ceiling Plan.

1011 Exit Signs shall comply w/ this & other applicable sections. See also Life Safety Plan, Electrical Drawings &/or Reflected Ceiling Plan.

1016 Exit Access Travel Distance: TLR 1014.3

2902	Minimum	Provided	Other
M	1	1	1
F	1	1	1
U	1	1	1
W	1	1	1
D	1	1	1
OT	1	1	1
OTHER	1	1	1
1 Serv Sink	1	1	1
1 Serv Sink	1	1	1

RECORD DRAWINGS & RECORDS TO BE MAINTAINED BY OWNER:
RECORDS TO BE MAINTAINED BY OWNER:
RECORDS TO BE MAINTAINED BY OWNER:
RECORDS TO BE MAINTAINED BY OWNER:

401 University Drive, Suite 2, Starkville, MS 39759

Gary A. Nash
ARCHITECT

3000 7th Avenue South (206) 981-1800
Birmingham, AL USA 35222-3503

DATE: 11/20/2018
TIME: 10:58 AM

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This dynamic and covenanted location is the closest to the University and comes with many advantages. While having on site residents as retail patrons, you will also have the most convenient access for the rest of the student population.

Being close to campus makes this a prime location for approx. 25,000 students. MS State just announced that they are 1 of 4 SEC Schools with increased enrollment for the past 7 consecutive years.

Athletics

- 2021 College World Series Champions
- Charter member of the Southeastern Conference
- Record crowd of 62,945 fans during the 2014 Football season
- 2014 MSU Football tied the single-season school record for home victories
- MSU holds the NCAA record for the fastest rise from unranked to No. 1; a spot they held for five weeks
- Currently have 15 wins over the last 21 home football games
- MSU has attended 21 bowl games; including 8 consecutively since 2010
- MSU holds 9 of the top 10 the NCAA baseball on-campus attendance records, including #1 at 15,586 spectators
- Bulldogs have attended the College World Series 10 times
- Women's Basketball team has made it to the National Championship 2 years in a row
- Women's basketball ended the UConn Huskies historic 111-game winning streak in the 2017 Final Four
- Only SEC school to have 5 teams (Men's Basketball, Women's Basketball, Baseball, Track & Tennis) to make it to the final 4 of the perspective sports, all in the same 2017/2018 season.
- Only 2 baseball players have ever won the SEC's triple crown, both of which are from MSU (Rafael Palmeiro, 1984 & Brent Rooker, 2017)

Academics

- \$410 million expenditures for the state of Mississippi in 2016; MSU accounted for more than half with a total of \$226.4 million
- The national lead university for the FAA's Center of Excellence for Unmanned Aircraft
- MSU's Center for Entrepreneurship & Innovation is helping young entrepreneurs launch nearly 100 companies with annual sales of more than \$2 million
- MSU is recognized as one of the most influential institutions in entrepreneurship research & is ranked number 6 in the world for impact of its entrepreneurship research
- The College of Veterinary Medicine also allows students to experience nearly 70 surgeries before graduation, compared to the national average of only 5
- Research & development expenditures in MSU's computer science program were nearly \$10 million in 2016, placing the university in the National Science Foundation's top 50 national ranking
- Leader in integrated computational materials engineering, MSU researchers are working to eliminate sports-related concussions via more innovative designs that make helmets safer for athletes everywhere
- The Thad Cochran Research, Technology & Economic Development Park at Mississippi State University is the state's largest & oldest research park. On 272-acres, it features 12 buildings that are home to more than 1,500 employees & private businesses, spin-off companies, government offices & research centers & institutes

Construction & Expansion

- Capital improvements totaling more than \$1 billion since 2009
- 5 consecutive years of \$100 million or more from alumni donations
- New state of the art facilities across academics & athletics
- \$75 million expansion to Davis Wade Stadium was finished in 2014
- Brand new \$55 million baseball stadium (Dudy Noble Field at Polk-Dement Stadium) complete by 2019 season
- New stadium features biggest scoreboard in college baseball, berm seating & Left Field Lounge condos
- Since 2010 MSU has spent \$125.5 million on new dorms
- 150,000 SF Old Main Academic Building completed in 2017 for \$41 million
- Building new Partnership School for \$27.5 million
- New 7,500 SF Veteran's Center
- \$10 million 4th floor expansion of Mitchell Memorial Library
- \$9.8 million renovation on historic YMCA building originally built in 1914 (July 2018)
- Brand new \$18.7 million entrance that connects Poorhouse Rd & the south end of campus at Blackjack Rd

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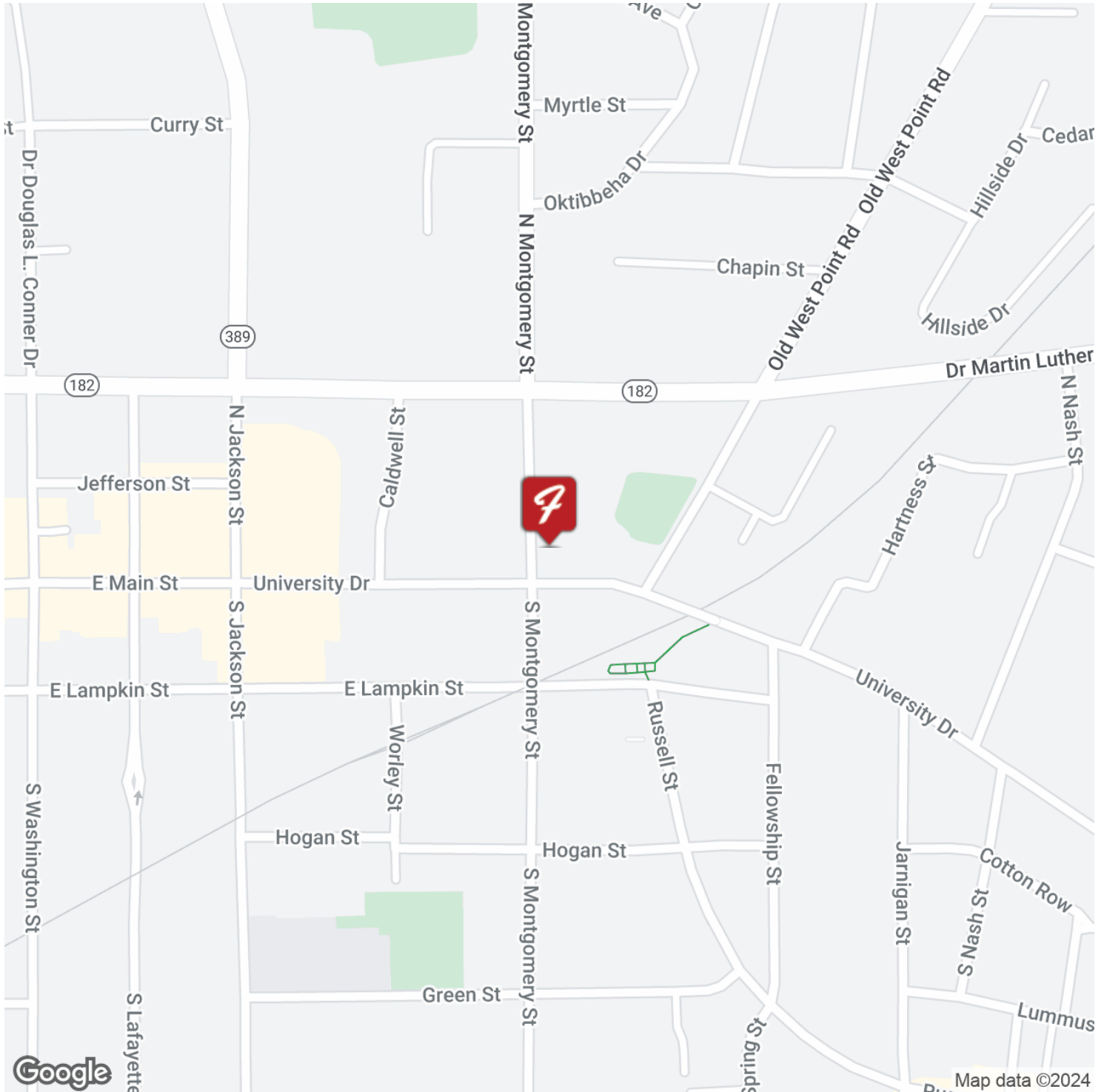
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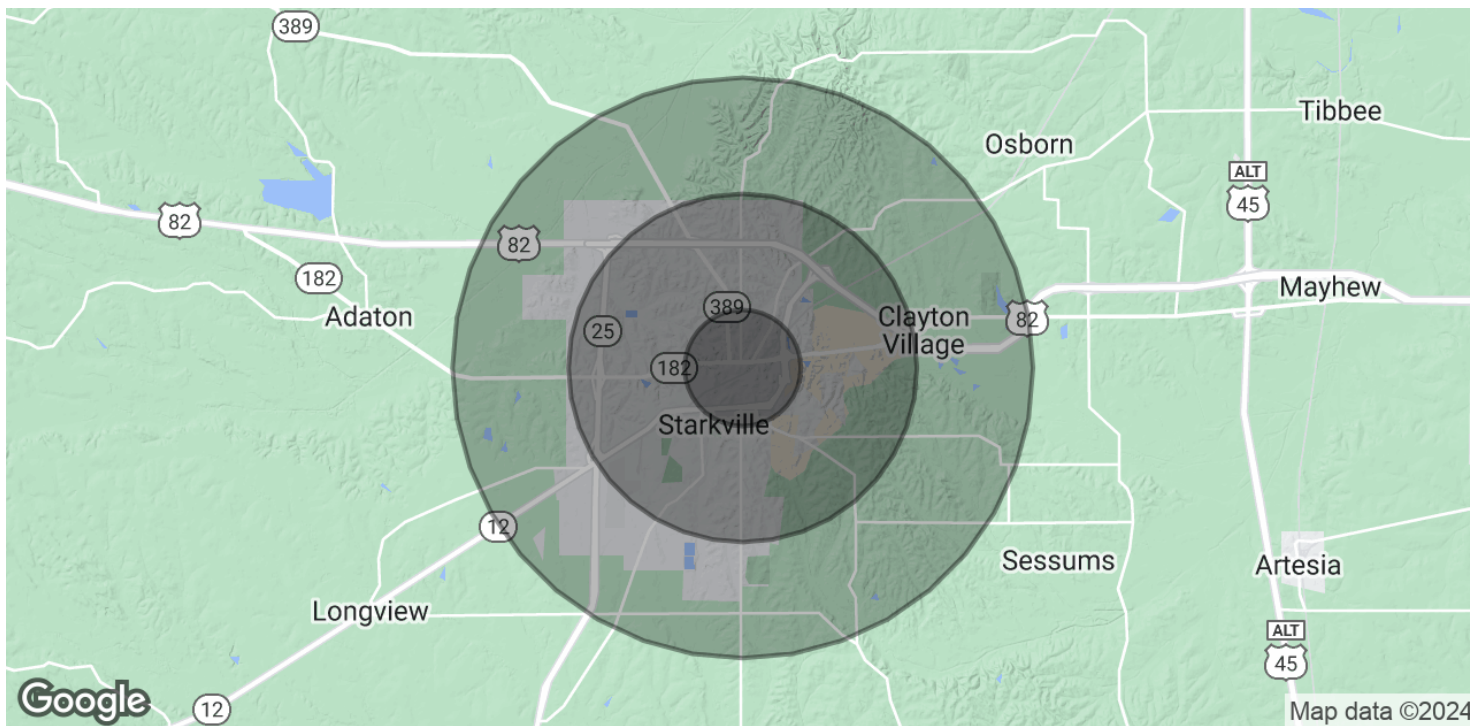


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,478	21,978	32,198
Average age	25.2	25.3	25.1
Average age (Male)	24.2	24.4	24.3
Average age (Female)	27.5	26.8	26.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,854	8,805	12,664
# of persons per HH	2.4	2.5	2.5
Average HH income	\$40,037	\$42,521	\$44,449
Average house value	\$110,367	\$110,223	\$116,037

TRAFFIC COUNTS

/day

* Demographic data derived from 2020 ACS - US Census

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