

*For More Information:*

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Retail Property For Lease

*809 Varsity Dr, Tupelo, MS 38801*

# 809 VARSITY - PROSPER PROFESSIONAL COMPLEX



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)



809 Varsity Dr, Tupelo, MS 38801

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## OFFERING SUMMARY

<b>Available SF:</b>	2,203 - 22,169 SF
<b>Lease Rate:</b>	\$20.00 SF/yr (NNN)
<b>Lot Size:</b>	3.25 Acres
<b>Year Built:</b>	1968
<b>Building Size:</b>	27,762 SF
<b>Zoning:</b>	MUCC

## PROPERTY OVERVIEW

This 27,762 SF brick and masonry building includes multiple configuration opportunities. Sizes ranging from 2,200 to 22,169 SF. Space is currently in shell condition. New exterior façade with 3 separate entrances with loading dock in the rear of the building.

Adjacent to the largest collection of professional office and medical offices in the market and just 1/2 mile from North MS Medical Center. 58 parking spaces with room to expand the primary parking lot and add additional parking on the sides and rear of the building.

Zoned MUCC. TIA available per negotiation.

## LOCATION OVERVIEW

Located on Varsity Drive near a signalized intersection at South Gloster Street (ADT ±19,000), one of the market's two primary commercial corridors. The property is surrounded by numerous medical offices along with strong local, regional, and national retailers and restaurants.

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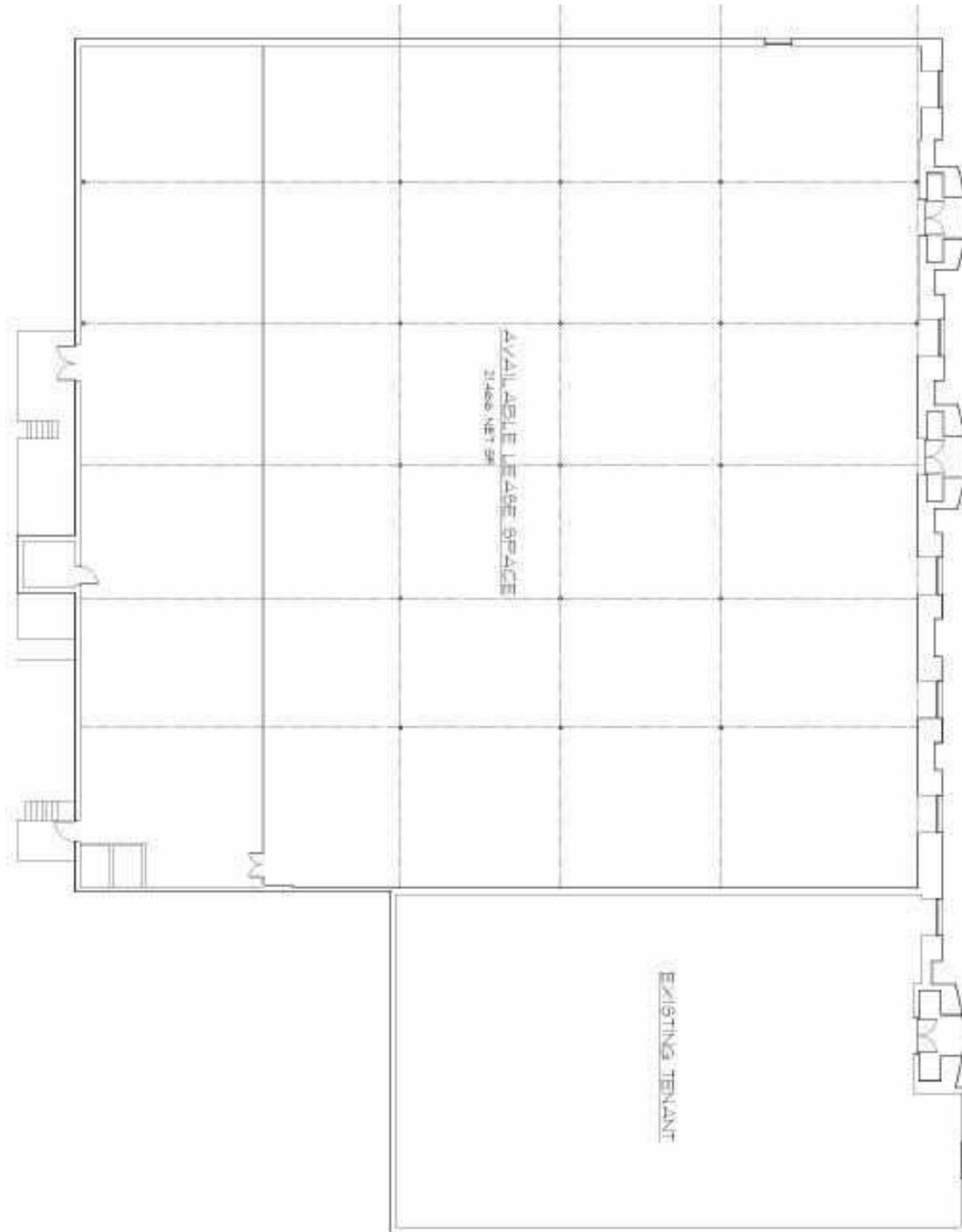
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# 809 VARSITY - DRAWING



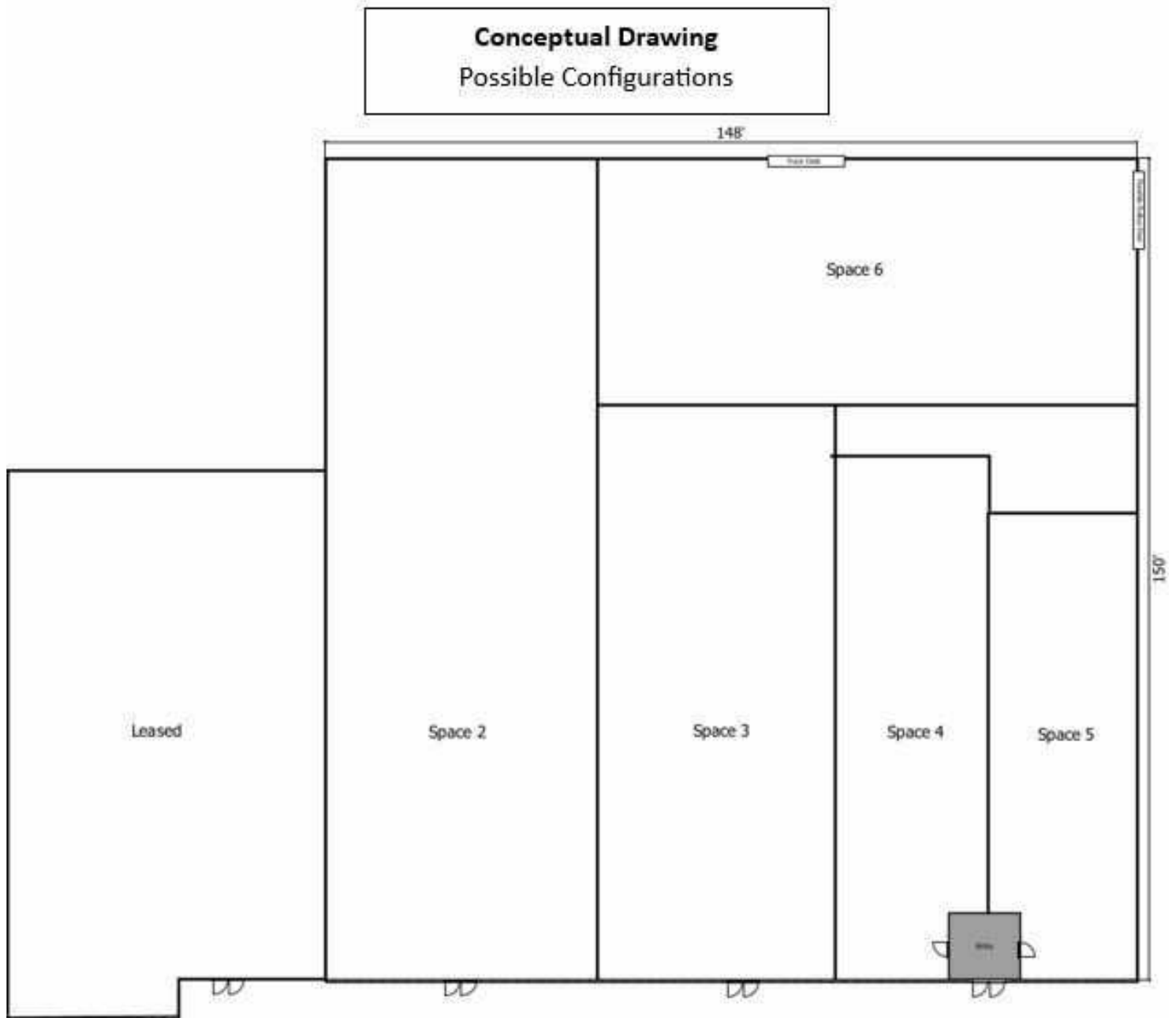
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# CONCEPTUAL DRAWING



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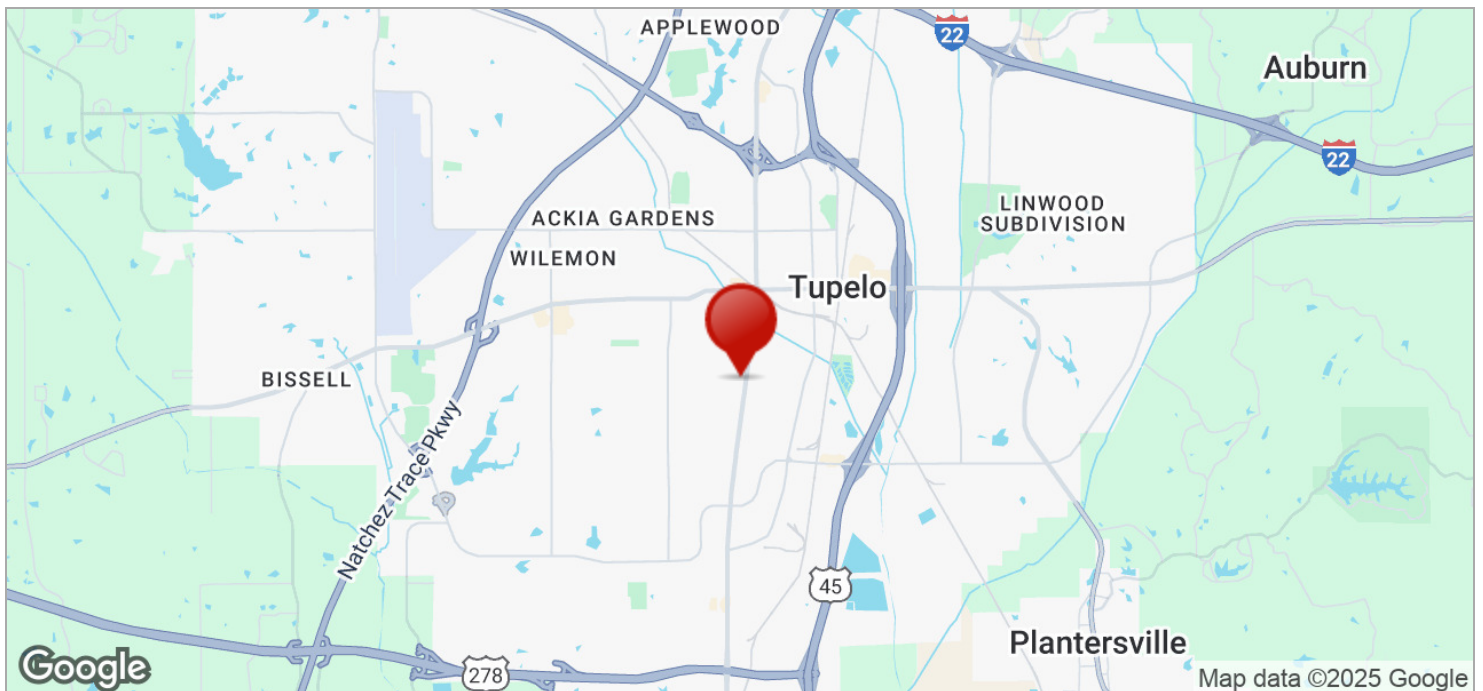
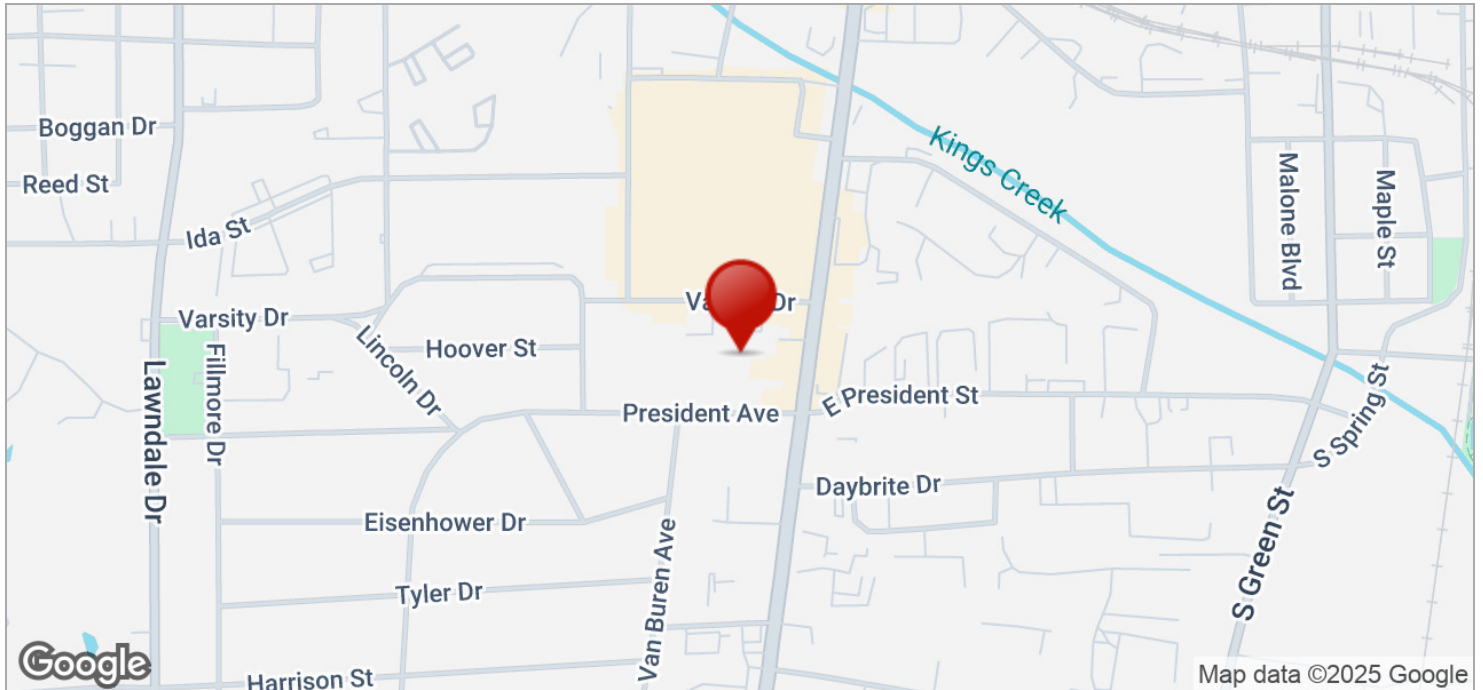
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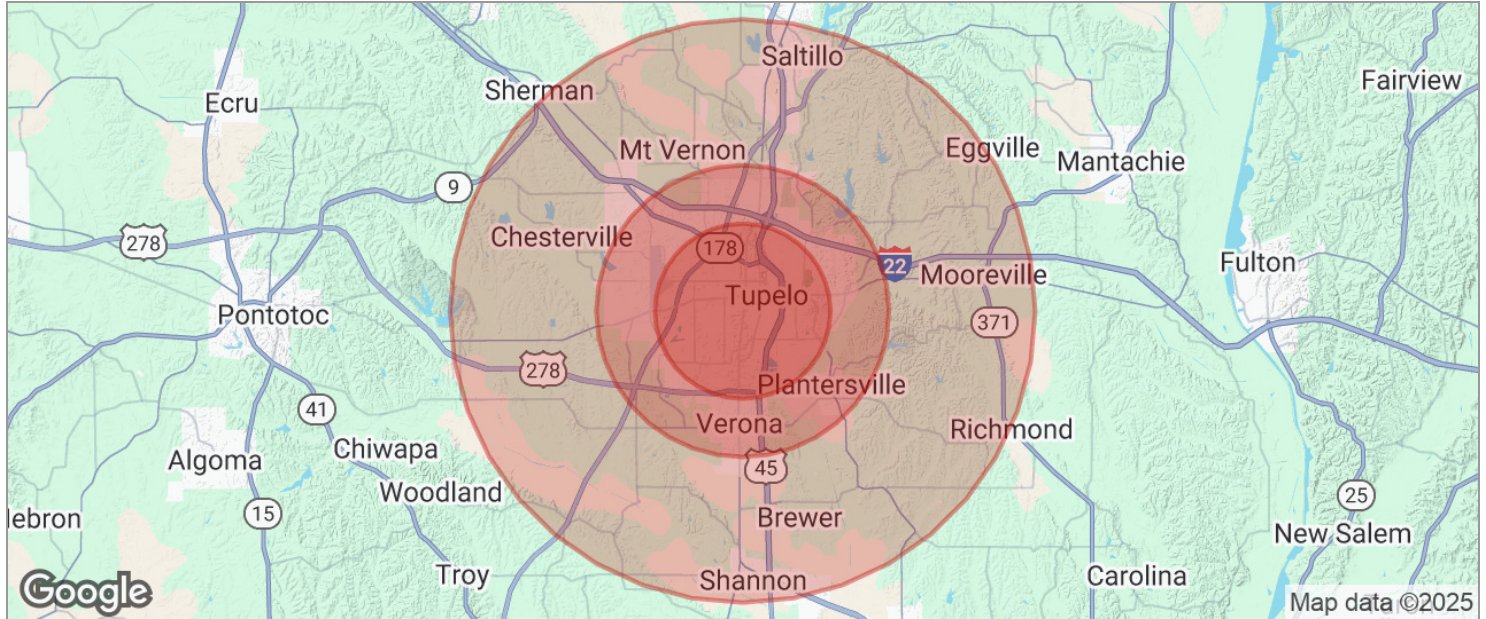
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,598	41,477	70,499
MEDIAN AGE	40	40	41
MEDIAN AGE (MALE)	38	38	39
MEDIAN AGE (FEMALE)	42	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,198	17,063	28,867
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$78,481	\$86,516	\$90,042
AVERAGE HOUSE VALUE	\$224,941	\$242,355	\$242,593

\* Demographic data derived from 2020 ACS - US Census

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