

For More Information:

CLAY SHORT

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cshort@trirealestate.net



Office Building For Sale

1243 Nelle Street, Tupelo, MS 38801

1243 NELLE STREET



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Sale Price:	\$265,000
Price / SF:	\$44.17
Lot Size:	0.6 Acres
Year Built:	1972
Building Size:	6,000 SF
Zoning:	Commercial - Mixed Use Employment

PROPERTY OVERVIEW

6,000 SF fully heated and cooled free span corrugated metal building with front, side, and rear entry including roll-up ground level door. Building includes entry foyer, 2 or 4 offices or 2 offices and a conference room, two restrooms, 5 additional offices or inventory storage rooms, large open area for sales floor or heated and cooled warehouse. Zoned Commercial - Mixed Use Employment, a versatile zoning and is ready to accommodate mid-sized sales, service or light distribution businesses.

LOCATION OVERVIEW

Property located on Nelle Street, a well-trafficked commercial street, just off primary corridor West Main Street. Centrally located in Tupelo with easy access. Building includes 4,000 SF paved parking in front of building with access drive on side of building with additional land in rear of building for parking, storage or fenced area.

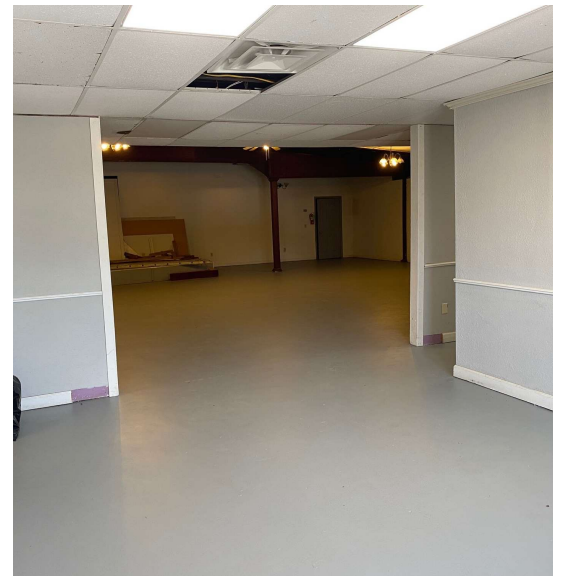
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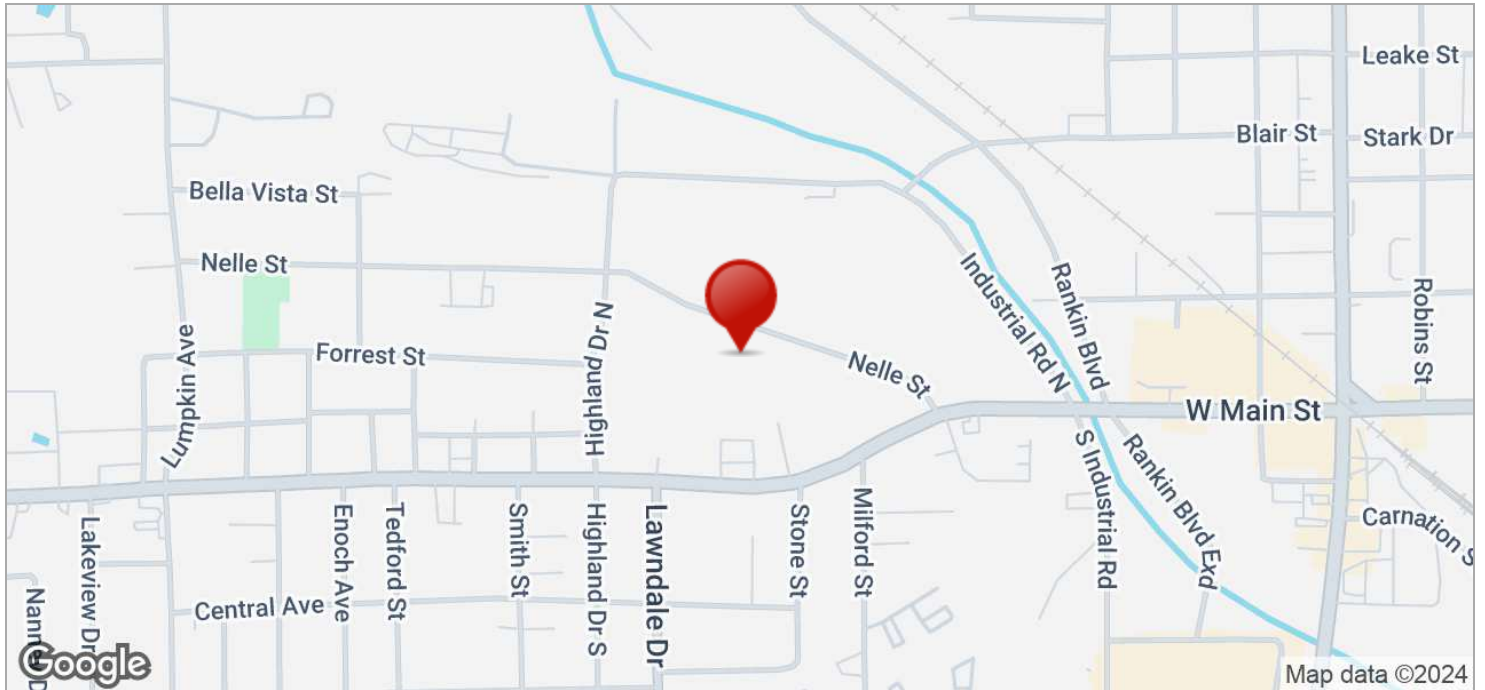
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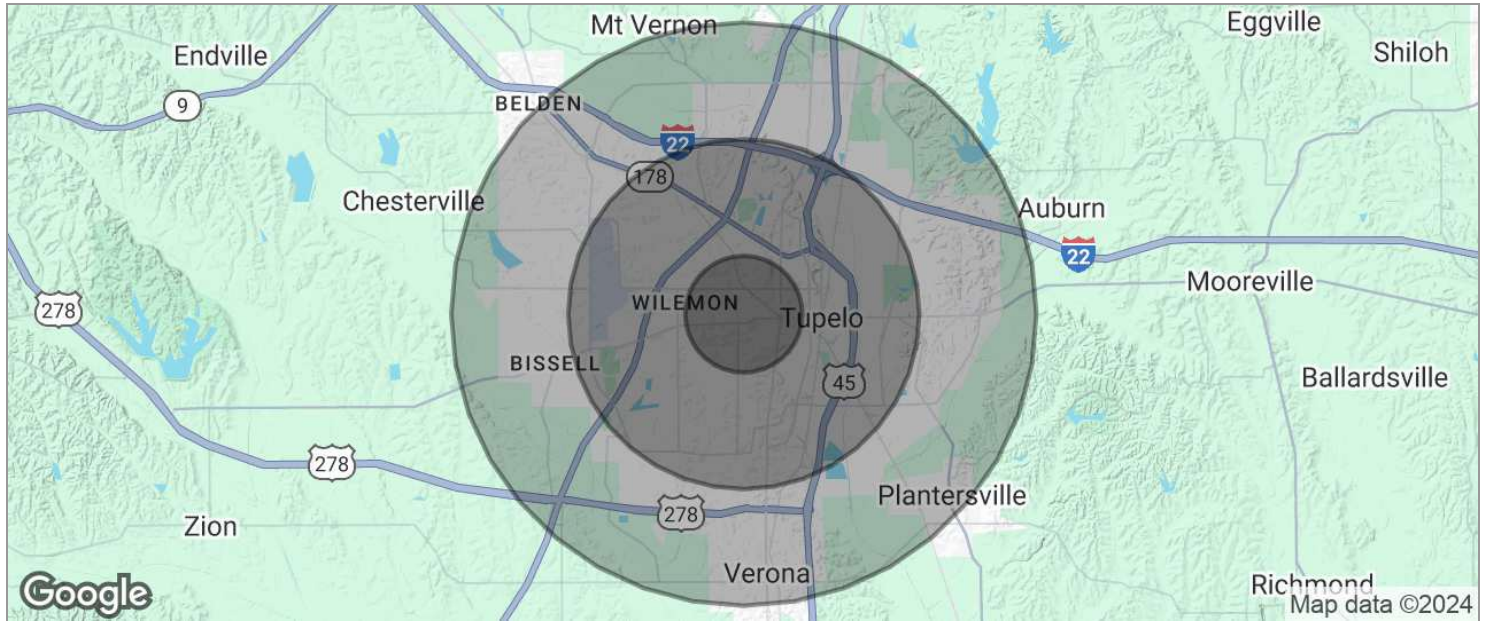
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,285	26,071	42,787
MEDIAN AGE	31.3	33.1	33.8
MEDIAN AGE (MALE)	32.8	32.5	32.5
MEDIAN AGE (FEMALE)	32.6	34.4	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,275	10,722	16,869
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$45,697	\$51,804	\$55,520
AVERAGE HOUSE VALUE	\$128,036	\$147,324	\$163,003

* Demographic data derived from 2020 ACS - US Census

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