

## RETAIL PROPERTY FOR LEASE



# 3836 N GLOSTER ST

Tupelo, MS 38804

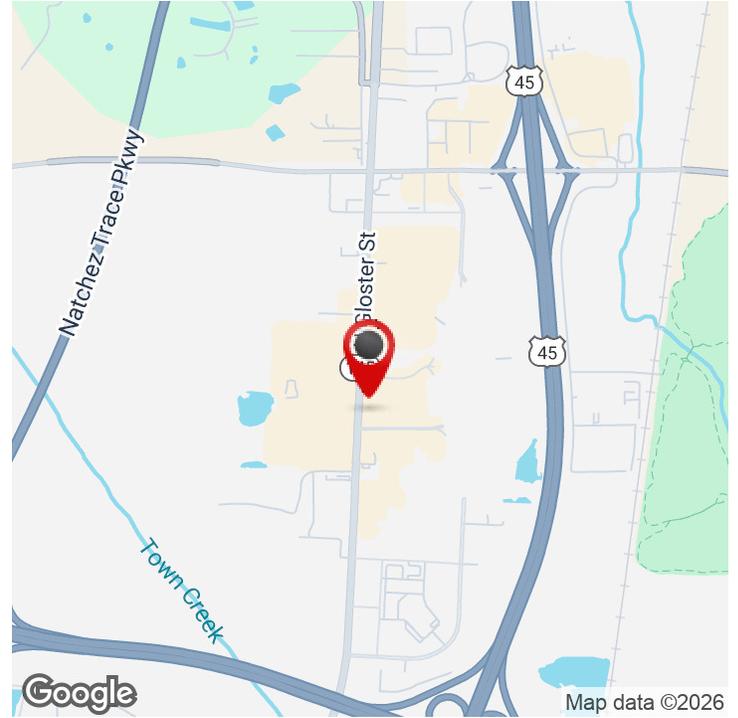
### JOHN MICHAEL HOLTSMANN

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**CONCORD**  
COMPANIES

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## OFFERING SUMMARY

Lease Rate:	Call For Rate
Building Size:	9,072 SF
Available SF:	3,525 SF
Lot Size:	40,662 SF
Year Built:	1994

## PROPERTY OVERVIEW

This well located endcap retail space offers excellent visibility, strong traffic counts, and convenient access to Highway 45, making it an ideal location for retail, service, medical, or restaurant users. The property features prominent frontage on N Gloster street with ample on-site parking and easy ingress/egress for customers. Surrounded by national and regional retailers, restaurants, medical, and dense residential. The site benefits from constant daily traffic and close proximity to major national retailers.

## PROPERTY HIGHLIGHTS

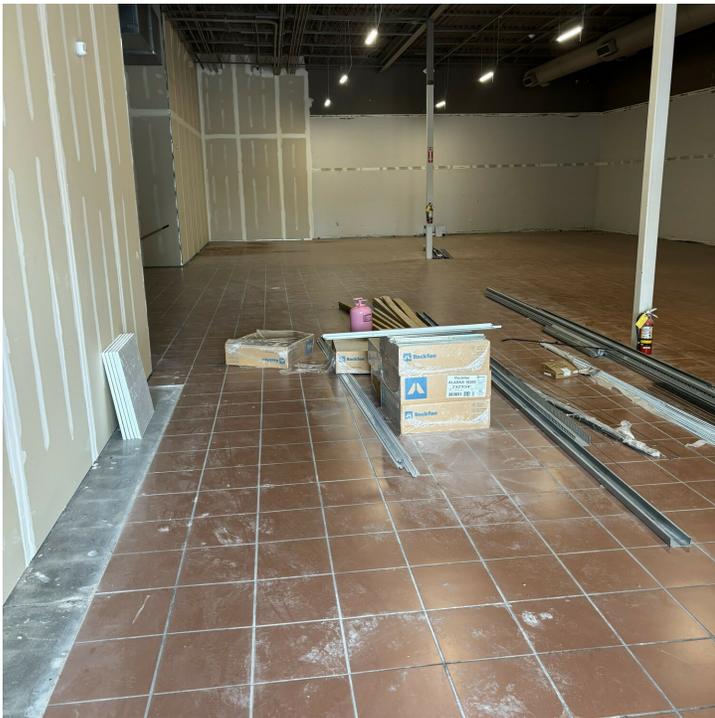
- Signalized intersection
- Frontage on N Gloster
- Monument Signage
- Ample Parking

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Google

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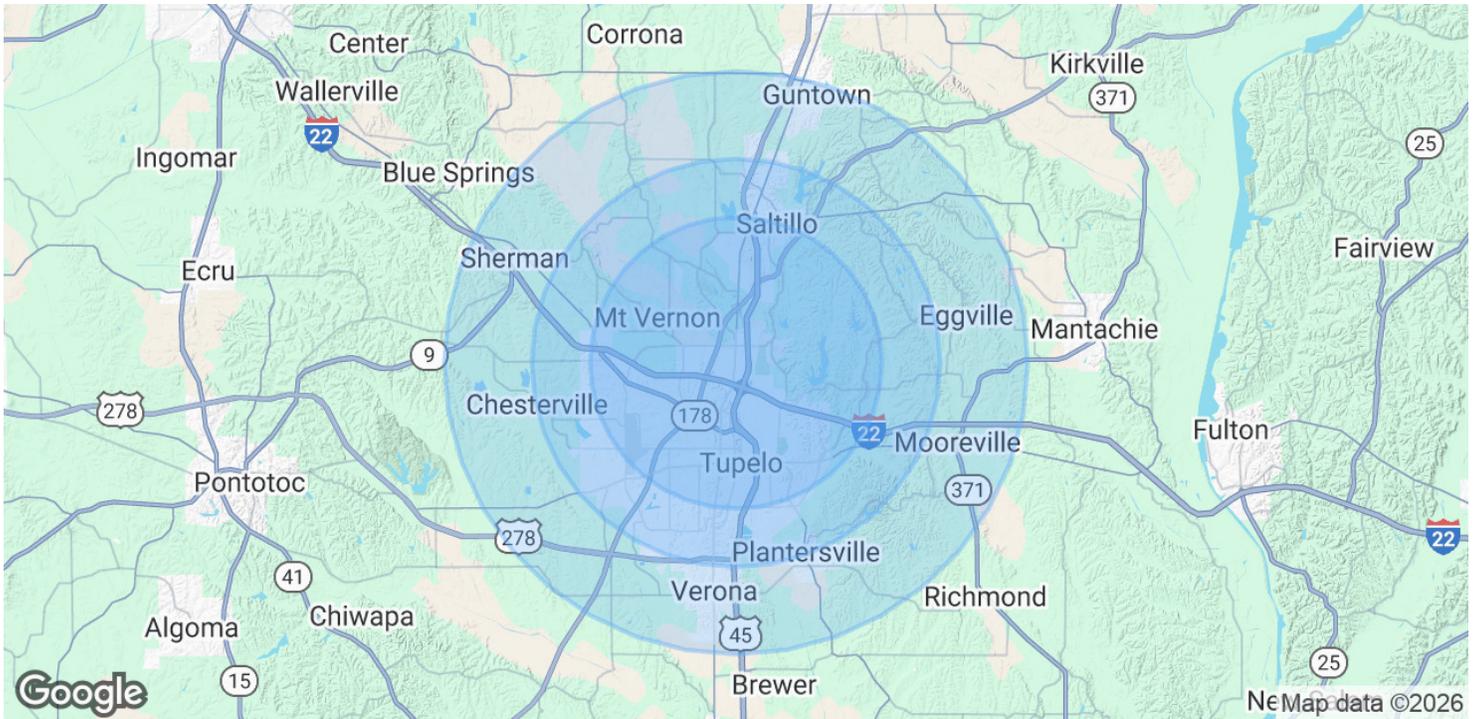
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## POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	36,761	52,236	74,580
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

## HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	15,136	21,361	30,185
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,640	\$96,543	\$91,723
Average House Value	\$254,920	\$255,251	\$243,629

Demographics data derived from AlphaMap

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