

*For More Information:*

CLAY SHORT

662.231.4262

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Retail Property For Lease

*213 Walmart Circle, Booneville, MS 38829*

213 WALMART CIRCLE



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

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



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## OFFERING SUMMARY

<b>Available SF:</b>	3,000 SF
<b>Lease Rate:</b>	\$14.00 SF/yr (Gross)
<b>Lot Size:</b>	0.6 Acres
<b>Year Built:</b>	2012
<b>Building Size:</b>	4,800 SF

## PROPERTY OVERVIEW

3,000 SF space previously used as restaurant, but could be modified for any Retail, Medical, or Financial Services.

## LOCATION OVERVIEW

Property is an out parcel center with AT&T as a co-tenant. Free standing center is located in the heart of Booneville's primary retail district in the shadow of Walmart Supercenter. Neighboring tenants include Walmart, Tractor Supply, Hibbett Sports, Domino's and CVS.

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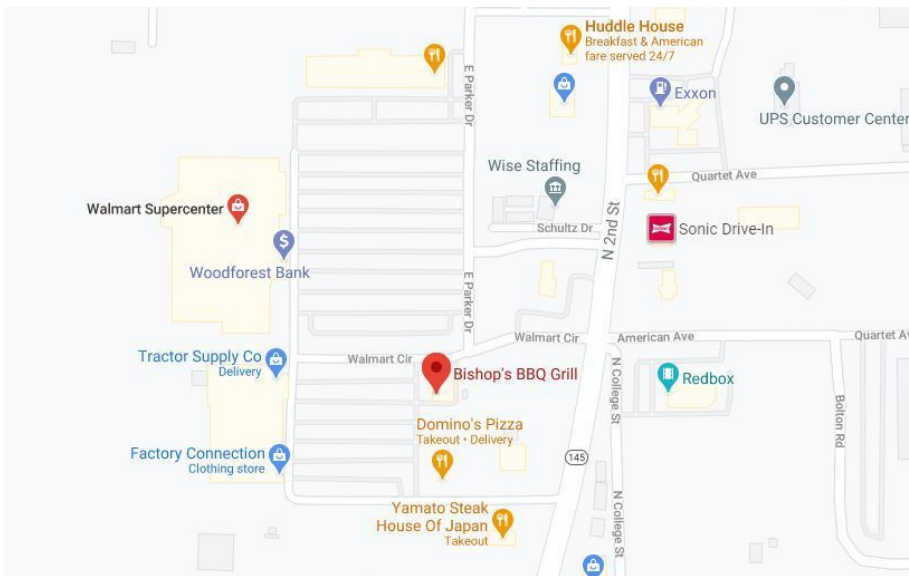
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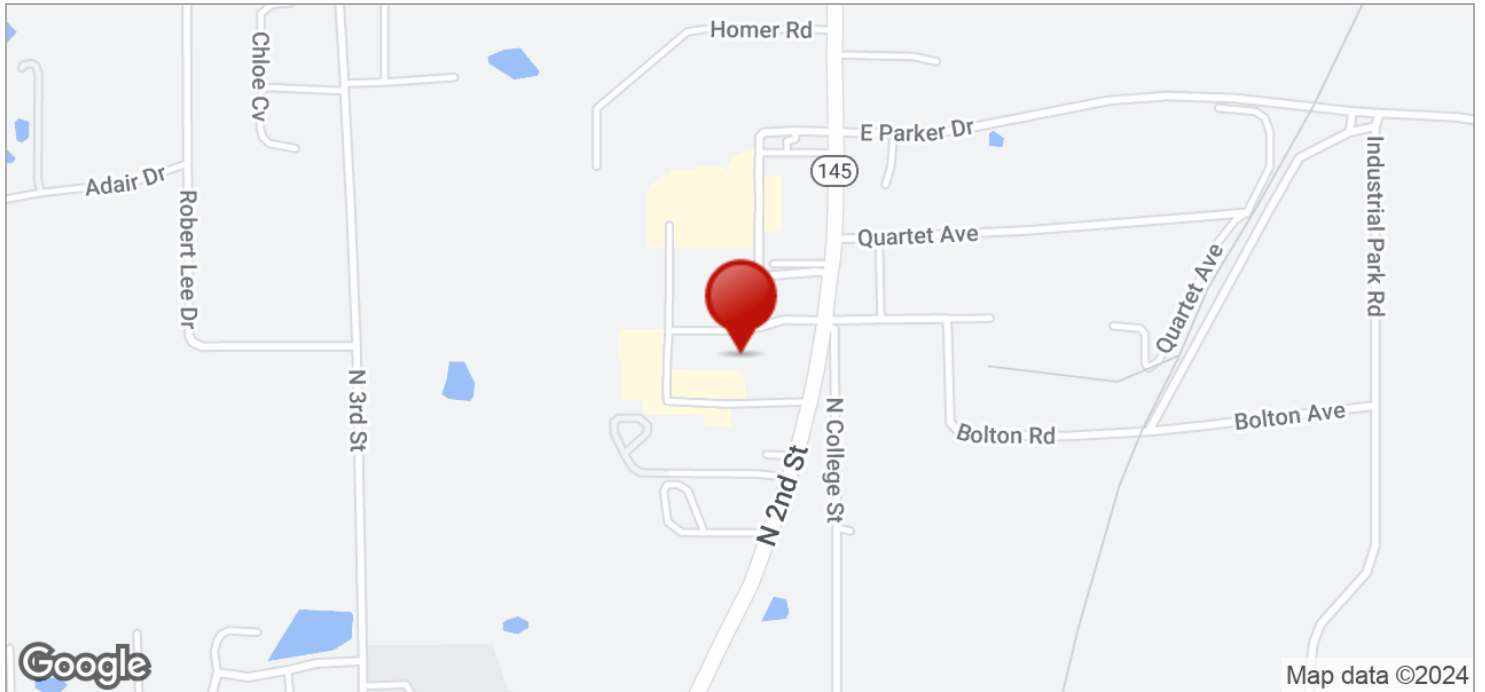
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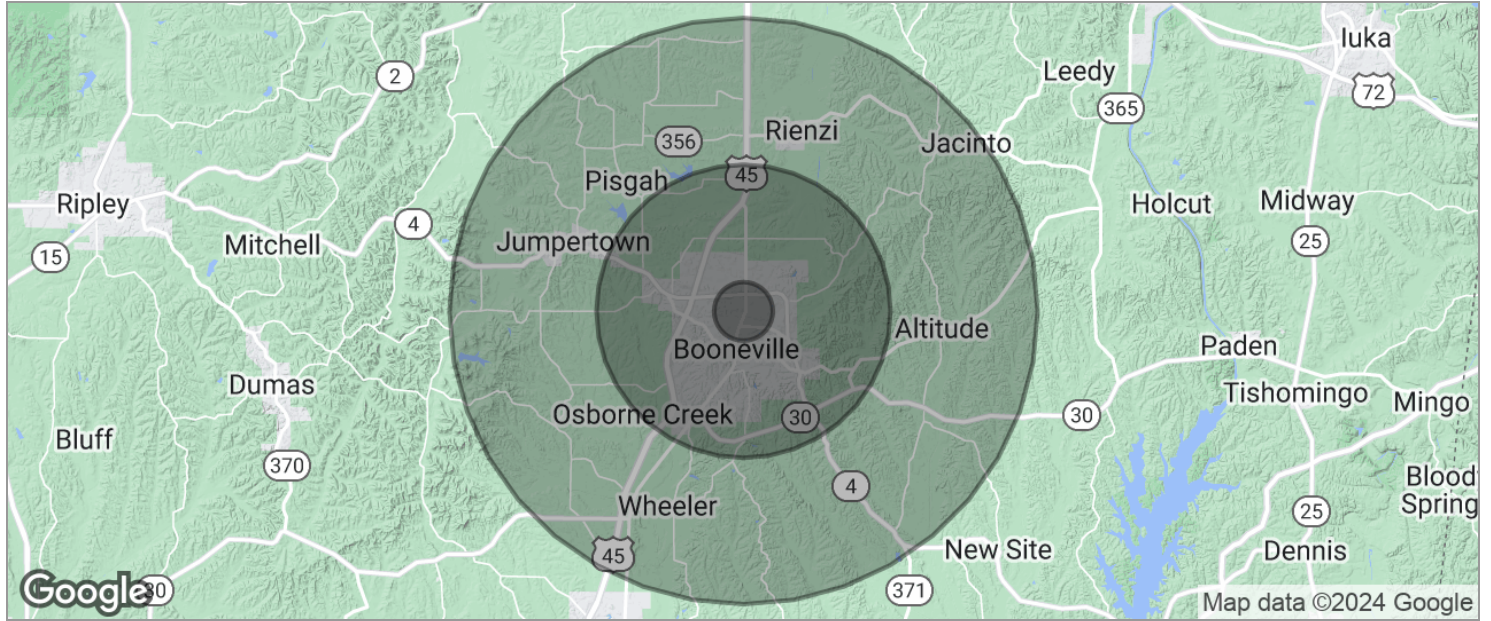
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,494	11,467	21,570
MEDIAN AGE	29.2	32.1	36.0
MEDIAN AGE (MALE)	28.6	30.9	34.2
MEDIAN AGE (FEMALE)	29.6	33.4	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	516	4,099	7,959
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$38,749	\$41,994	\$44,505
AVERAGE HOUSE VALUE	\$89,338	\$84,345	\$84,515

\* Demographic data derived from 2020 ACS - US Census

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