

*For More Information:*

CLAY SHORT

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Office Building For Lease

*417-431 West Main Street, Tupelo, MS 38804*

# 417 - 431 WEST MAIN PROFESSIONAL BUILDING



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>	850 - 1,350 SF
<b>Lease Rate:</b>	\$18.00 - 20.00 SF/yr (MG; NNN)
<b>Lot Size:</b>	2.5 Acres
<b>Year Built:</b>	1945
<b>Building Size:</b>	54,400 SF
<b>Renovated:</b>	2020
<b>Zoning:</b>	Mixed-Use Downtown
<b>Market:</b>	Lee County MS Micropolitan
<b>Submarket:</b>	Tupelo Central Business District

## PROPERTY OVERVIEW

Various spaces available in this professional building which is stabilized by its strong tenant mix. The roster includes professionals from architecture, construction, & engineering; governmental services (GSA), and legal & financial industries. The building is anchored by First American National Bank. This space is modernized, and well-designed. A full-service post office, four major banks, many restaurants and diverse retail shopping are within close proximity of this property. The parking lot is one of few private lots in the CBD. Finish-to-suit and TIA is available for strong prospects.

## LOCATION OVERVIEW

Located on Main Street at a signalized intersection in the central business district in Tupelo MS. Property is bordered on 3 sides with public roads and sidewalks, and is one of the few downtown Tupelo properties with a large private parking lot. Adjacent street parking is also available

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# 417 - 431 WEST MAIN FLOOR PLAN



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**Lease Rate:** \$18.00 - 20.00 SF/YR (MG; NNN)

**Total Space** 850 - 1,350 SF

**Lease Type:** MG; NNN

**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite 112	\$19.00 SF/YR	Modified Gross	1,350 SF	Includes 4 large separate rooms and could easily be 5-7 offices or opened up for cubicles. This space opens directly into the parking lot and has a patio adjoining its entrance with two large windows.  Utilities and Light Janitorial included.
Suite 320	\$20.00 SF/YR	Modified Gross	850 SF	Space includes two offices with windows, bullpen, storage closet and built in cabinets.
Suite 501	\$18.00 SF/YR	NNN	900 SF	

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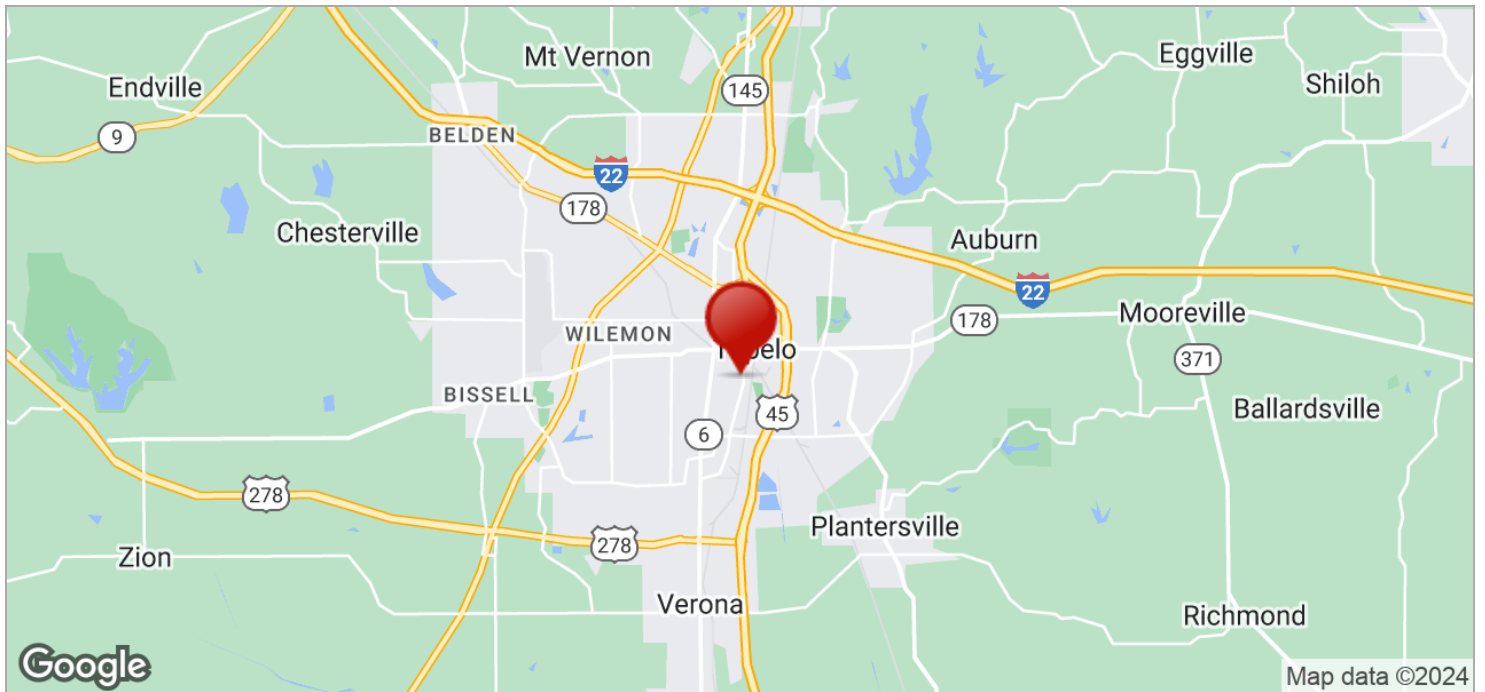
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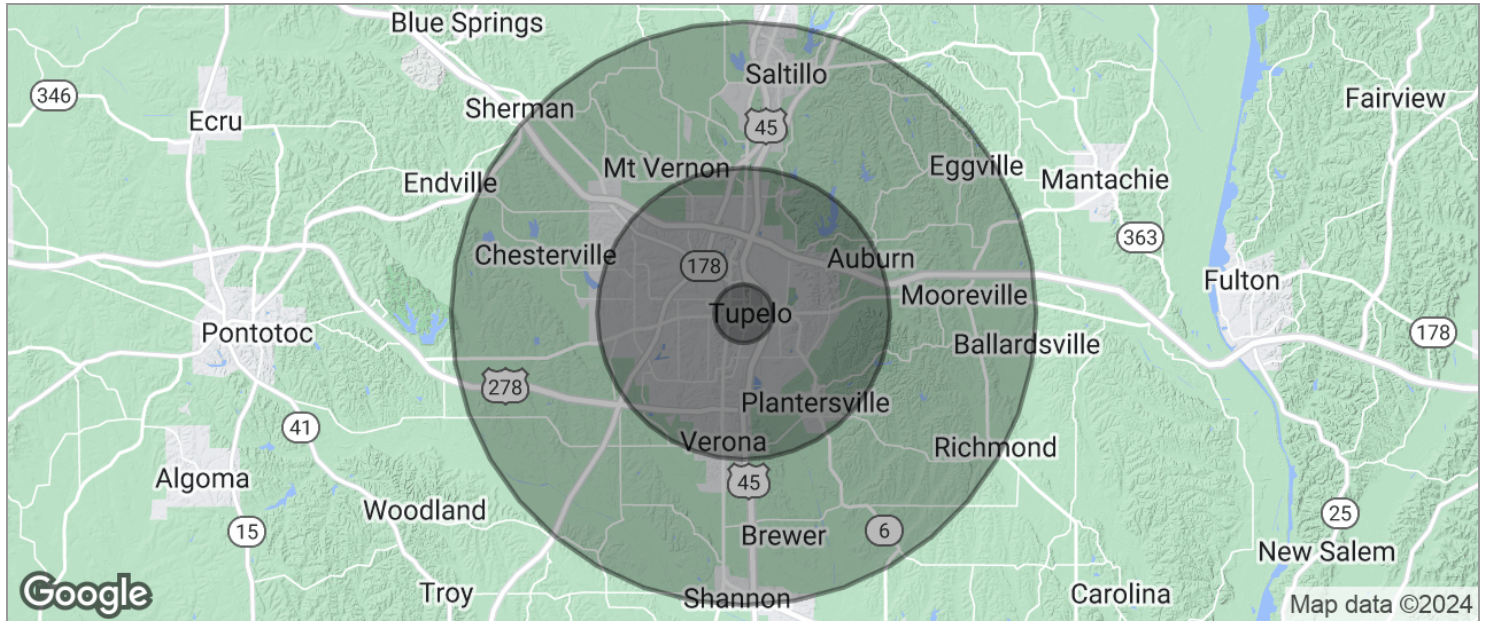
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,526	41,778	74,866
MEDIAN AGE	33.3	33.9	35.2
MEDIAN AGE (MALE)	35.8	32.9	33.5
MEDIAN AGE (FEMALE)	33.4	35.1	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	1,012	16,503	28,984
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$47,079	\$54,019	\$57,784
AVERAGE HOUSE VALUE	\$141,779	\$157,807	\$159,862

\* Demographic data derived from 2020 ACS - US Census

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