

*For More Information:*

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Retail Property For Lease

*213 W Main St, Tupelo, MS 38804*

213 MAIN STREET



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

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





## OFFERING SUMMARY

<b>Available SF:</b>	3,000 - 6,300 SF
<b>Lease Rate:</b>	\$25.00 SF/yr (NNN)
<b>Lot Size:</b>	6,359 SF
<b>Year Built:</b>	1920
<b>Building Size:</b>	10,343 SF
<b>Renovated:</b>	2025

## PROPERTY OVERVIEW

Newly renovated building offers a prime retail space with expansive windows boasting modern architecture and versatile layout options, the property provides a blank canvas for creating a captivating restaurant or retail environment. With excellent visibility, this space is designed to draw in foot traffic and maximize exposure. Shell space with TIA available to qualified tenants.

## LOCATION OVERVIEW

Located in the heart of historic downtown Tupelo, 213 Main Street offers an exciting opportunity for retail businesses. With a rich cultural heritage and vibrant community, this area is home to a variety of local shops, restaurants, and entertainment venues.

Visitors can explore the birthplace of Elvis Presley, indulge in Southern cuisine, and enjoy live music and festivals throughout the year. The area's charming sidewalks and bustling atmosphere create an inviting environment for retail tenants looking to become part of Tupelo's thriving commercial scene.

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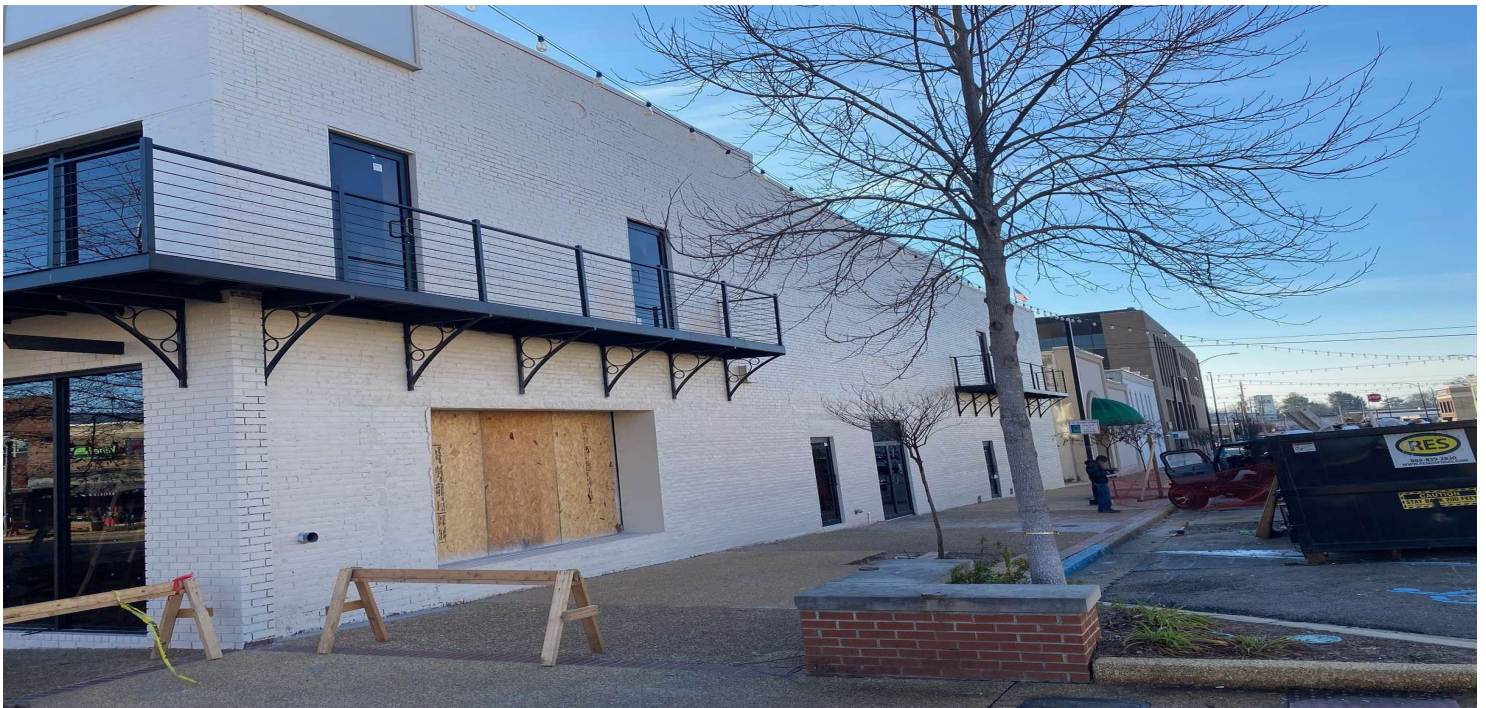
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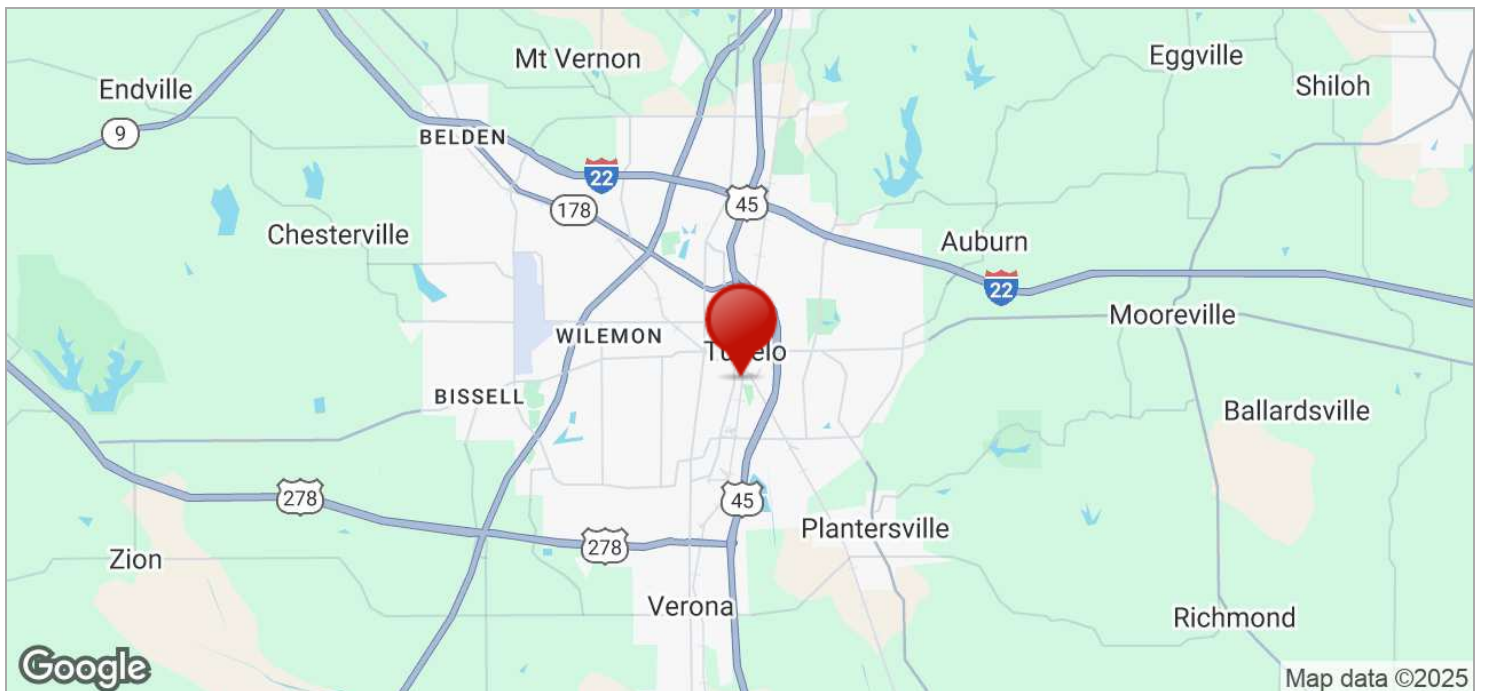
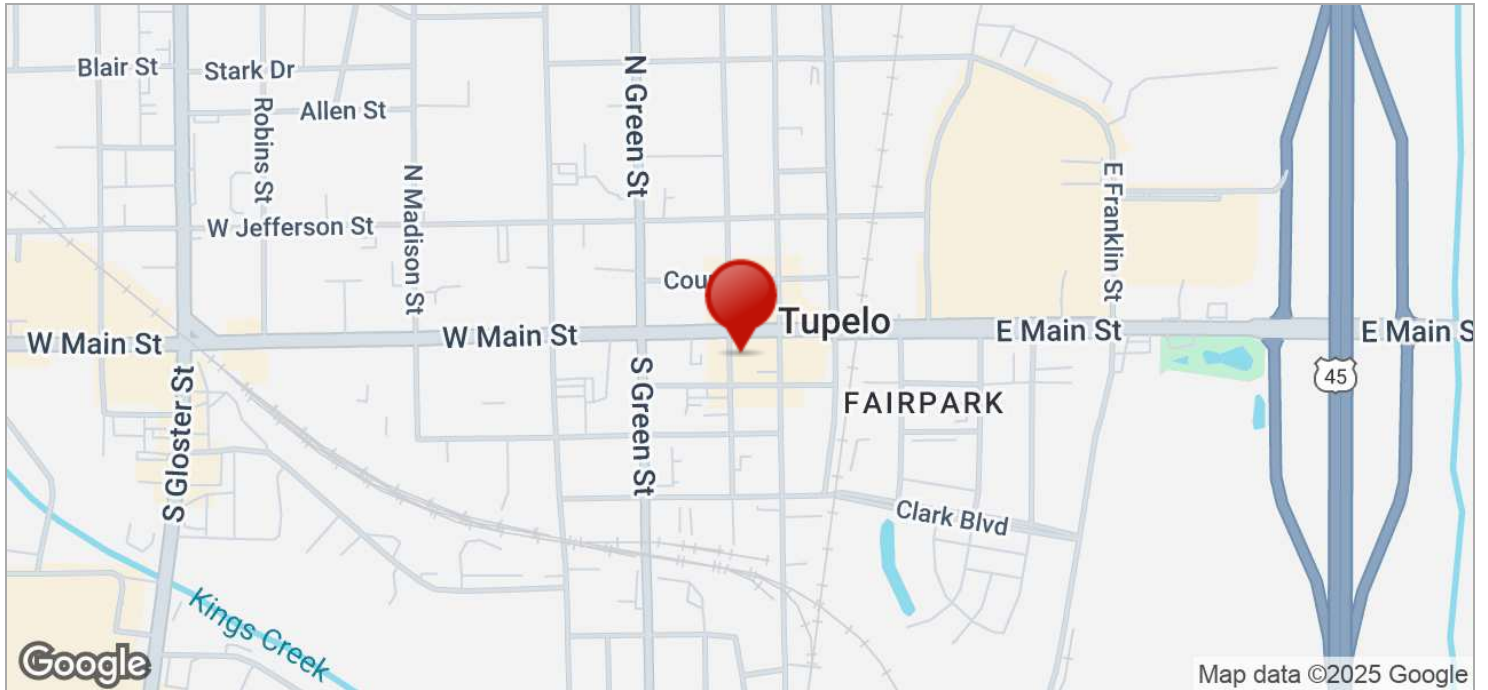
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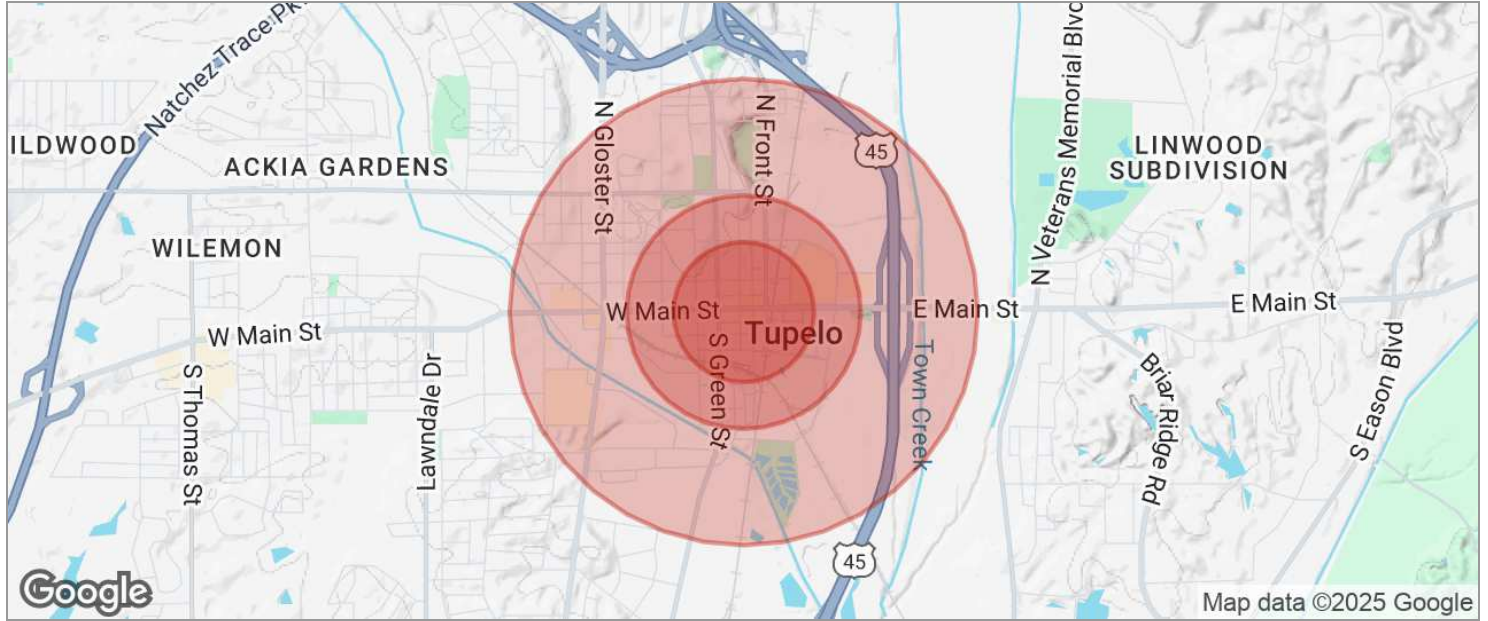


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	145	854	2,679
MEDIAN AGE	39	39	40
MEDIAN AGE (MALE)	37	37	38
MEDIAN AGE (FEMALE)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	71	396	1,228
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$54,529	\$56,369	\$65,248
AVERAGE HOUSE VALUE	\$183,943	\$188,062	\$202,980

\* Demographic data derived from 2020 ACS - US Census

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