

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Retail Property For Lease

Town Creek Drive, Slatillo, MS 38866

TOWN CREEK



324 Troy Street

Tupelo, MS 38804

662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF: 879 - 3,052 SF

Lease Rate: \$12 SF/yr (Gross)

Lot Size: 3.4 Acres

Year Built: 2002

Building Size: 26,748 SF

PROPERTY OVERVIEW

Town Creek Shopping Center offers 20 retail and office suites in a convenient Saltillo location. Spaces range from 616 SF up to 3,000 SF, providing flexible options for a variety of businesses. The center features competitive rental rates and excellent value. Positioned within a growing retail corridor, Town Creek is surrounded by strong co-tenancy including Cadence Bank, McDonald's, Snap Fitness, Subway, and IMPC Medical.

LOCATION OVERVIEW

Located just off the State Highway 45 interchange in Saltillo, MS, this property sits in the heart of the city's primary retail corridor. Positioned at the prominent intersection of MS Highway 145 and US Highway 45, it enjoys exceptional visibility with a combined average daily traffic count of approximately 38,000 vehicles—making it the highest-traffic location in Saltillo.

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	879 - 3,052 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
121	Available	3,052 SF	Gross	\$12.00 SF/yr	-
123 A	Available	2,400 SF	Gross	\$12.00 SF/yr	-
115 C	Available	879 SF	Gross	\$12.00 SF/yr	-

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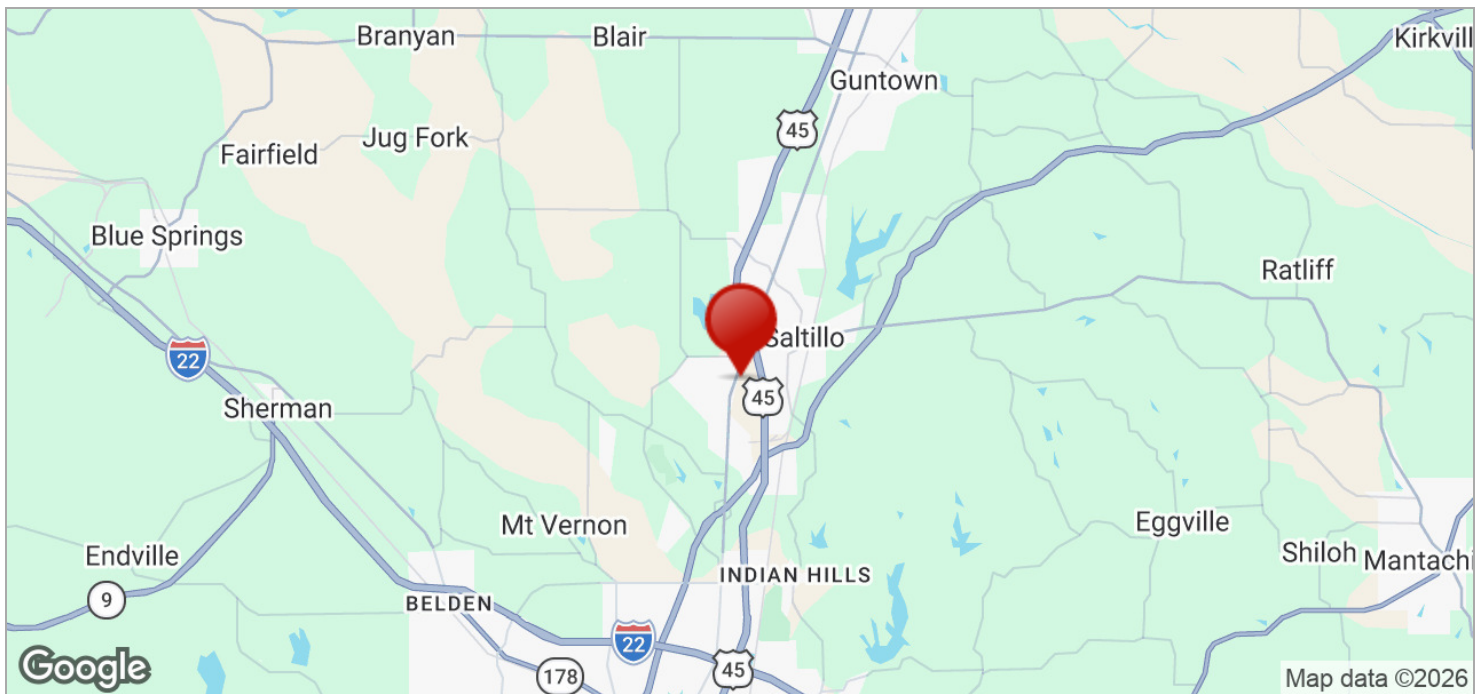
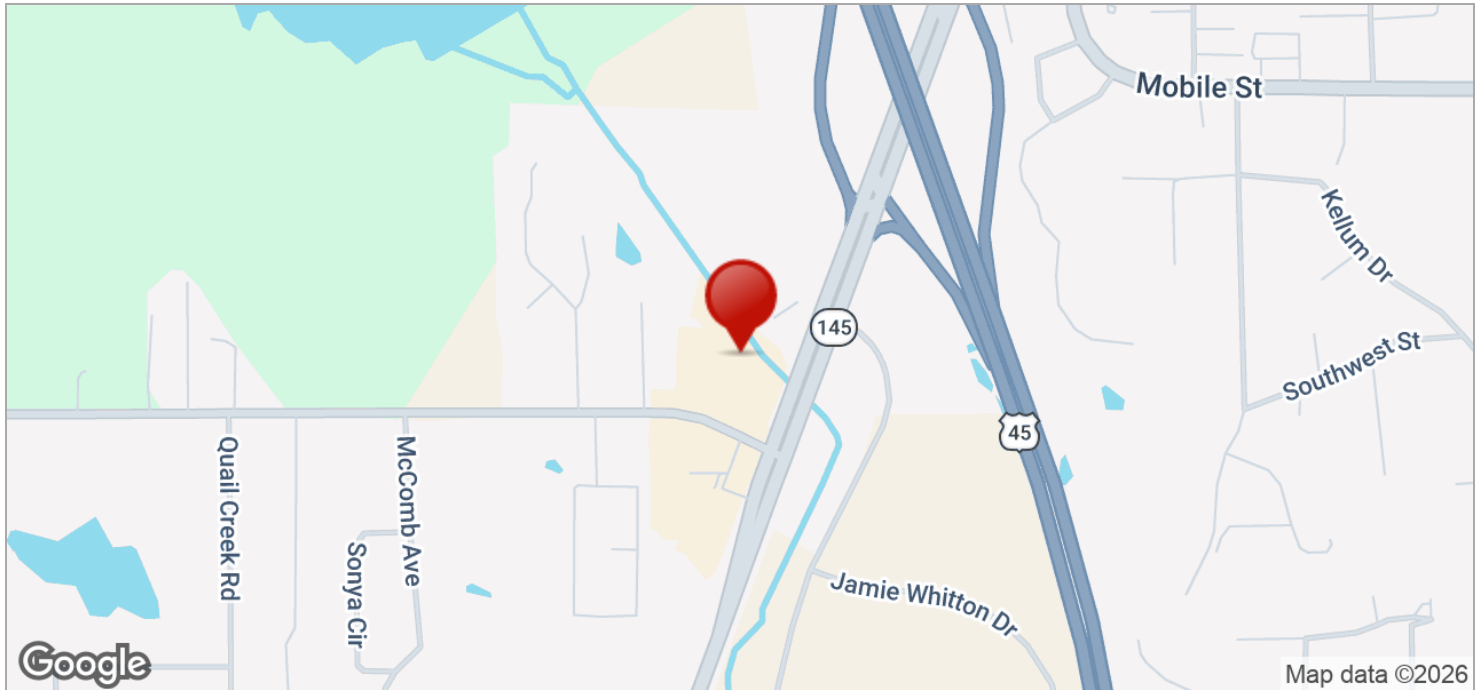
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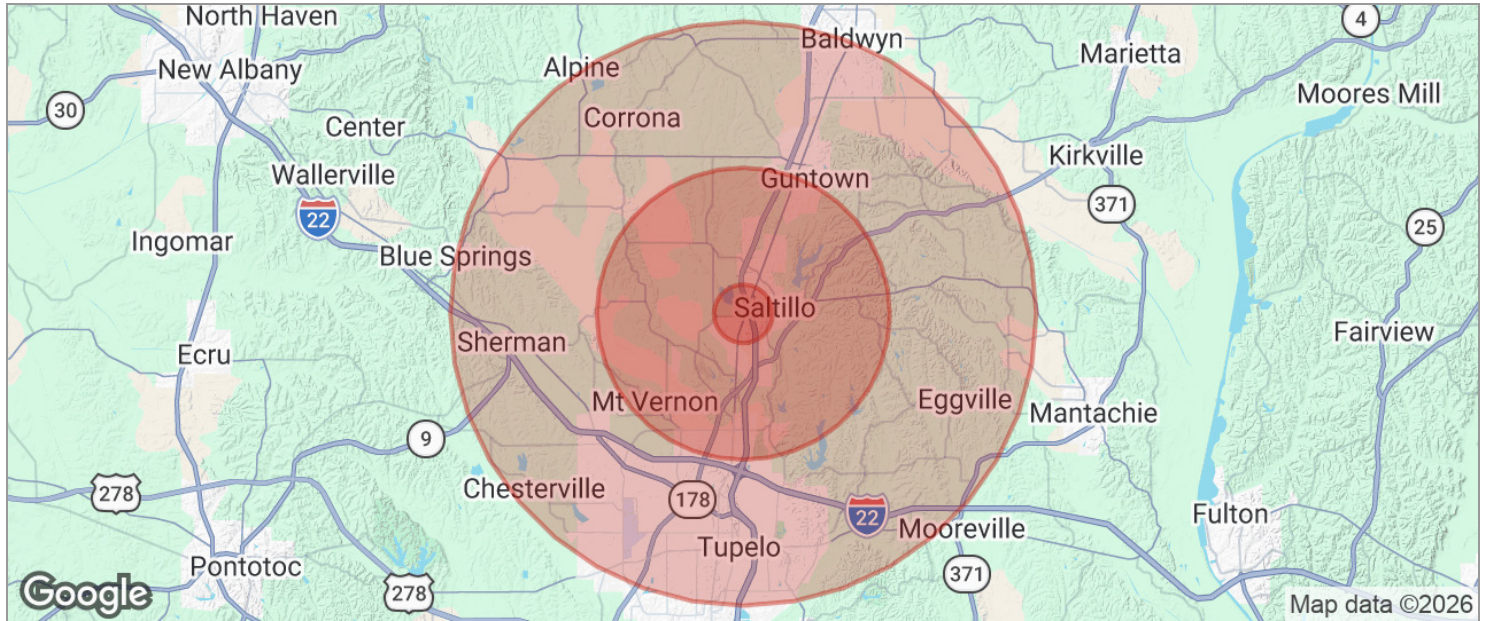
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	597	11,969	60,771
MEDIAN AGE	35.7	35.9	36.3
MEDIAN AGE (MALE)	34.3	33.8	34.9
MEDIAN AGE (FEMALE)	37.5	37.3	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	223	4,447	23,684
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$62,182	\$64,970	\$61,504
AVERAGE HOUSE VALUE		\$154,623	\$157,700

* Demographic data derived from 2020 ACS - US Census

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