

*For More Information:*

CLAY SHORT

662.231.4262

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Retail Property For Lease

*404 North Gloster Street, Tupelo, MS 38804*

404 NORTH GLOSTER



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

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





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# 404 NORTH GLOSTER



## OFFERING SUMMARY

<b>Available SF:</b>	1,518 SF
<b>Lease Rate:</b>	\$2,200.00 per month (Gross)
<b>Lot Size:</b>	0.31 Acres
<b>Year Built:</b>	1935
<b>Building Size:</b>	1,518 SF
<b>Zoning:</b>	MUCC

## PROPERTY OVERVIEW

Great retail store or professional office located on high traffic North Gloster with reception, 3 offices, conference and kitchen. Property includes private paved parking behind building.

## LOCATION OVERVIEW

Well located on one of the primary commercial thoroughfares in the market with 20,000 ADT. Surrounded by retail, medical, and office users and in close proximity to downtown.

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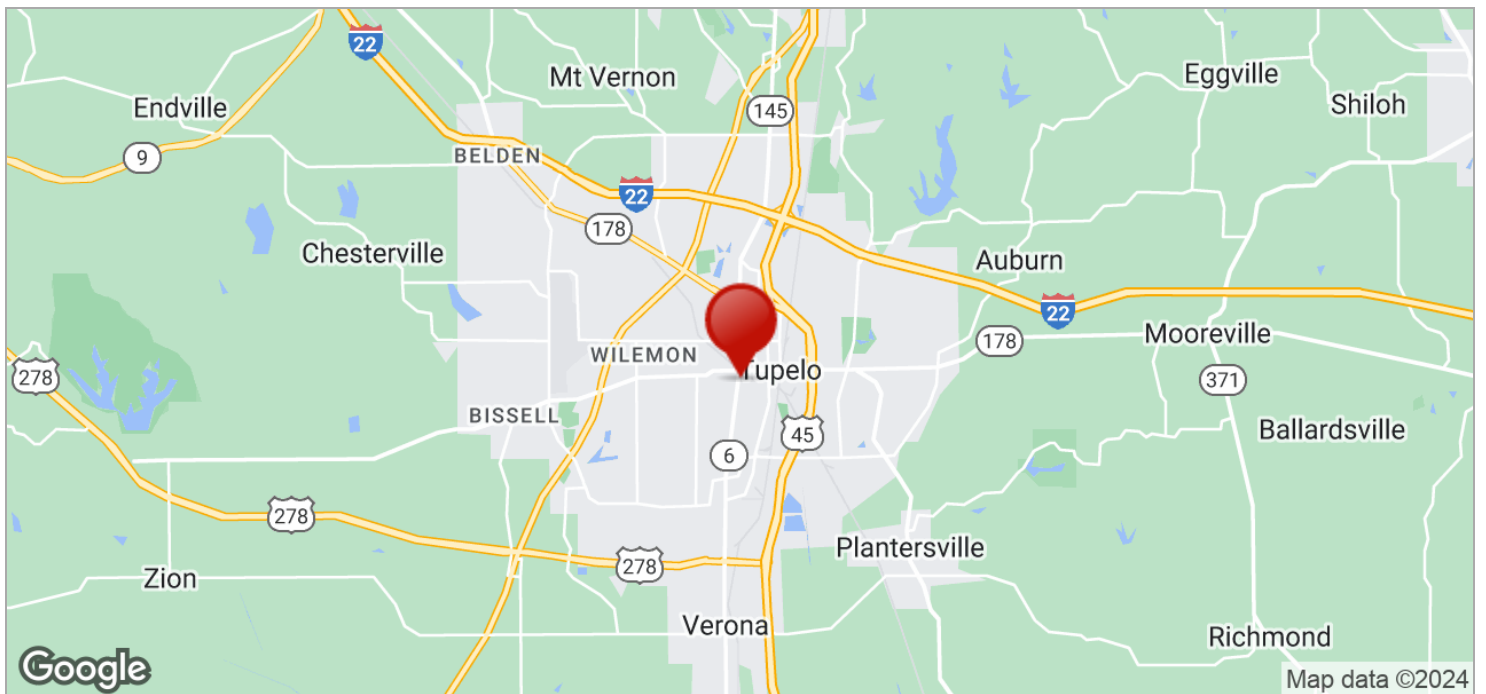
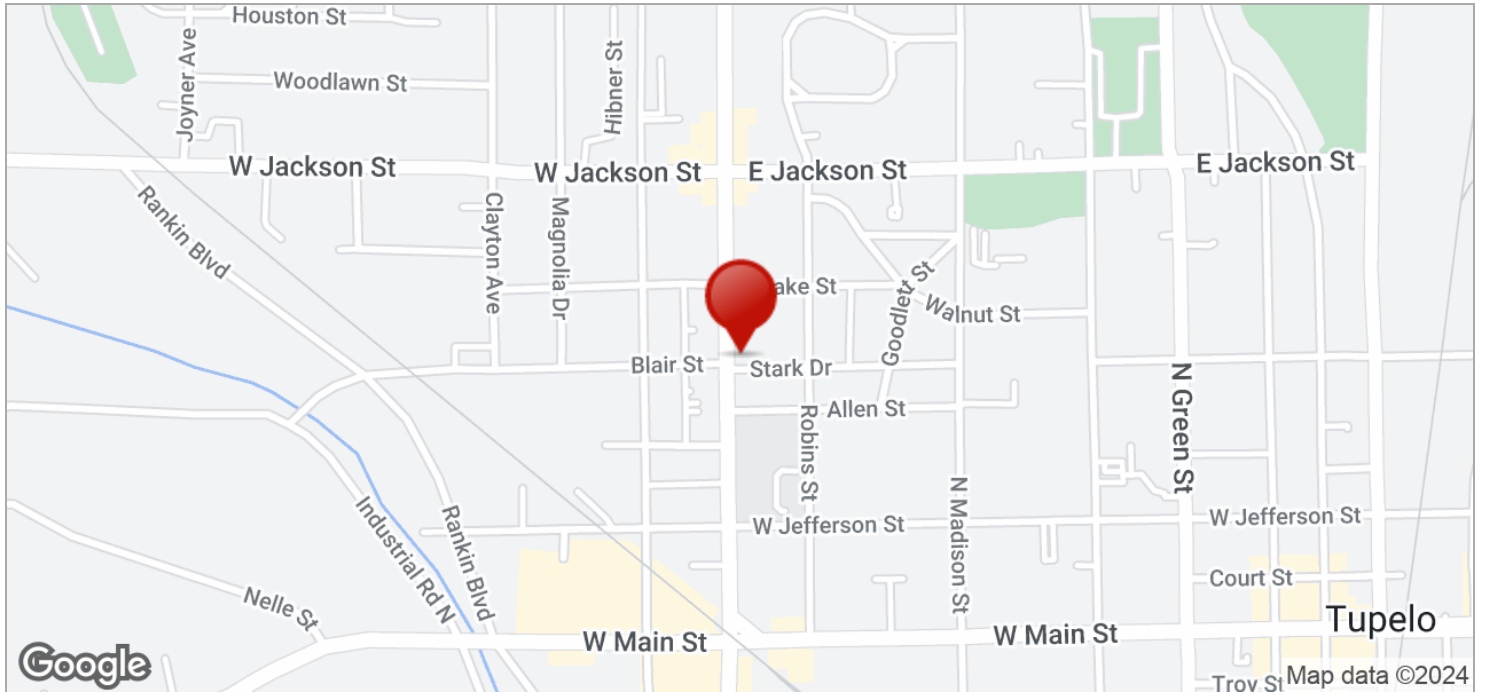
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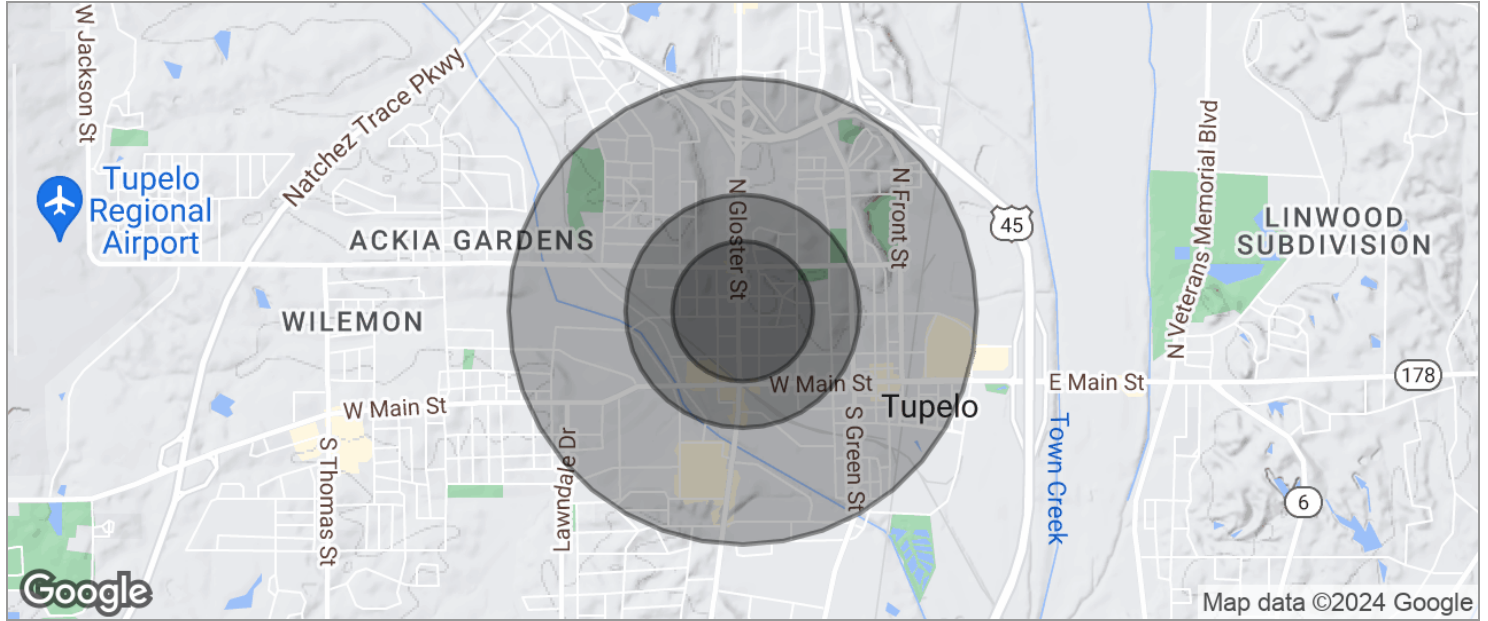
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
TOTAL POPULATION	309	1,326	4,996
MEDIAN AGE	40	39	39
MEDIAN AGE (MALE)	0	0	0
MEDIAN AGE (FEMALE)	0	0	0
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	146	619	2,284
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$64,831	\$70,161	\$69,920
AVERAGE HOUSE VALUE	\$195,262	\$216,441	\$214,549

\* Demographic data derived from 2020 ACS - US Census

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