

PROPOSED NEW CONSTRUCTION RETAIL STRIP-CENTER PROPERTY FOR LEASE

W SIDE HWY 12 E, IN FRONT OF HILTON GARDEN INN

Starkville, MS 39759

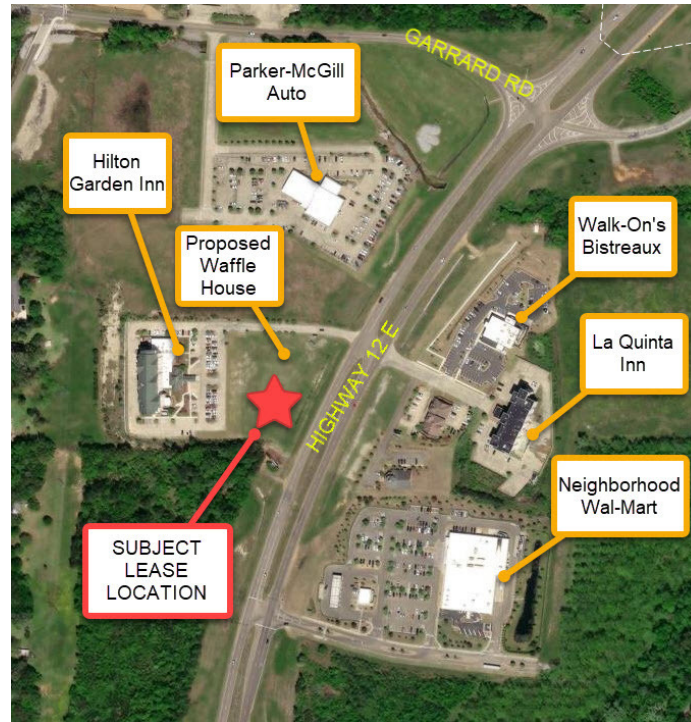
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OFFERING SUMMARY

Lease Rate:	\$29.00 - 35.00 SF/yr (NNN)
Spaces Avail:	1,000 to 8,000 SF
Building Total Size:	8,000 SF
Divisible Sizes:	Based on tenant need
Zoning:	C-Commercial

PROPERTY OVERVIEW

Proposed new construction. Spaces available from 1,000 to 8,000 SF +/- . New building will be an 8,000 square foot multi-tenant retail center to be built to suit. Incredible location on Highway 12 E, directly in front of the Hilton Garden Inn and beside a proposed Waffle House. Great proximity to Mississippi State University campus and all major roadways. Drawings are representative and subject to change but are the intended style. See site plan for site layout. Ten-year lease preferred, triple net. Triple net rates are estimated at \$6.00 per SF but to be determined. Spaces can be divided into sizes suitable to tenant needs and subject to negotiation. Part of Parcel 117F-00-002.03, Starkville, Oktibbeha County, Mississippi

Lease Rates:

End Cap with Drive through \$35 per SF
 End Cap no Drive through \$32.50 per SF
 Interior Spaces \$29.00 per SF

for more information contact:

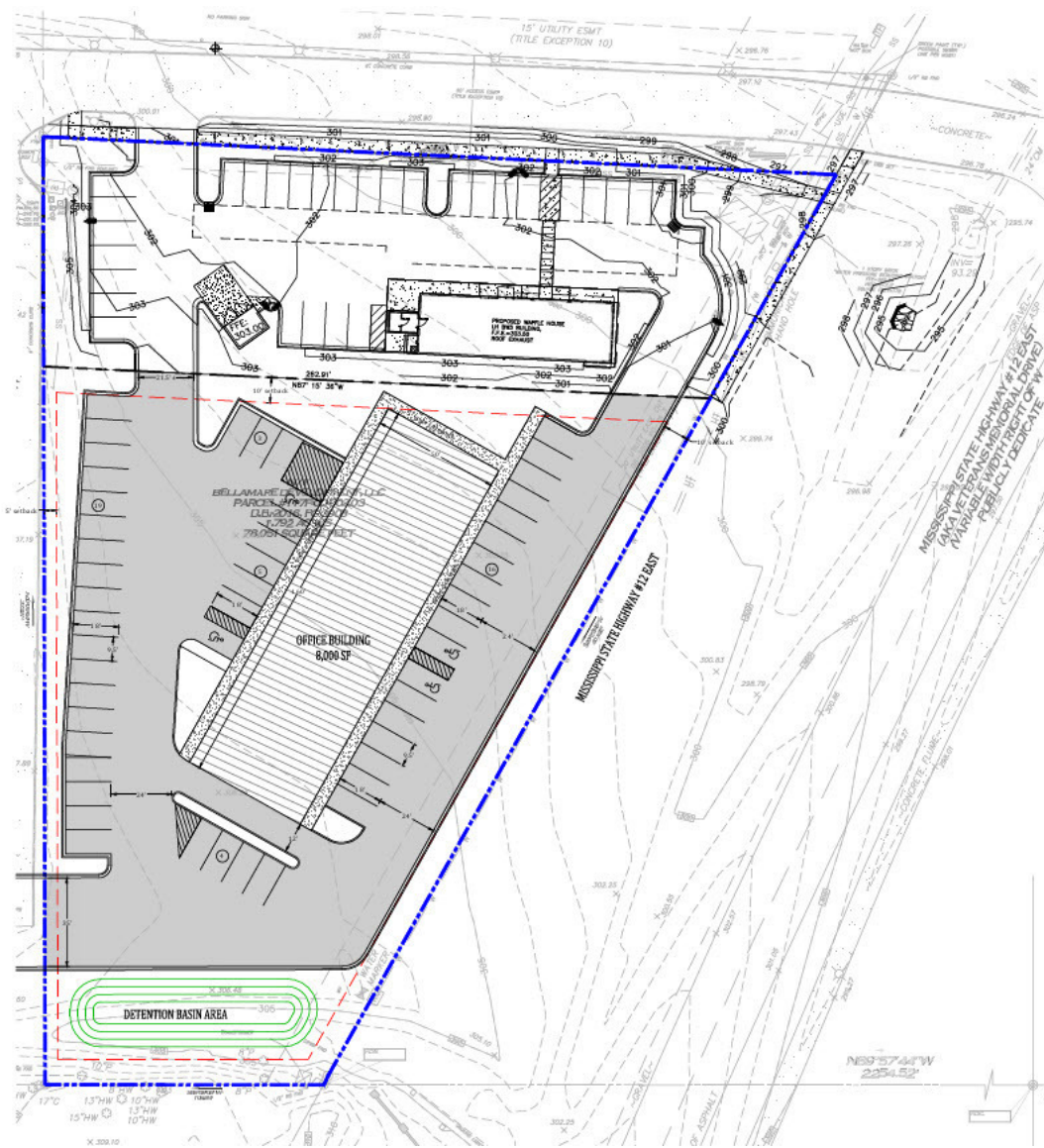
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