

EASTGATE CENTER

University Ave | Oxford, MS 38655

AVAILABLE

1 AC OUTPARCEL | FOR SALE/LEASE

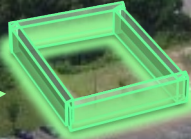
NOW LEASING | 2 SUITES: 1,556 SF EA

21,000 
VEHICLES PER DAY



MCLARTY RD

+/- 1 AC
OUTPARCEL



PRE-LEASING 2 SUITES



UNIVERSITY AVE



Paris NAILS



LA PERLA TAPATIA



DOLLAR GENERAL



Domino's

22,900 
VEHICLES PER DAY

MS-7

OXFORD EAST IS NOW EASTGATE CENTER

HIGHLIGHTS

- ❖ **ESTABLISHED RETAIL CENTER:** 43,000 SF
- ❖ **ZONING:** TNB (Traditional Neighborhood Business District)
- ❖ **EXCEPTIONAL VISIBILITY:** Cross Streets- University Ave and MS-7
- ❖ **EXCEPTIONAL CO-TENANCY:** Dollar General, Subway, Dominos, Rent-A-Center, McDonalds
- ❖ **ABUNDANT PARKING:** 290+ Spaces
- ❖ **AVAILABLE: 1+/- ACRE OUTPARCEL**
- ❖ **PRE-LEASING: 2 SUITES | 1,556 SF EACH**

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	5,317	29,703	43,356
Households	2,356	10,746	16,620
HH Income	\$109,650	\$97,338	\$96,145

DAILY TRAFFIC

UNIVERSITY AVE	21,033+
HIGHWAY 7 N	22,911+



LOCATION



1.7 Miles/5 Mins



1 Mile/4 Mins



3 Miles/7 Mins

AERIAL



B Bramlett Elementary

OXFORD
MIDDLE SCHOOL

Ole Miss
OXFORD COMMONS
The Magnolia

Della Davidson
ELEMENTARY SCHOOL

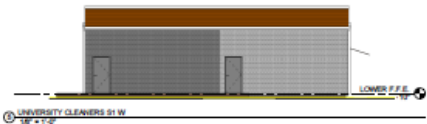
EASTGATE CENTER

OUTPARCEL SITE

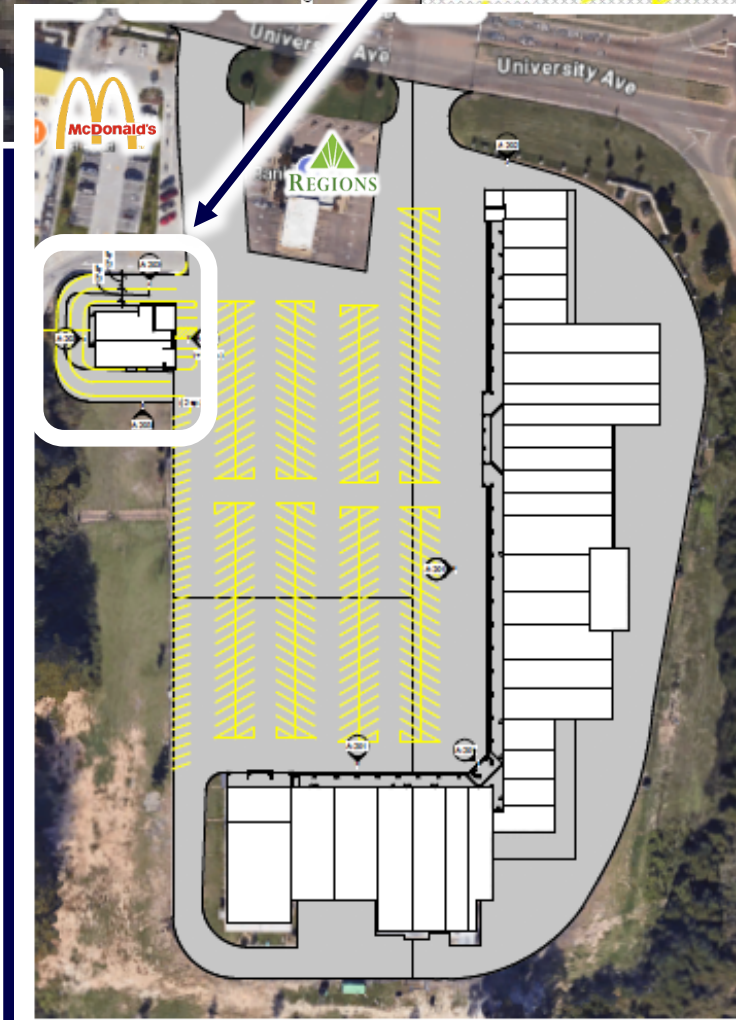
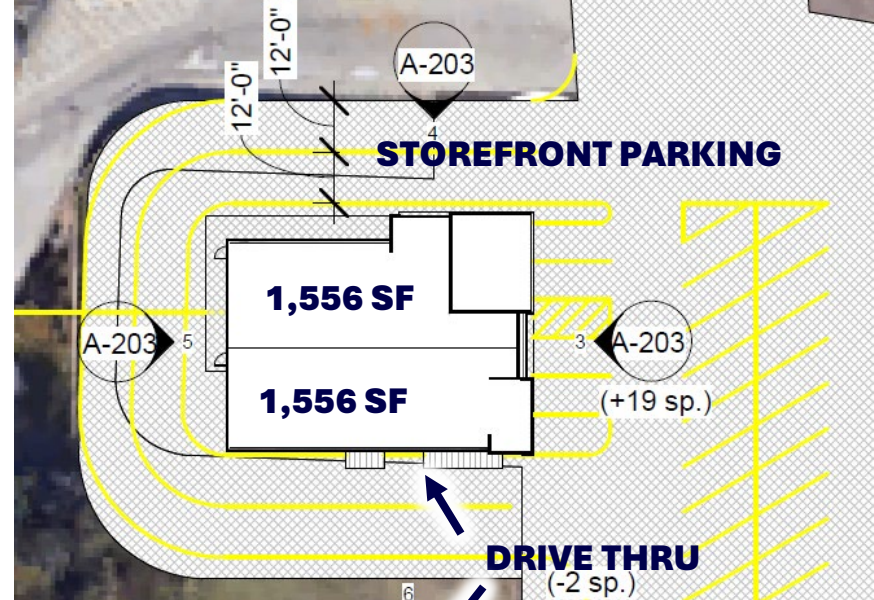
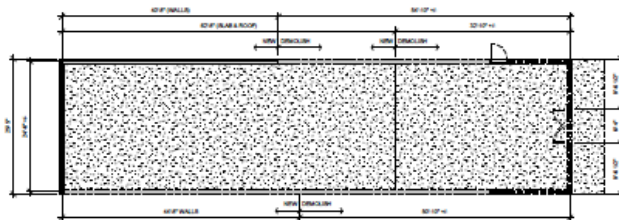
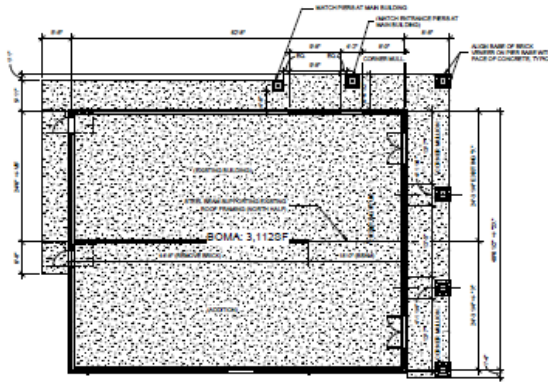
This 1.1-acre outparcel is positioned within the fully leased Oxford East Shopping Center at one of Oxford's most heavily traveled intersections. With strong daily traffic counts, prominent frontage, and a surrounding mix of national retailers, the site offers an excellent opportunity for QSR, retail, medical, or service-oriented development. Located just minutes from Ole Miss and Downtown Oxford, the property benefits from consistent local and university-driven traffic.

PRE-LEASING

Previously the University Cleaners



- **BUILDING SIZE: 3,112 SF**
- **TWO SUITES: 1,556 SF EACH**
- **FEATURE: Drive-Thru Window**
- **AVAILABLE: 4Q 2026.**





OXFORD, MISSISSIPPI

MISSISSIPPI'S COLLEGE TOWN



LOCATION OVERVIEW

Nestled in the Hills of North Mississippi, the city of Oxford is the home of the University of Mississippi, also known as Ole Miss. Nobel Prize-winning author William Faulkner made his home here and found inspiration in the people and places of Oxford and Lafayette County which he fictionalized in his Jefferson and Yoknapatawpha County. Many writers have followed in Faulkner's footsteps, making the city of Oxford their home over the years adding to the literary reputation Oxford has become renowned for including: Larry Brown, Barry Hannah, Willie Morris and John Grisham to name a few. Oxford has been featured in publications such as Conde Nast Traveler, Budget Travel, Southern Living and Garden and Gun. Touted as the "Cultural Mecca of the South", creativity abounds in Oxford as musicians, artists and writers alike find inspiration in Oxford's rich history, small-town charm and creative community. Over the years Oxford has also been known for offering exceptional culinary experiences including James Beard award-winning chef and owner of five restaurants, John Currence. From down home cooking to upscale culinary creations, Oxford is a food lovers delight.



LOCATION HIGHLIGHTS

- **ECONOMY:** Oxford has seen the job market increase by 2.2% over the last year.
- **COST OF LIVING:** Compared to the rest of country, Oxford's cost of living is 8% lower than the national average.
- **POPULATION:** Oxford's population is 28,996 people. Since 2000 it has grown 200%
- **REAL ESTATE:** The median home cost in Oxford is \$235,000.

FOR MORE INFORMATION:



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