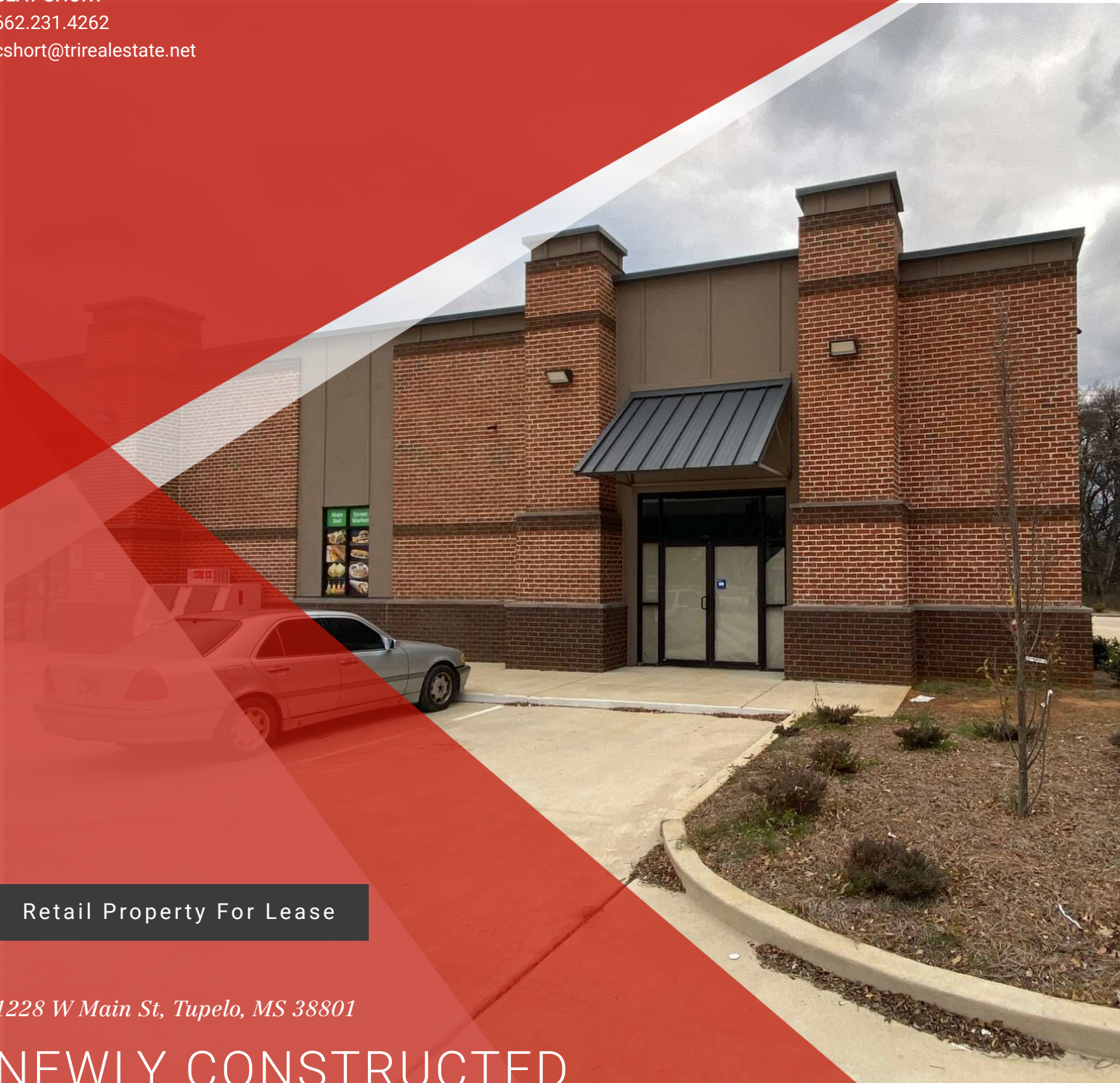


For More Information:

CLAY SHORT

662.231.4262

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Retail Property For Lease

1228 W Main St, Tupelo, MS 38801

NEWLY CONSTRUCTED C-STORE - ENDCAP



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



1228 W Main St, Tupelo, MS 38801

NEWLY CONSTRUCTED C-STORE - ENDCAP



OFFERING SUMMARY

Available SF:	1,500 - 1,800 SF
Lease Rate:	\$22.00 SF/yr (MG)
Lot Size:	1.6 Acres
Year Built:	2023
Building Size:	8,350 SF
Zoning:	MUCC

PROPERTY OVERVIEW

Endcap space consisting of 1,500 SF (30' x50') of shell space available in a newly constructed C-Store with ample parking, high visibility, and easy accessibility, the property provides convenience for both customers and employees.

With its modern features and prime location, this property presents an exceptional opportunity for businesses looking to establish a strong presence in the heart of Tupelo.

LOCATION OVERVIEW

Located on West Main, a primary retail arterial street with ADT of 20,000. Close proximity to downtown Tupelo and Gloster Street. Neighbors include O'Reilly's, Todd's Big Star Grocery, Atmos Gas, and other retail and business offices.

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30' X 50' SHELL SPACE



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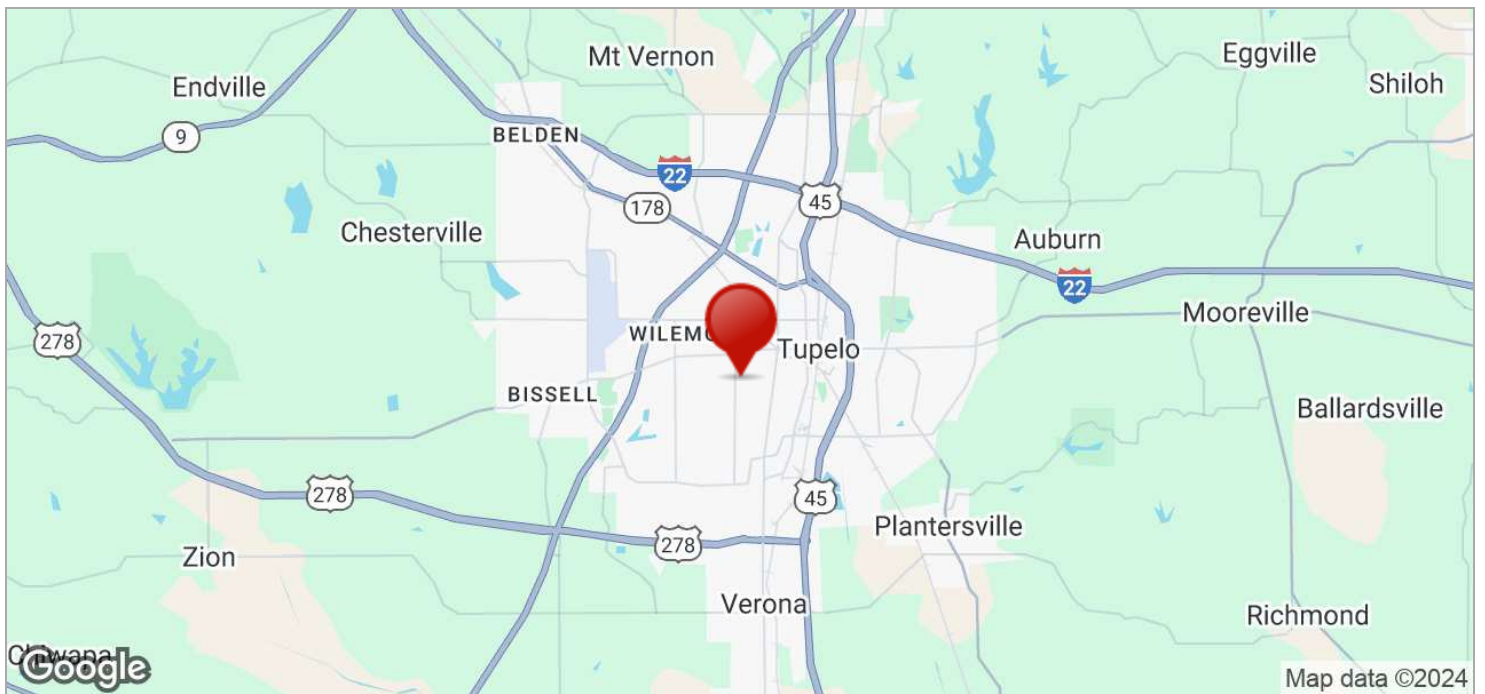
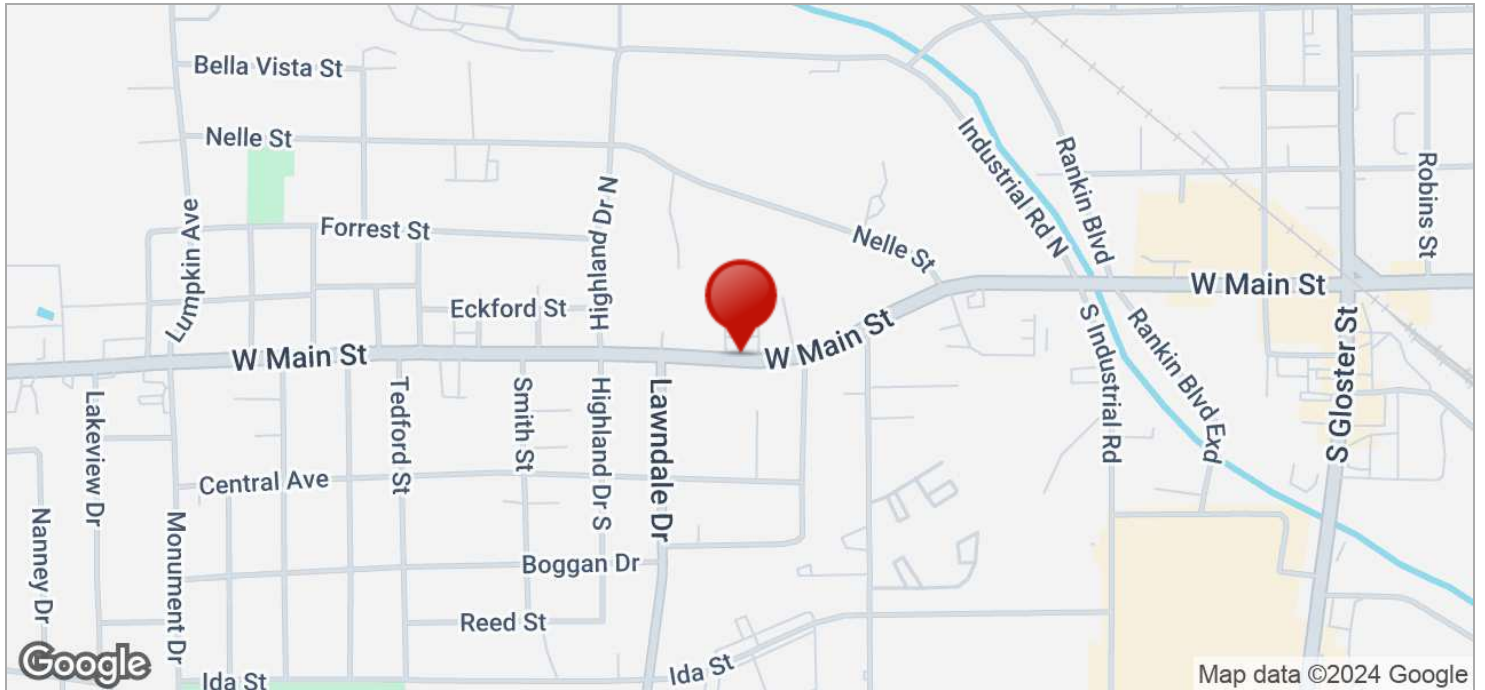
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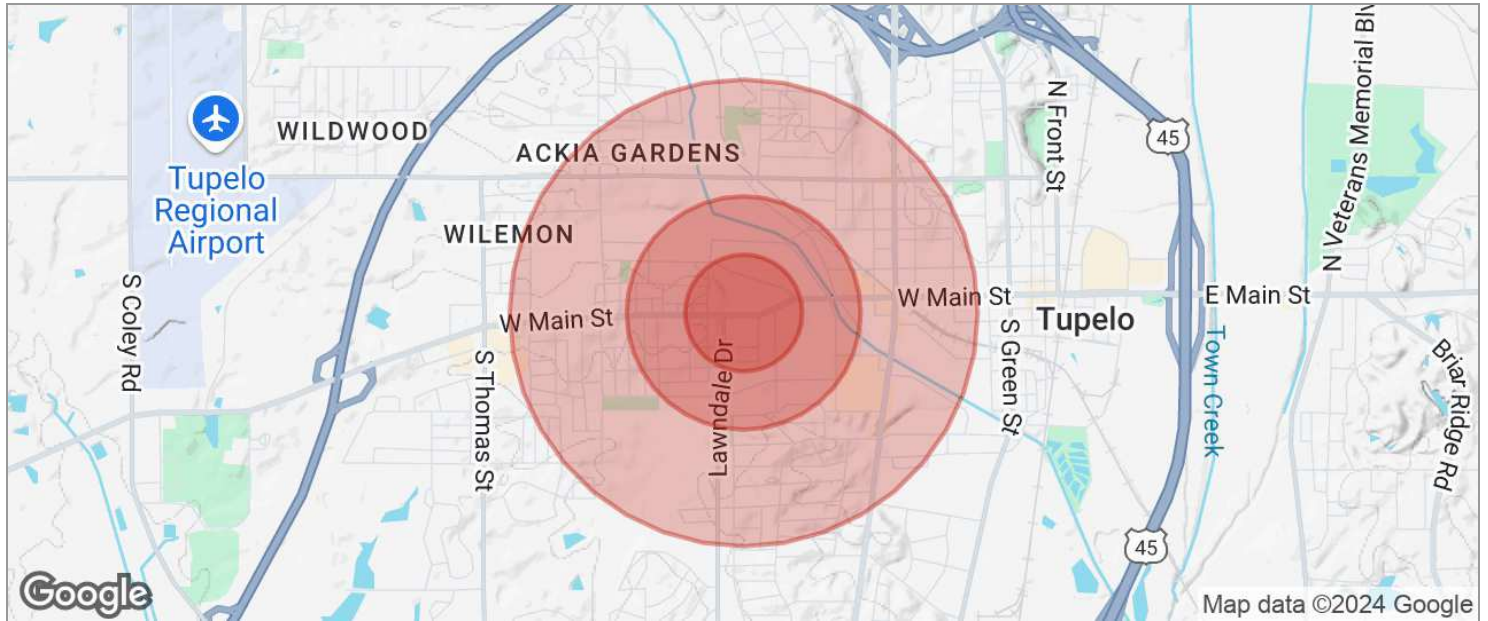
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NEWLY CONSTRUCTED C-STORE - ENDCAP



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	595	2,228	7,295
MEDIAN AGE	31.1	32.2	34.4
MEDIAN AGE (MALE)	36.0	36.1	35.5
MEDIAN AGE (FEMALE)	27.6	29.0	33.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	247	948	3,247
# OF PERSONS PER HH	2.4	2.4	2.2
AVERAGE HH INCOME	\$50,270	\$51,103	\$51,933
AVERAGE HOUSE VALUE	\$139,688	\$136,372	\$129,285

* Demographic data derived from 2020 ACS - US Census

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