

809 VARSITY DRIVE

TUPELO, MS

FOR LEASE OR SALE



809 Varsity Drive
Tupelo, MS 38801

Approximately 21,466 RSF
Retail, Office, or Medical

 **KERIOTH**
Creating Special Places™

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AMENITIES & DEMOGRAPHICS

Amenities:

- Leasing Rate: \$8-9/SF/NNN
- Sale Rate: \$2.75 Million
- Tenant Signage Opportunity
- Medical, Office or Retail Space Available
- Adjacent to Tupelo's Midtowne Pointe Development
- 58 Parking Spaces with 8 handicap spaces
- Outparcel Opportunity Available
- Close Proximity to the North MS Medical Center
- Dual curb cuts for ease of property ingress/egress

Traffic Counts:

- South Gloster Street: 19,887 VPD
- Varsity Drive: 4,169 VPD

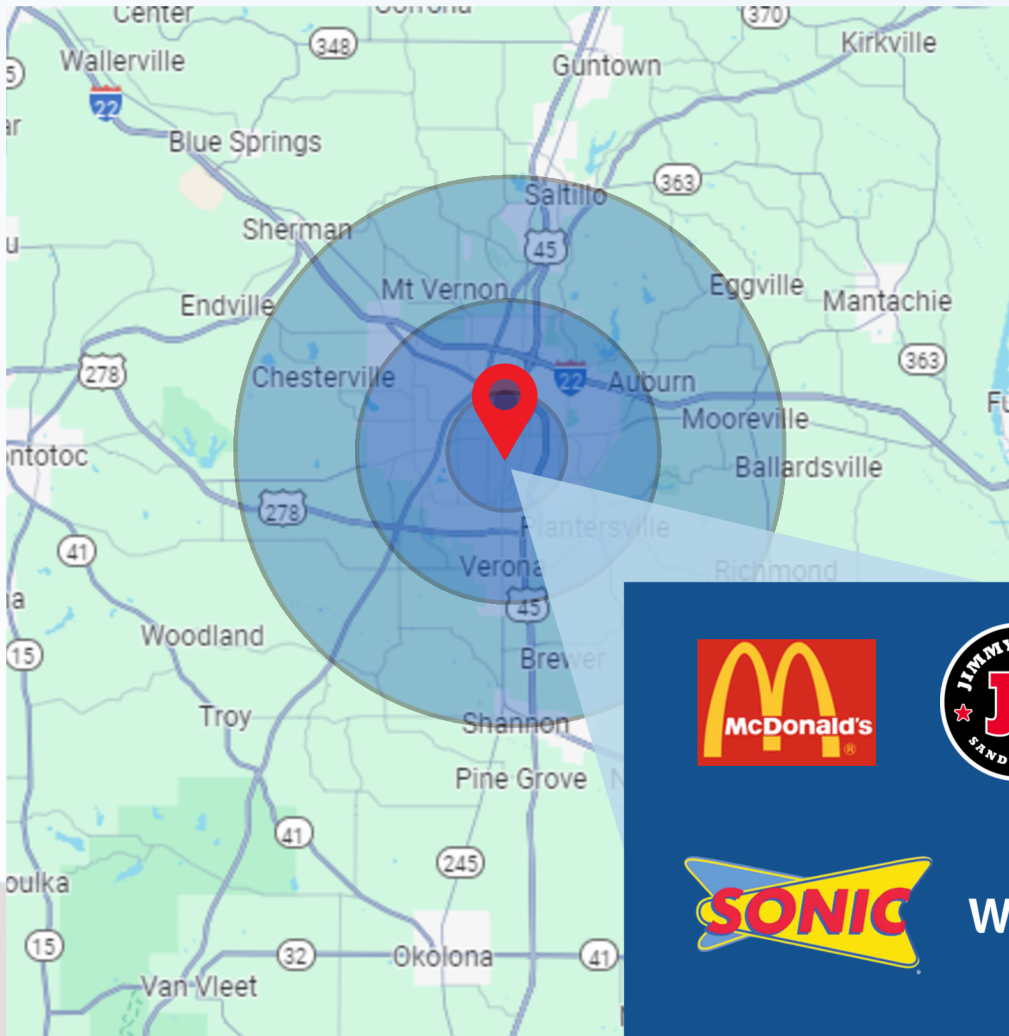


Demographics:

Distance	Population	Average Household Income
1 mile	4,785	\$63,046
3 miles	24,582	\$75,597
5 miles	40,337	\$79,561

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AMENITIES MAP



Adjacent to multiple retailers and amenities, 809 Varsity Drive is less than 2 miles from “Cadence Arena” – the largest indoor multipurpose arena in Mississippi.

Located in the heart of Tupelo's “Entertainment District”, 809 Varsity Drive offers a variety of space options, including office, medical, and retail – giving flexible space needs and diversity to a multitude of users.



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CONTACT INFORMATION



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