

RETAIL PROPERTY FOR LEASE

706 HIGHWAY 12, UNIT D

Starkville, MS 39759

JANE ANNA WAIDE

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FARMER COMMERCIAL PROPERTIES
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STARKVILLE, MS 39759



OFFERING SUMMARY

Lease Rate:	\$1,800.00 - \$2,000.00 per year (Modified Gross)
Available SF:	1,300 SF
Year Built:	1996
Zoning:	C-Commercial

PROPERTY OVERVIEW

Rare opportunity to take over a remaining lease term with approx. 2.5 years remaining. Rental rate is \$1,800 per month until May 2025, then \$1,900 for the next 12 months, and \$2,000 for the last 12 months. This is an open retail space with a breakroom and restroom in the back. Great location on Hwy 12, directly across from the new Aldi, Marshalls, Ulta & Pet Smart! Take advantage of a great location at a great price for your new business in Starkville, MS!

Dynamic Highway 12 location. Fantastic traffic count, and located at a signalized entrance from Highway 12. Excellent tenant mix that includes an established eye clinic (Ford Vision Center), financial advisory firm Franklin Financial, a nail salon, and a hair salon. Take advantage of a very desirable location at a great rate!

Must schedule an appointment for a showing!

for more information contact:

Jane Anna Waide

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for more information contact:

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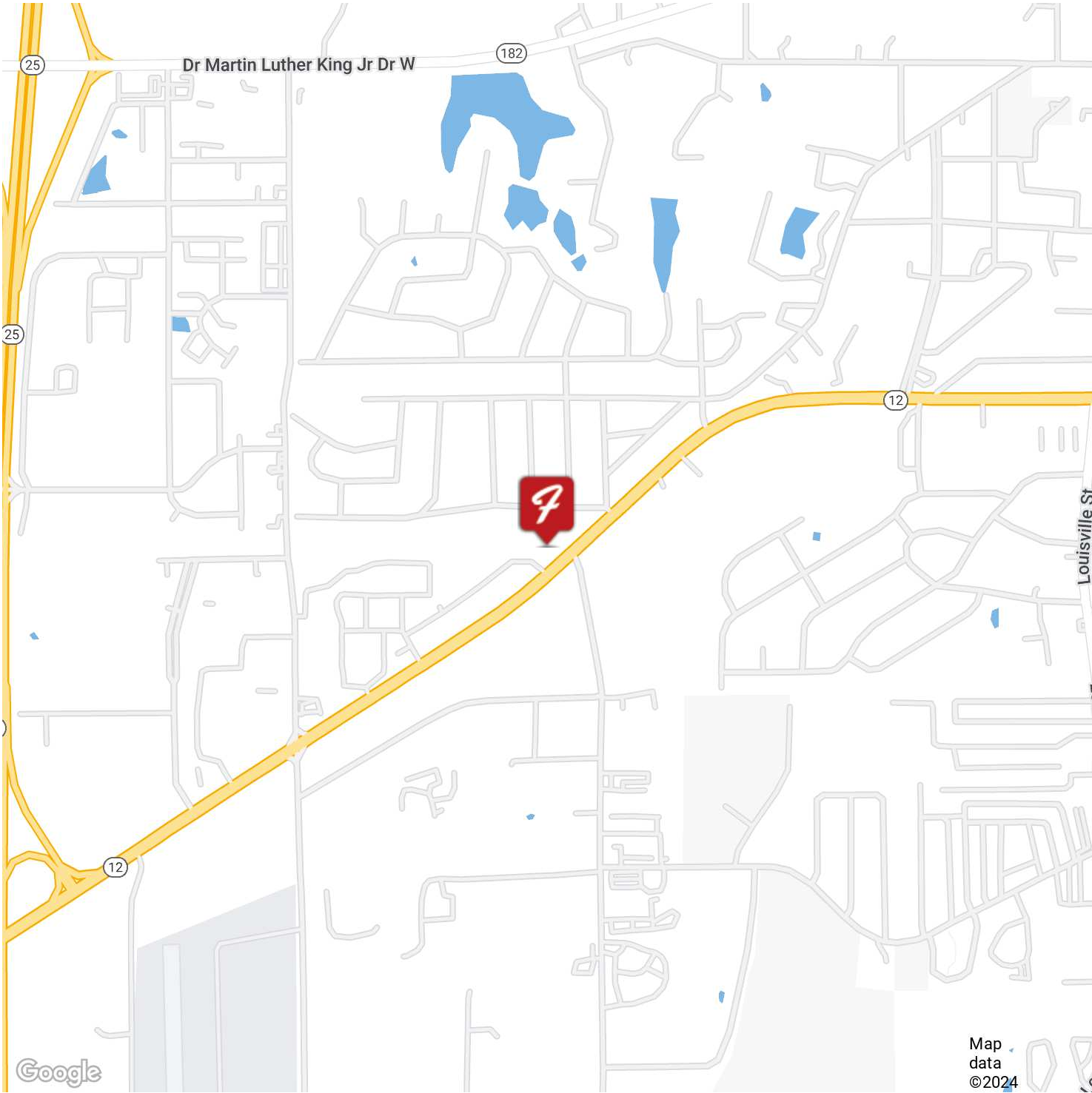
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