

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Retail Property For Lease

204 Walmart Cir, Booneville, MS 38829

204 - 206 WALMART CIRCLE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF: 5,720 - 10,720 SF

Lease Rate: Negotiable

Year Built: 1993

Building Size: 71,962 SF

Zoning: C-3

Traffic Count: 11,000

PROPERTY OVERVIEW

Two prime retail spaces are available for lease in Booneville's most active shopping destination, anchored by Tractor Supply Co. and adjacent to Walmart Supercenter. Both suites offer prominent storefronts, excellent signage opportunities, and 256 shared parking spaces (3.56 per 1000). Ideal for retailers, restaurants, or other businesses seeking high visibility and strong customer traffic in Booneville's primary retail shopping district.

204 Walmart Circle: 5,720± SF featuring a 43' x 96' sales floor, 32' x 36' stockroom with existing shelving, and two restrooms.

206 Walmart Circle: 10,720± SF featuring a 66' x 135' sales floor, 22' x 41' stockroom, break room, and two restrooms.

LOCATION OVERVIEW

Located adjacent to Walmart Supercenter—just five minutes from Highway 45 and Northeast Mississippi Community College. The site provides convenient regional access, drawing residents, students, and commuters from across Prentiss County.

Co-tenants include Tractor Supply Co., Factory Connection, and El Mestizo Mexican Restaurant. Surrounding retailers include a mix of major national and regional brands such as Walmart Supercenter, CVS, Renasant Bank, FM Bank, McDonald's, Burger King, Hardee's, Popeyes, Sonic, Domino's, and Yamato Sushi & Steak House.

For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net



For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net



204 Walmart Cir, Booneville, MS 38829

204 WALMART CIRCLE



For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net



204 Walmart Cir, Booneville, MS 38829

206 WALMART CIRCLE



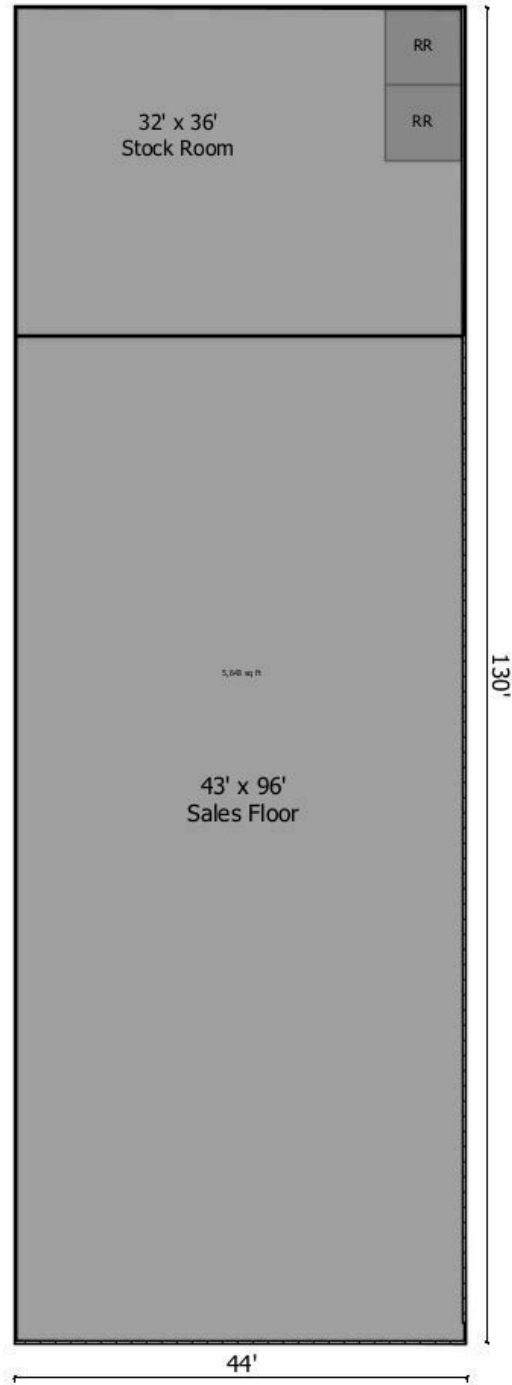
For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net

204 FLOOR PLAN



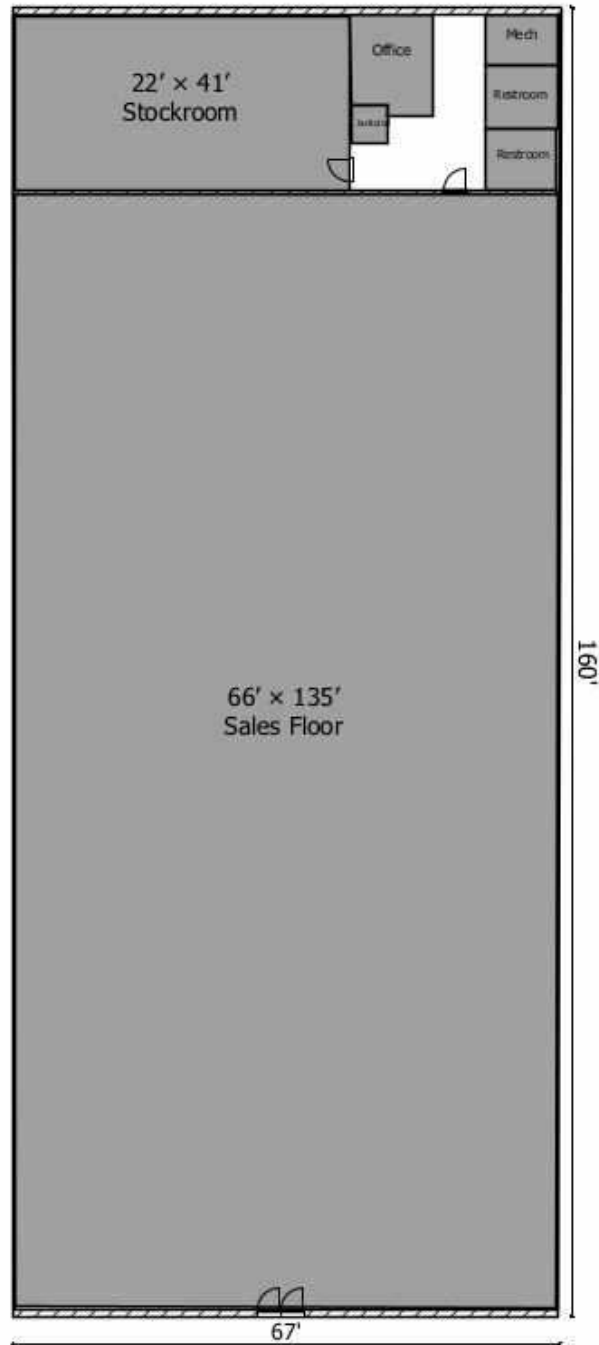
For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net

206 FLOOR PLAN



For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net

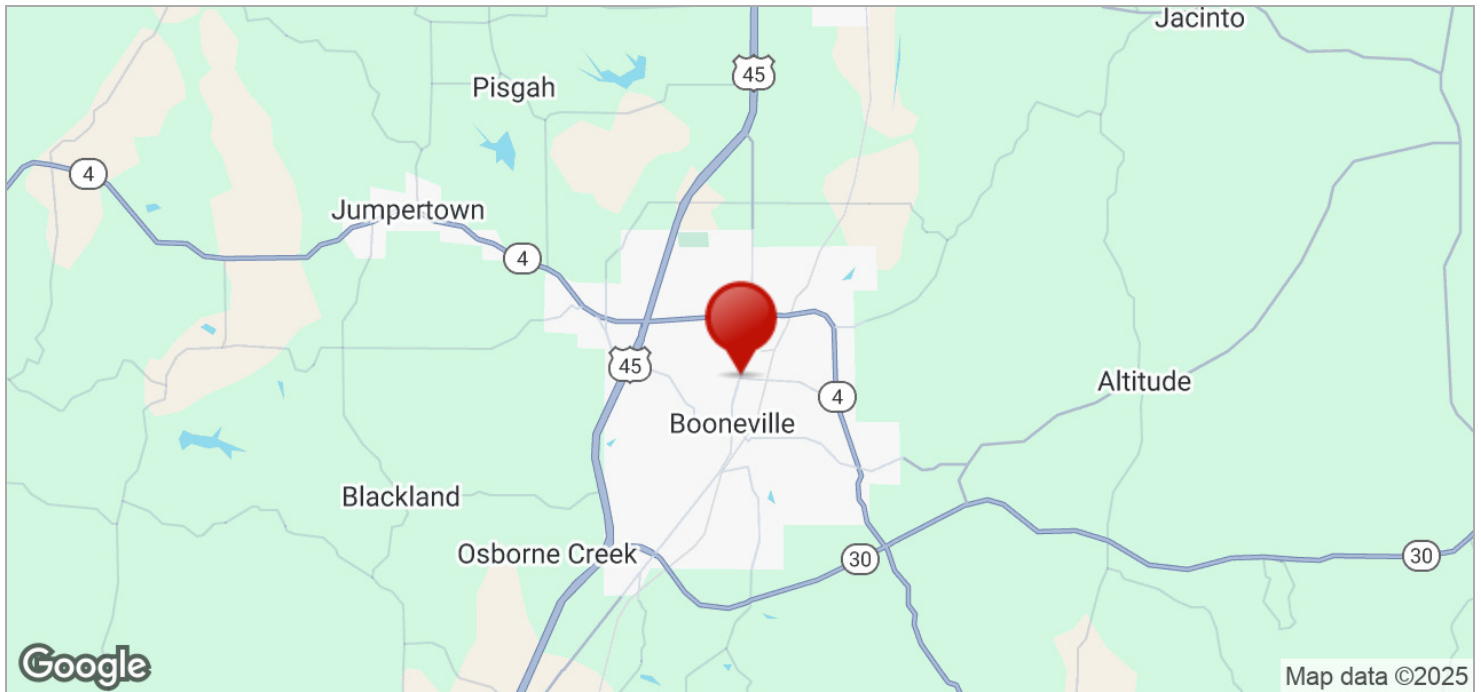


For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net



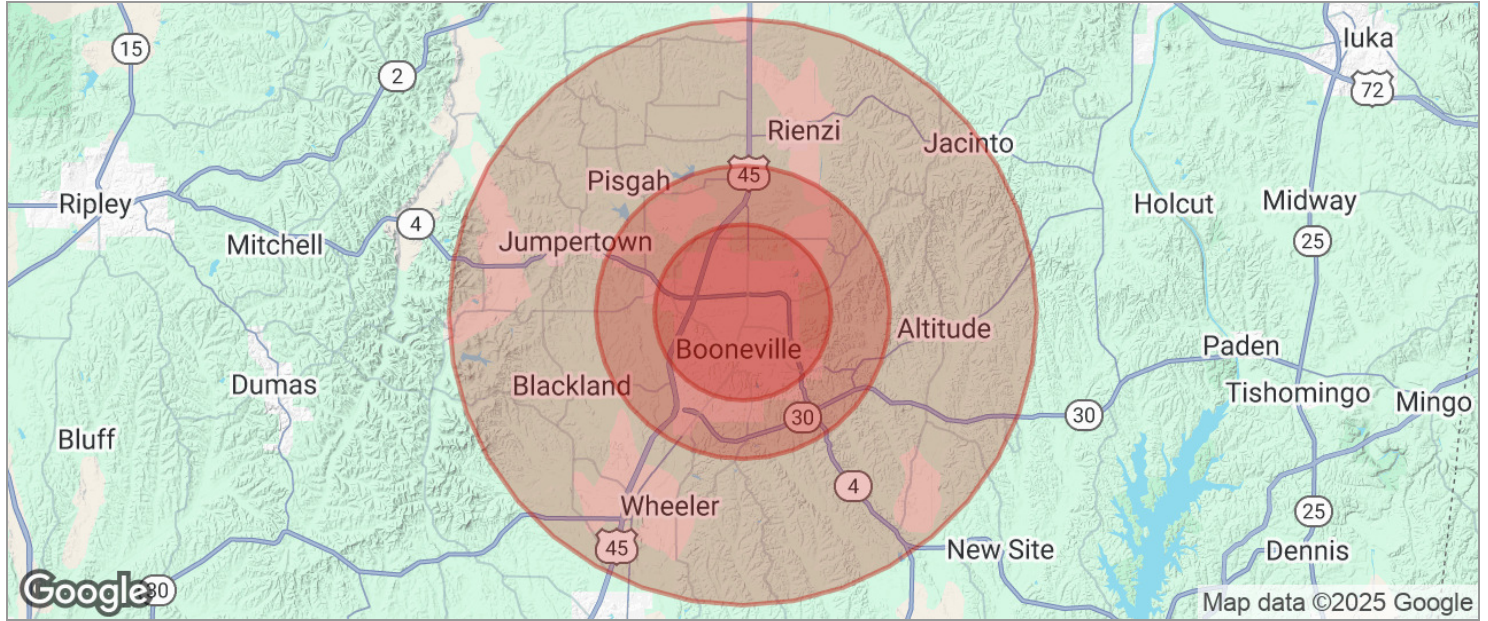
For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net

204 - 206 WALMART CIRCLE



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,049	12,280	20,215
MEDIAN AGE	39	39	40
MEDIAN AGE (MALE)	37	38	39
MEDIAN AGE (FEMALE)	40	41	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,270	4,526	7,697
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$73,223	\$73,573	\$73,350
AVERAGE HOUSE VALUE	\$174,146	\$171,310	\$168,380

* Demographic data derived from 2020 ACS - US Census

For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net