

*For More Information:*

CLAY SHORT

662.231.4262

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Walmart

Retail Property For Lease

*3875 North Gloster Street, Tupelo, MS 38801*

WALMART SHADOW-ANCHOR  
SPACE AVAILABLE



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)

# WALMART SHADOW-ANCHOR SPACE AVAILABLE



## OFFERING SUMMARY

<b>Available SF:</b>	1,800 - 3,200 SF
<b>Lease Rate:</b>	\$30.00 SF/yr (NNN)
<b>Operating Expenses (2024):</b>	\$3.91 / SF
<b>Building Size:</b>	348,800 SF
<b>Renovated:</b>	2022

## PROPERTY OVERVIEW

Space available in a Walmart & Sams Cub anchored shopping center. Other key tenants include PopShelf, AT&T, and CATO among others. Small shop space includes a total of 64,379 SF. Availability and sizes vary. Traffic volume on primary commercial corridor, North Gloster St, averages 21,000 vehicles per day. Dynamic location ranking among the most visited of its kind in the State

## LOCATION OVERVIEW

Located strategically between major shopping districts in Memphis, TN & Birmingham, AL on I-22, the Mall at Barnes Crossing District delivers an all-in-one place for shopping and dining. A super regional mall and strip centers in the surrounding area provide over 1.5 million square feet of retail space that is still growing. Large anchor stores include Belk, Barnes & Noble, Dick's Sporting Goods, Best Buy, Old Navy, Sam's Club, and Walmart. More than 90 specialty shops, a variety of restaurants, a 600-seat food court, the Cinemark Movies 8, and the Malco Cinema 10 complete the collection making the Barnes Crossing District the shopping destination located between Memphis TN and Birmingham AL, along the I-22 corridor

### For More Information:

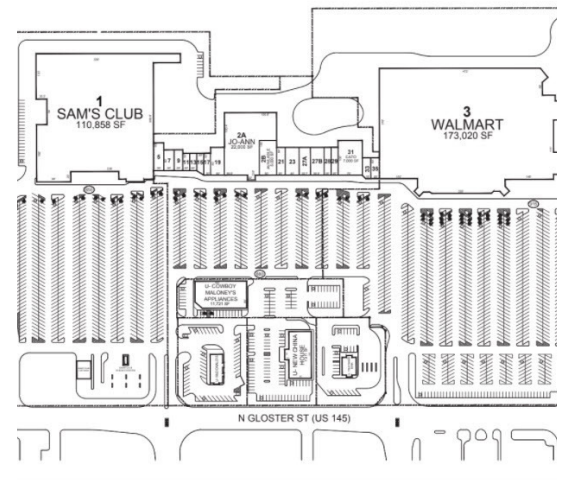
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**BIG OAKS CROSSING**  
3850 N Gloster St  
TUPELO, MS 38804

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**Lease Rate:** \$30.00 SF/YR (NNN)

**Total Space** 1,800 - 3,200 SF

**Lease Type:** NNN

**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
3851 Big Oaks Crossing	\$30.00 SF/YR	NNN	1,800 SF	1,800 Sf available for retail use in an excellent location. Fully built-out as standard retail space located in-line with other retail spaces.
3865 Big Oaks Crossing	\$30.00 SF/YR	NNN	3,200 SF	3,200 Sf available for retail use in an excellent location. Fully built-out as standard retail space located in-line with other retail spaces.

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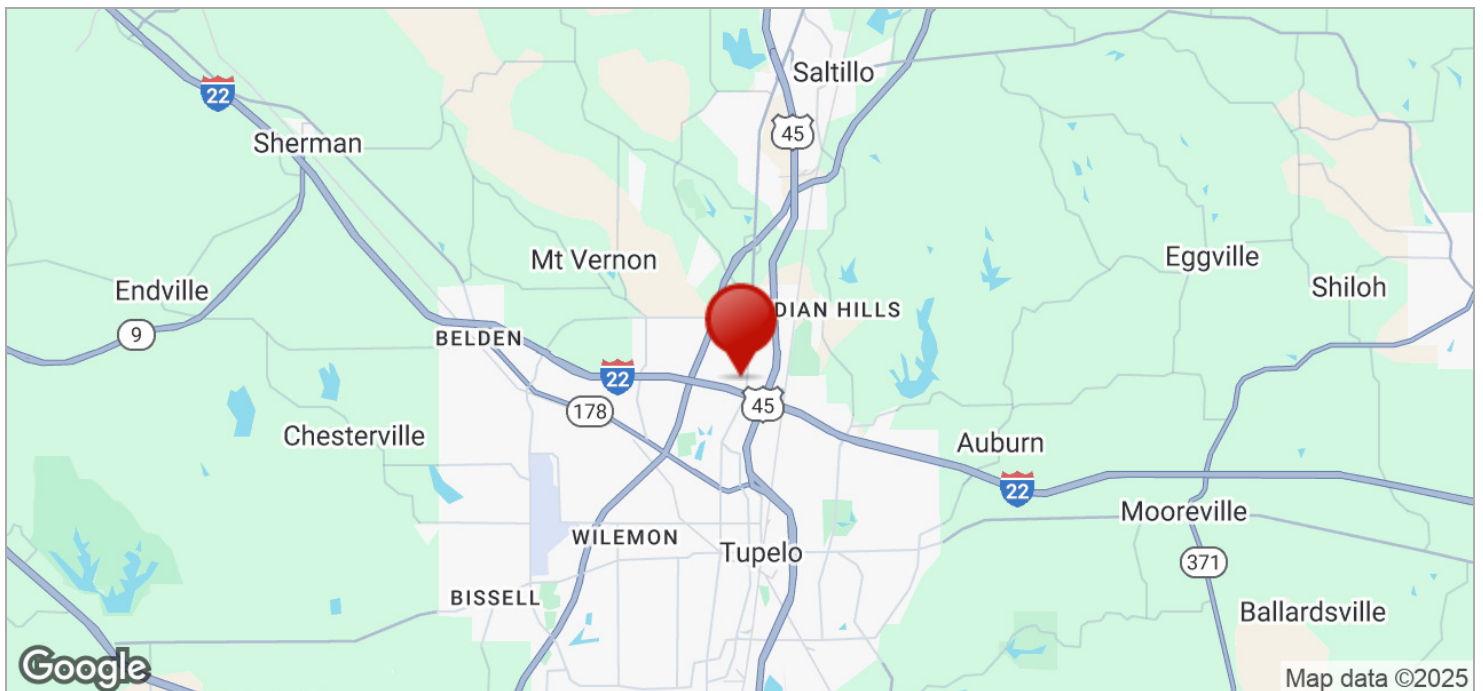
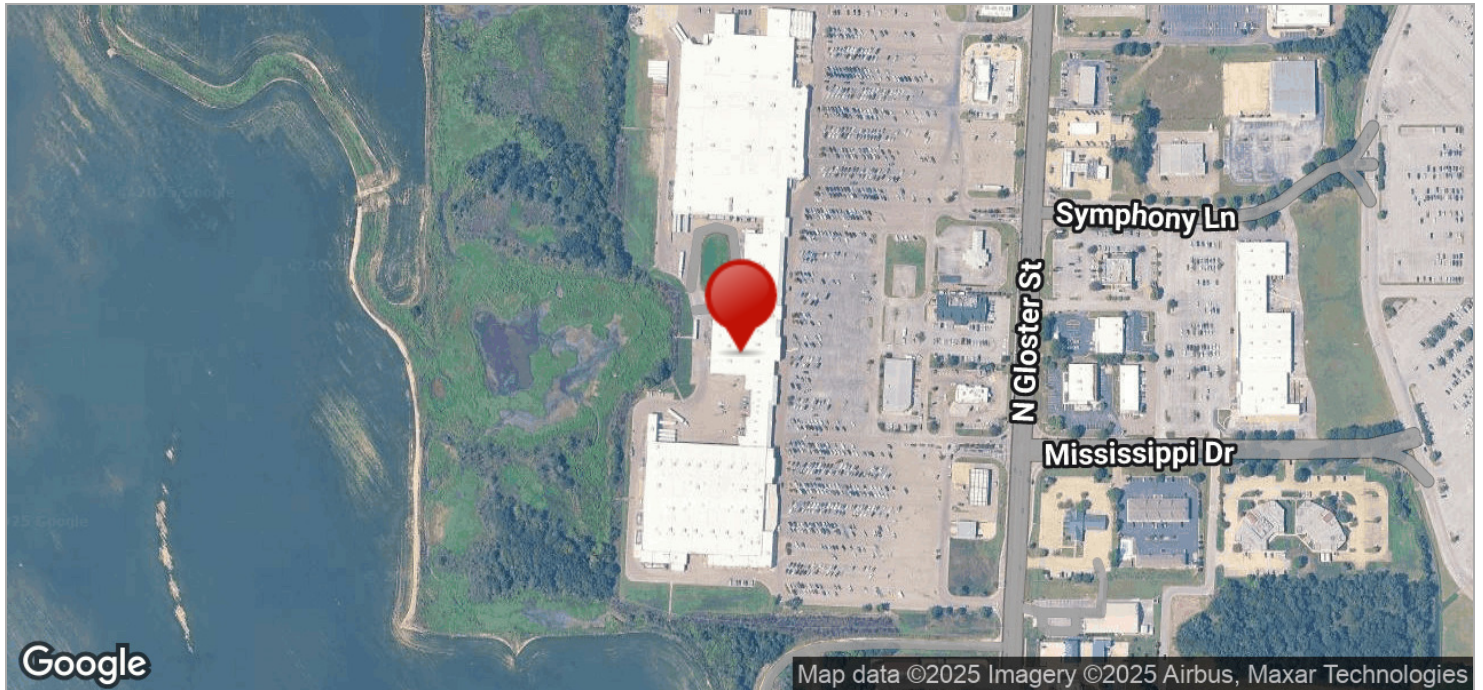
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