

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

HOTWORX

Retail Property For Lease

311 South Gloster Street, Tupelo, MS

MIDTOWN PLAZA FOR LEASE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



311 South Gloster Street, Tupelo, MS 38801

HIGH-PROFILE RETAIL LOCATION FOR LEASE



OFFERING SUMMARY

Available SF:	1,416 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	1 Acres
Year Built:	1950
Building Size:	7,200 SF
Renovated:	2019
Zoning:	Mixed-use Commercial Corridor
Market:	Lee County MS Metropolitan Area

PROPERTY OVERVIEW

Highly adaptable spaces adjacent to gourmet burger company Bulldog Burger Co, located directly across from the newly opened Walmart Neighborhood Market. Controlled access, signalized intersection provides efficient traffic flow. One of the highest average traffic volumes in the market at 28,000 vehicles per day (including visibility from Main St). Available space comprised of 1,416 SF with 300 SF shared restroom. Abundant parking with over 55 lined parking space plus an additional .5 acre overflow parking. Tenant Improvement Allowance available for credit-worthy prospects

LOCATION OVERVIEW

Located near a signalized intersection, directly across from a newly constructed Walmart Neighborhood Market on the primary business corridor in Tupelo Ms. Traffic can easily access the signalized intersection providing easy ingress / egress in a sector of town known for extremely dense traffic volumes. Other retailers of note in the immediate area are Kroger, Walgreens, CVS, and McAlister's Deli

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SE facing facade



North facing facade



Caption 3

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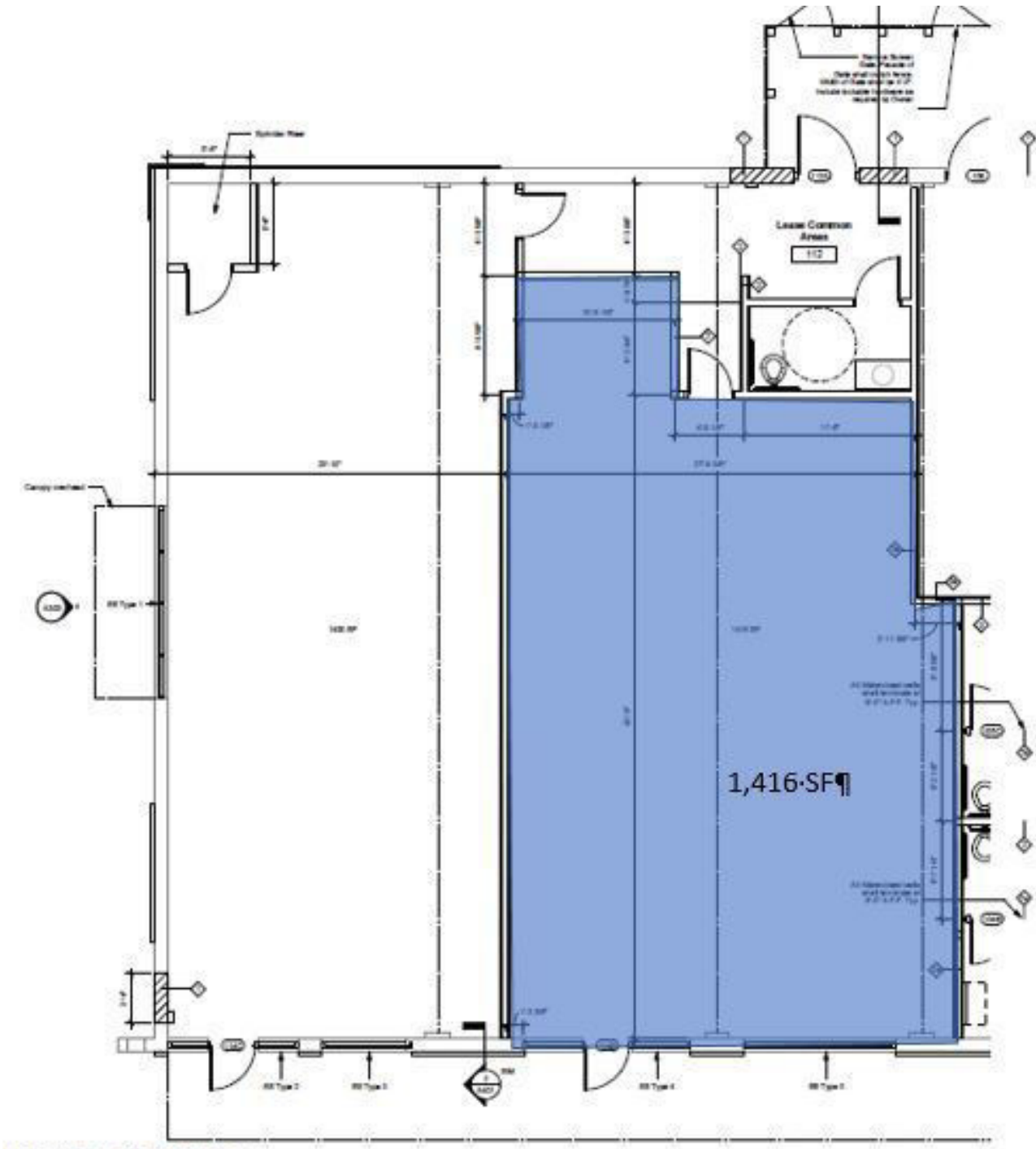
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FLOOR PLAN



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