

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Retail Property For Lease

Tupelo, MS 38804

507 N GLOSTER ST



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	6,000 - 14,820 SF
Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Lot Size:	825,505,560 SF
Year Built:	1974
Building Size:	8,820 SF

PROPERTY OVERVIEW

6,000 SF to 14,820 SF available. Both spaces have large retail sales floors and basement space below for storage. Landlord is willing to provide TIA for qualified Tenants.

LOCATION OVERVIEW

Well located on one of the 2 primary commercial thoroughfares in the market with 22,000 ADT. Surrounded by retail, medical, and office users and in close proximity to downtown.

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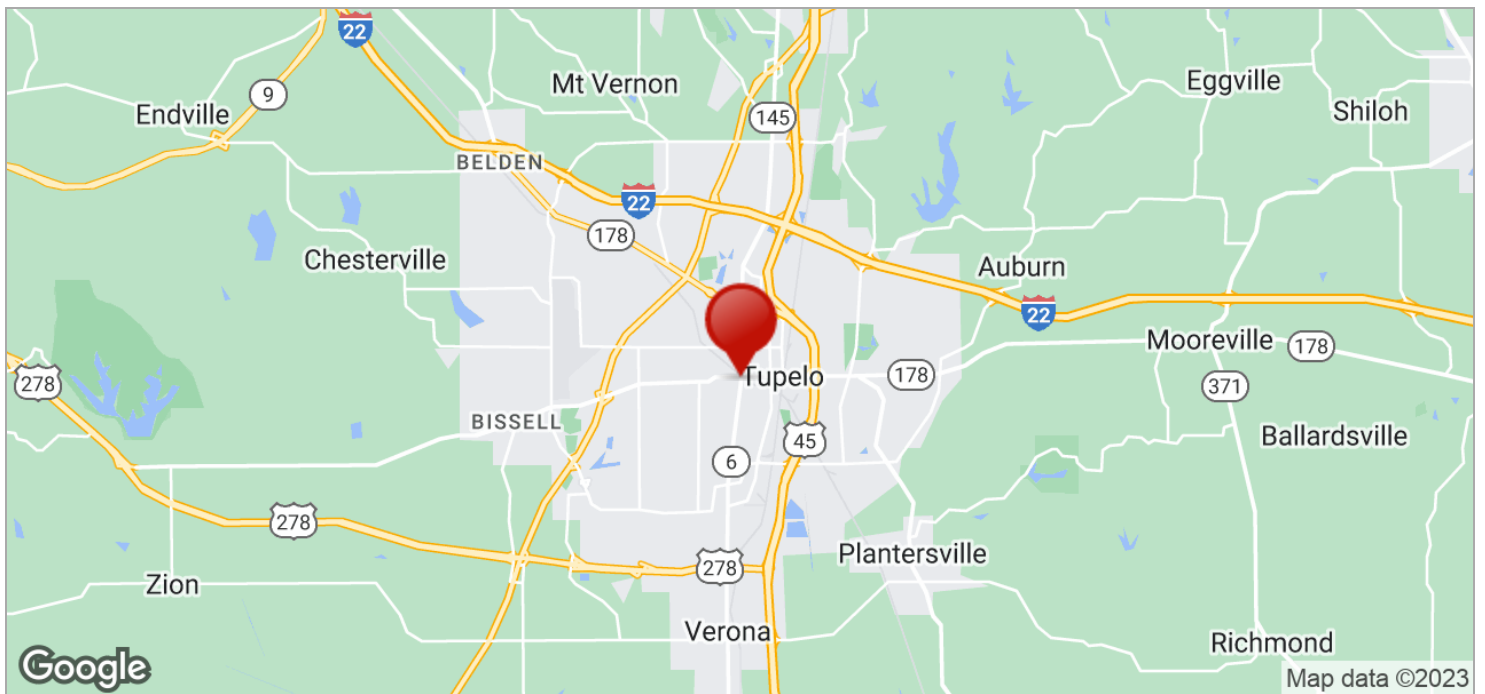
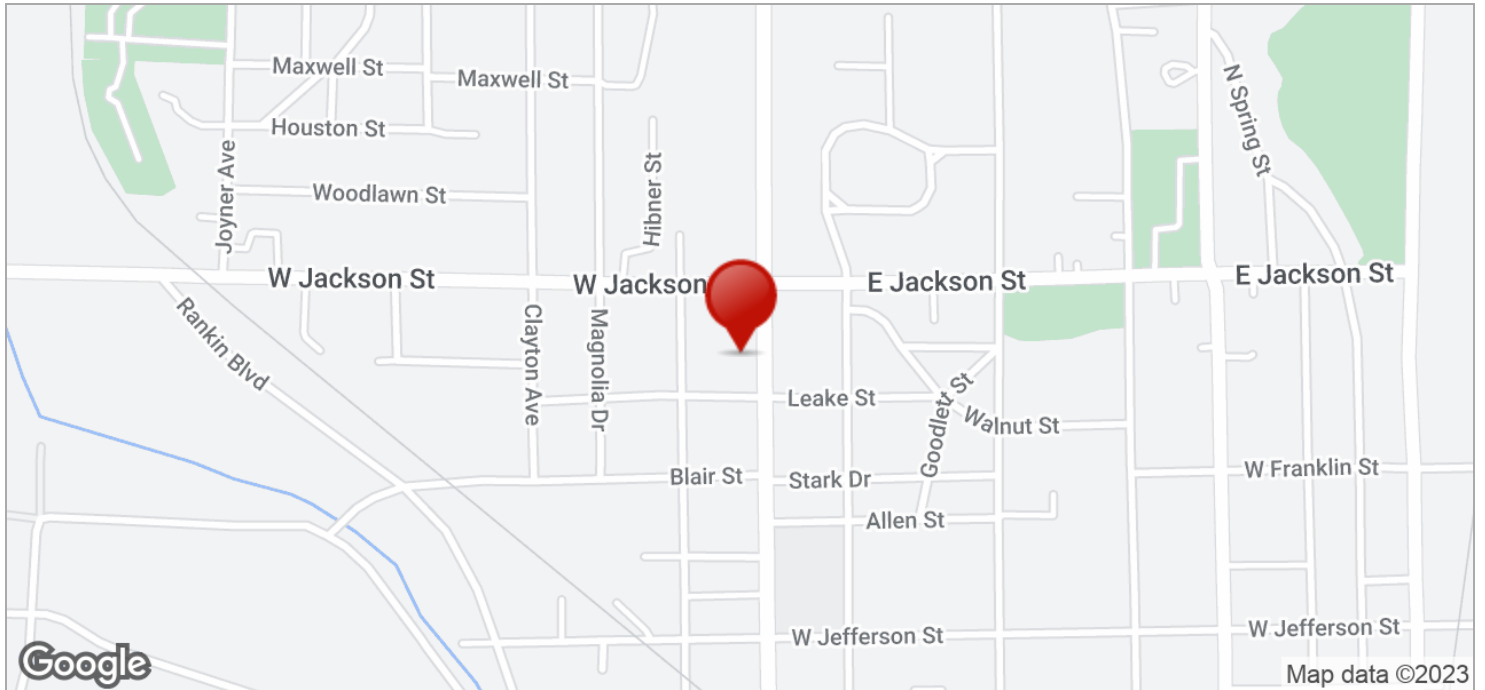
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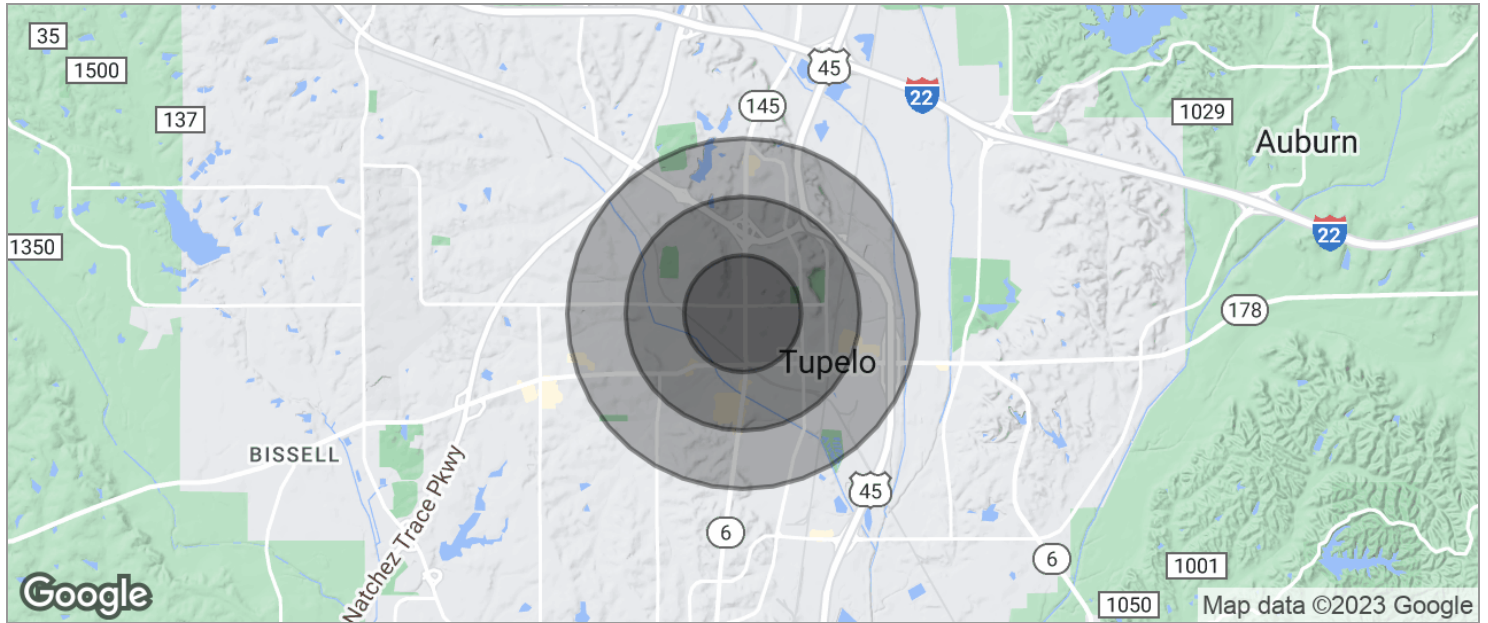
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,552	5,920	10,861
MEDIAN AGE	36.1	34.9	34.4
MEDIAN AGE (MALE)	30.4	31.7	32.7
MEDIAN AGE (FEMALE)	34.0	33.0	33.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	779	2,824	4,908
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$50,510	\$47,942	\$51,128
AVERAGE HOUSE VALUE	\$135,421	\$134,816	\$132,121

* Demographic data derived from 2020 ACS - US Census

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