

For More Information:

CLAY SHORT

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Office Building For Lease

2826 Mississippi 178, Tupelo, MS 38804

20K SF WAREHOUSE



324 Troy Street
Tupelo, MS 38804
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OFFERING SUMMARY

Available SF: 20,000 SF

Lease Rate: \$3.50 SF/yr (NNN)

Year Built: 1969

Building Size: 20,000 SF

Renovated: 2023

PROPERTY OVERVIEW

20,000 SF Warehouse with 12,000 SF newly built and includes 3 dock doors. Space is open with two buildings connected. Roof heights are 11' eave and 16' center under beam and new warehouse is 15' eave and 19' center under beam. Landlord is willing to consider improvements and lease term.

LOCATION OVERVIEW

Located on State Hwy 178 just minutes from Interstate 22 and State Highway 45. Ease access for trucks to docks. Neighbors include a Furniture Store, C-Store, Restaurant, Large Indoor/Outdoor Storage Facility, and Industrial properties.

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662.620.7211

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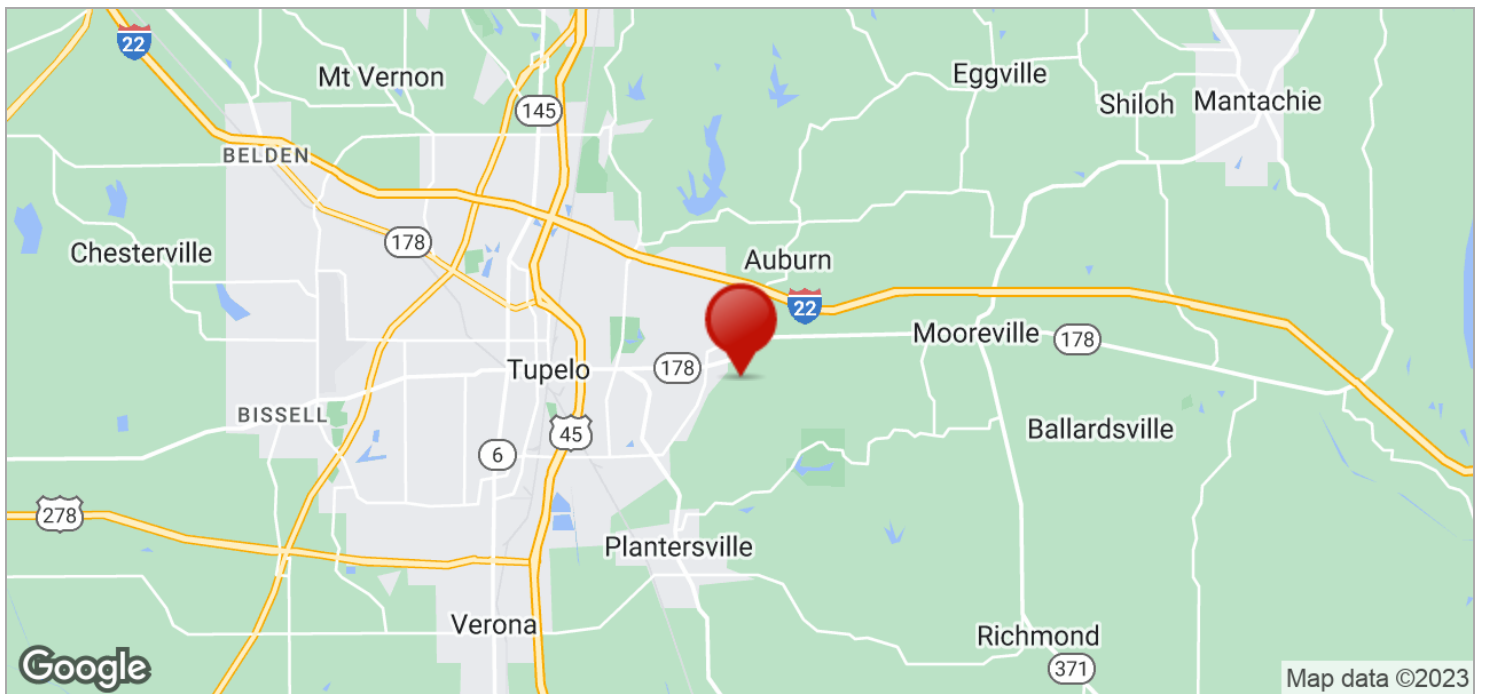
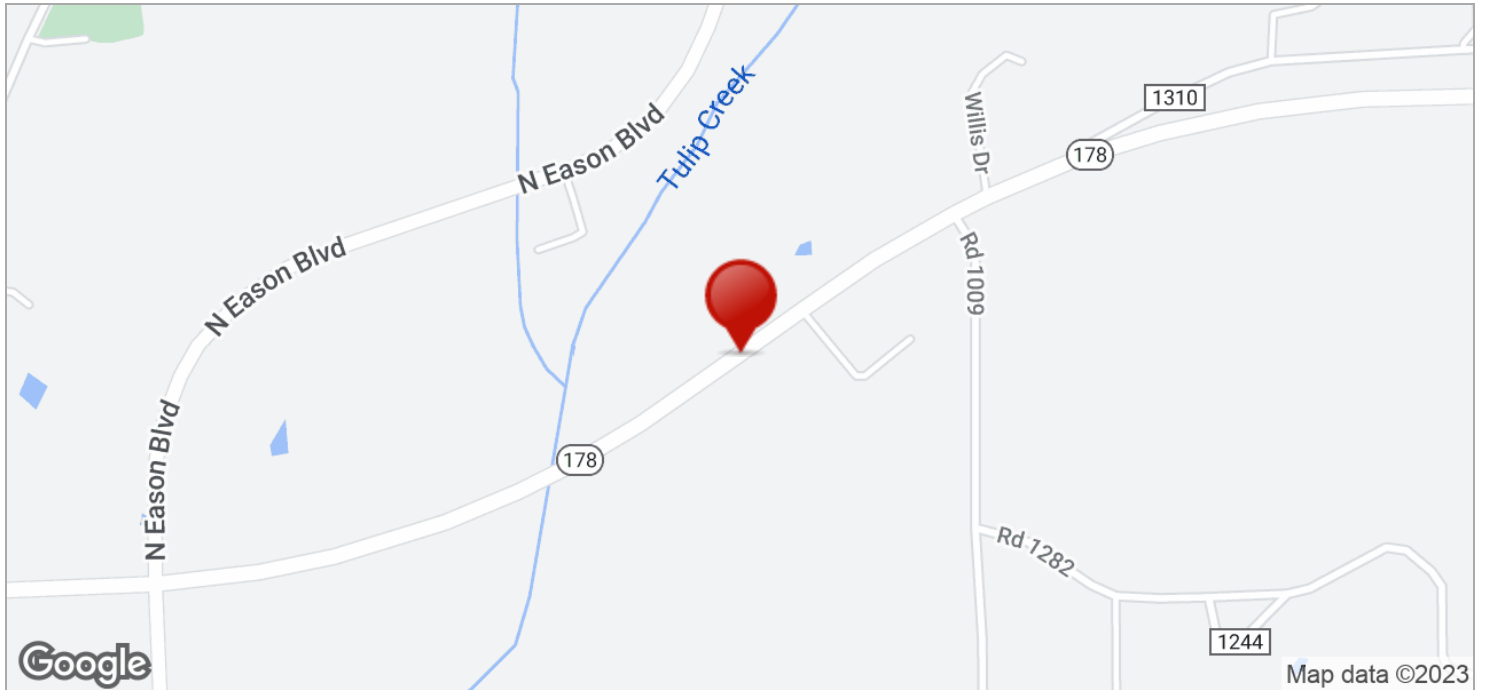
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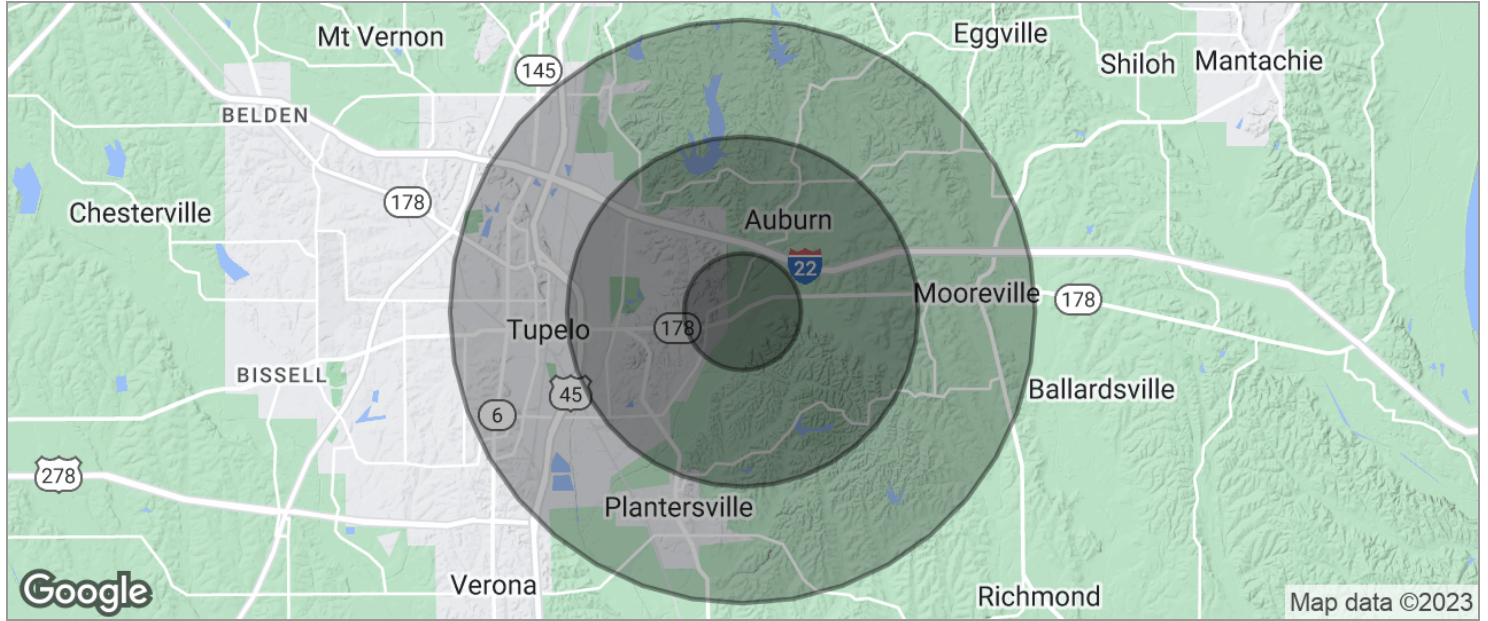
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	920	7,143	23,703
MEDIAN AGE	36.0	36.7	37.1
MEDIAN AGE (MALE)	33.1	33.2	33.6
MEDIAN AGE (FEMALE)	31.2	36.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	303	2,662	10,229
# OF PERSONS PER HH	3.0	2.7	2.3
AVERAGE HH INCOME	\$74,470	\$63,976	\$55,817
AVERAGE HOUSE VALUE	\$130,414	\$133,720	\$133,658

* Demographic data derived from 2020 ACS - US Census

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