



## Shops At Barnes Crossing

3944-3952 North Gloster Street  
Tupelo, Mississippi 38804

### Property Highlights

- Three Spaces Available: 23,000 SF, 9,000 SF and 8,842 SF
- Regional Shopping Center
- Abundance of Parking Spaces for Customers and Employees
- Adjacent to Walmart Supercenter & Mall at Barnes Crossing
- Highly Desirable Location - N. Gloster Street
- Located in The Main Retail Hub in Tupelo
- 20,000 VPD

### For More Information

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### Property Description

Exceptional Opportunity to Lease Premier Retail Space on N. Gloster Street in Tupelo, MS. The Three Suites Available for Lease are Located in The Shops of Barnes Crossing, a Regional Shopping Center Adjacent to Walmart Supercenter and the Largest Mall Within 140 Miles. The Mall at Barnes Crossing, is a 777,000 Square Foot Super Regional Mall Anchored by JCPenney, Belk, Dicks Sporting Goods and Sears with Over 12 Million Annual Shoppers.

This Prime Location is in Close Proximity to Freeways, Major Retailers and is in a Highly Desirable Location with Excellent Visibility, High Foot Traffic (20,000 VPD), and Thriving Commercial Environment. The Property is Situated Less Than 1 Mile from the Intersection of Highway 45 and Highway 78, The Property is Located off North Gloster Street in the Main Retail Hub in Tupelo, with Nearby National Retailers such as Walmart Supercenter, Sam's Club, Lowes, Kohl's, Toys R Us, TJ Maxx, Hobby Lobby, Office Max, Burkes and the Mall at Barnes Crossing.

This Property is Ideal for a Wide Range of Retail Businesses and Perfect for National Retailers, Boutiques and Specialty Stores.

### Location Description

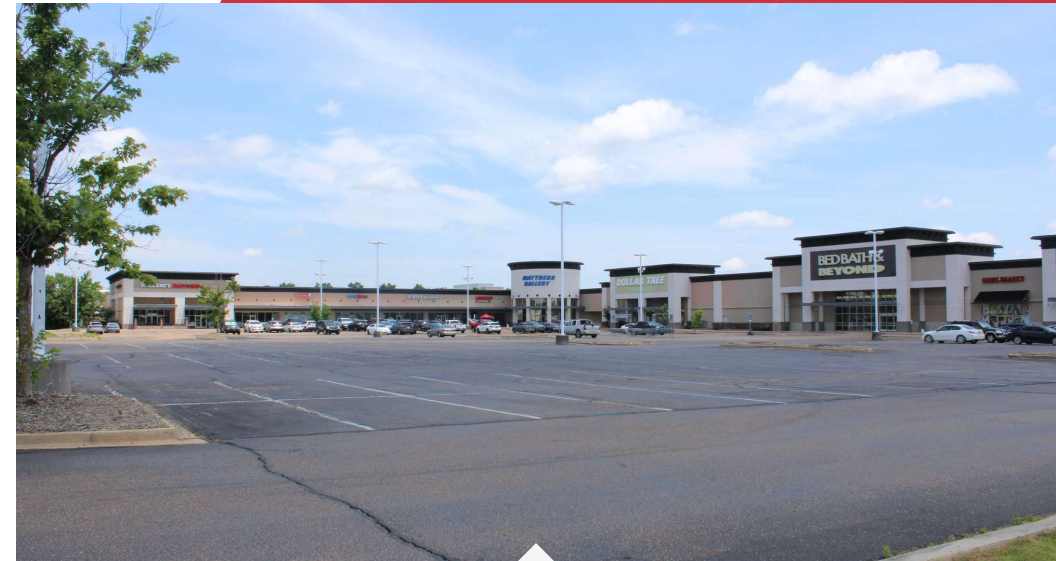
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<b>Building Name</b>	Shops at Barnes Crossing
<b>Property Type</b>	Retail
<b>Property Subtype</b>	Regional Mall
<b>APN</b>	083U-07-089-01
<b>Building Size</b>	74,614 SF
<b>Lot Size</b>	8.18 Acres
<b>Year Built</b>	2004
<b>Number of Floors</b>	1

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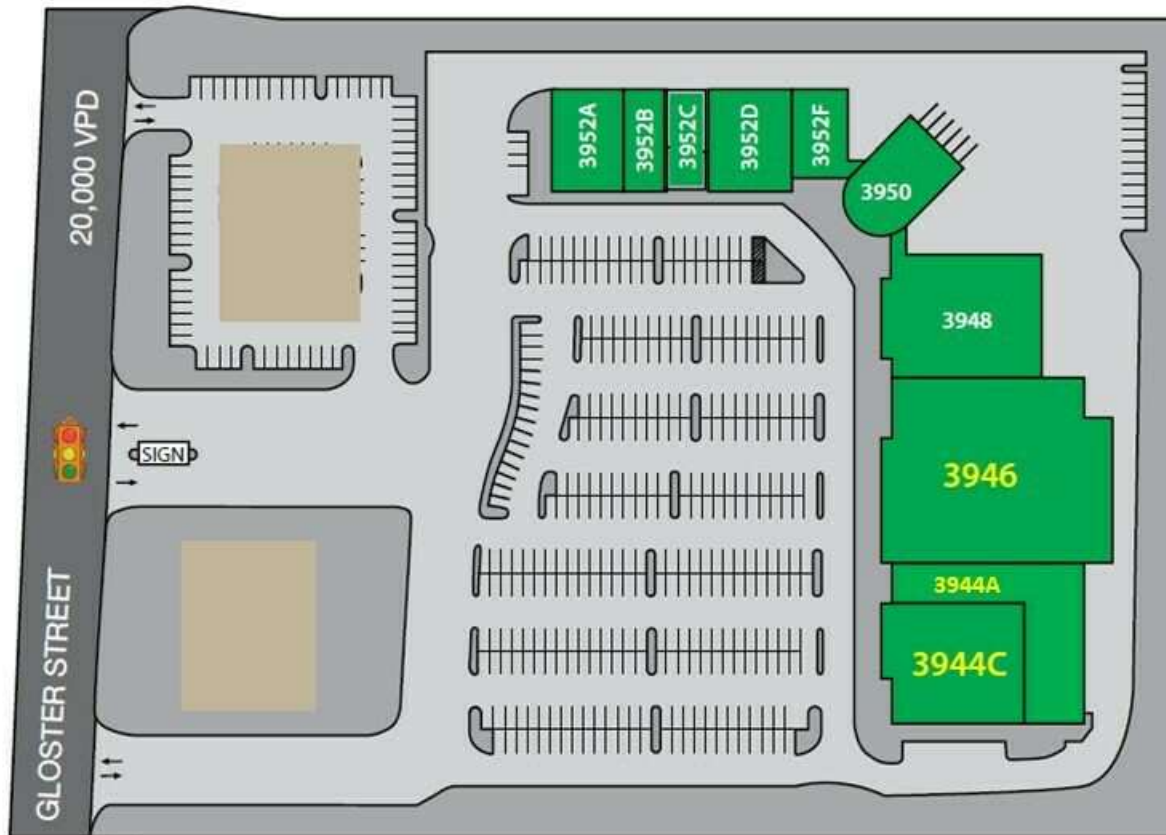
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NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property. All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SUITE	TENANT	SF
<b>3946</b>	<b>Available</b>	<b>23,000</b>
3948	Dollar Tree	12,000
<b>3944C</b>	<b>Available</b>	<b>9,000</b>
<b>3944A</b>	<b>Available</b>	<b>8,842</b>
3952A	Holland's Bar & Grill	5,629
3950	Mattress Gallery	4,341
3952D	Leslie's Pool	3,712
3952F	Lonestar Bar & Grill	2,500
3952B	Nail E	2,020
3952C	Ortho Xpress	2,020

**SUBJECT PROPERTY**  
 **AVAILABLE**  
 **NOT A PART**



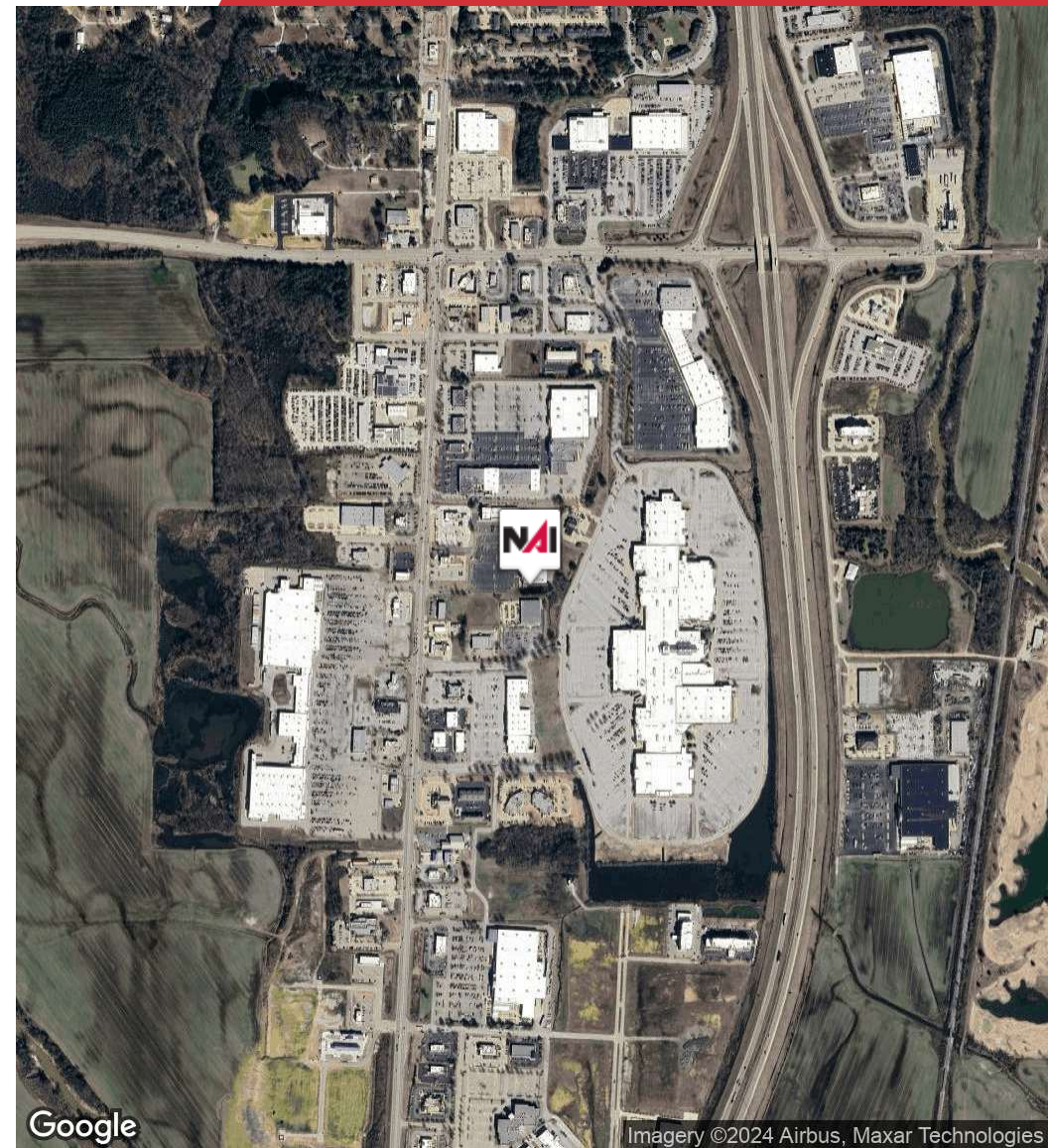
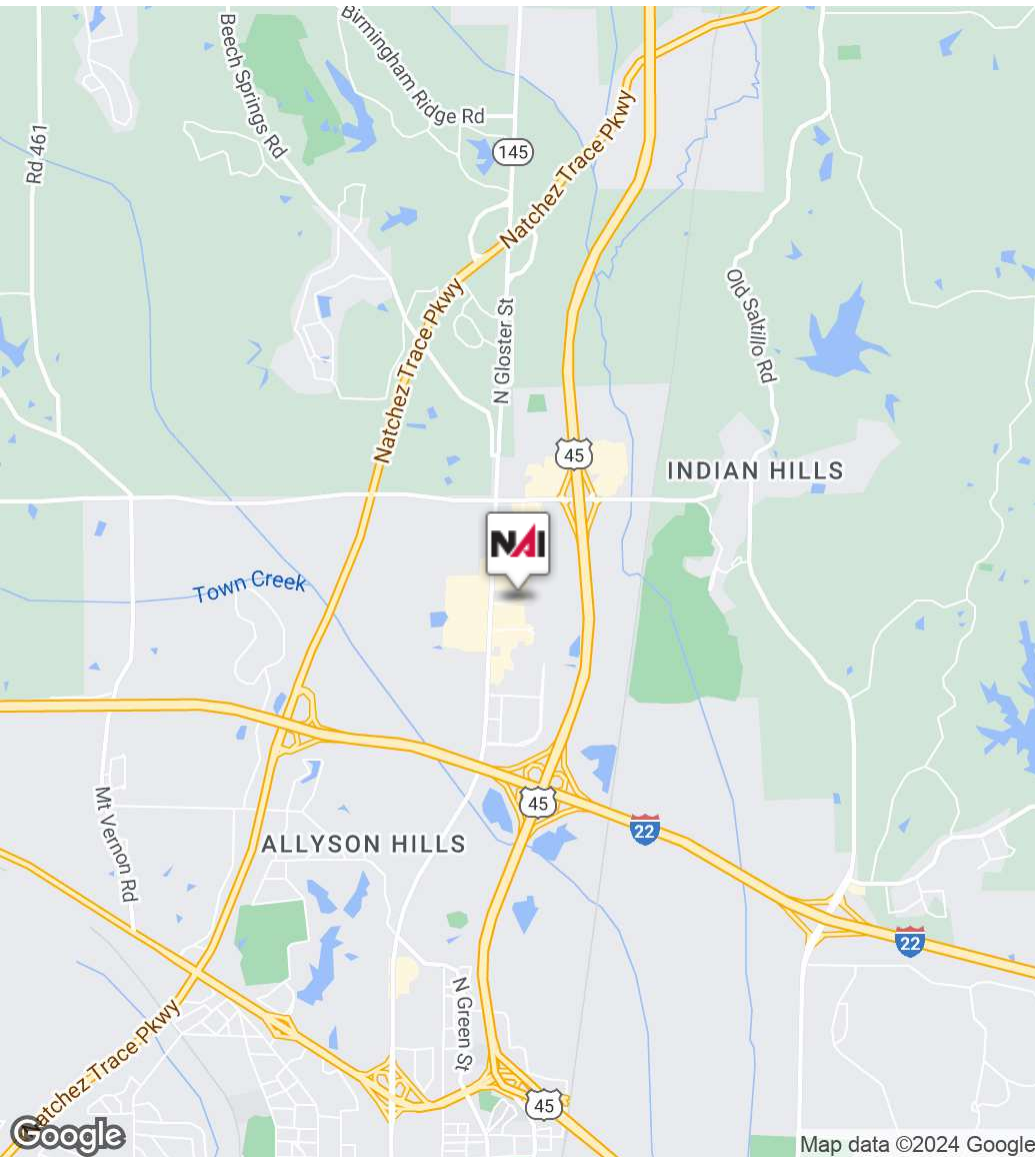
For Lease

8,842 - 23,000 SF | Negotiable  
Retail Space



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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	813	9,836	32,792
<b>Average Age</b>	42.7	37.3	36.9
<b>Average Age (Male)</b>	21.7	31.0	34.9
<b>Average Age (Female)</b>	47.0	39.3	37.5
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	421	4,123	14,400
<b># of Persons per HH</b>	1.9	2.4	2.3
<b>Average HH Income</b>	\$49,639	\$71,852	\$61,311
<b>Average House Value</b>	\$117,378	\$170,889	\$152,081

2020 American Community Survey (ACS)

