

Former Auto Shop For Lease

620 West Main Street | Tupelo Ms 38804



324 Troy Street
Tupelo, Ms
38804
662-842-8283
www.TRRealEstate.net



**SPACE FOR
LEASE!**

Executive Summary

TRI Inc is pleased to present this 8,596 SF retail / shop building formerly occupied by a national tire store. The space includes 1,686 SF showroom / retail area, a 2,636 Sf shop with 3 drive-in bays, and 4,274 SF of storage. This unique opportunity is located on West Main Street in Tupelo Ms within 300 yds of the highest combined traffic volume in the County (over 40,000 VPD), the intersection of Gloster St and Main St. This space could be used for any auto shop need and could also be converted into attractive retail or restaurant space. The landlord is willing to contribute improvement funds toward a solid project with a credit-worthy operator. A conceptual plan depicting one conversion idea is on file and available upon request.



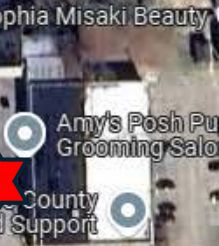
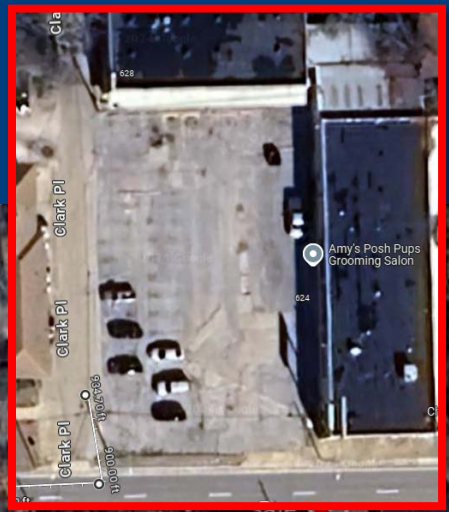
Main Street Location!

Asking Terms: \$6.50 / SF NNN
Op Ex = \$2.22 / SF



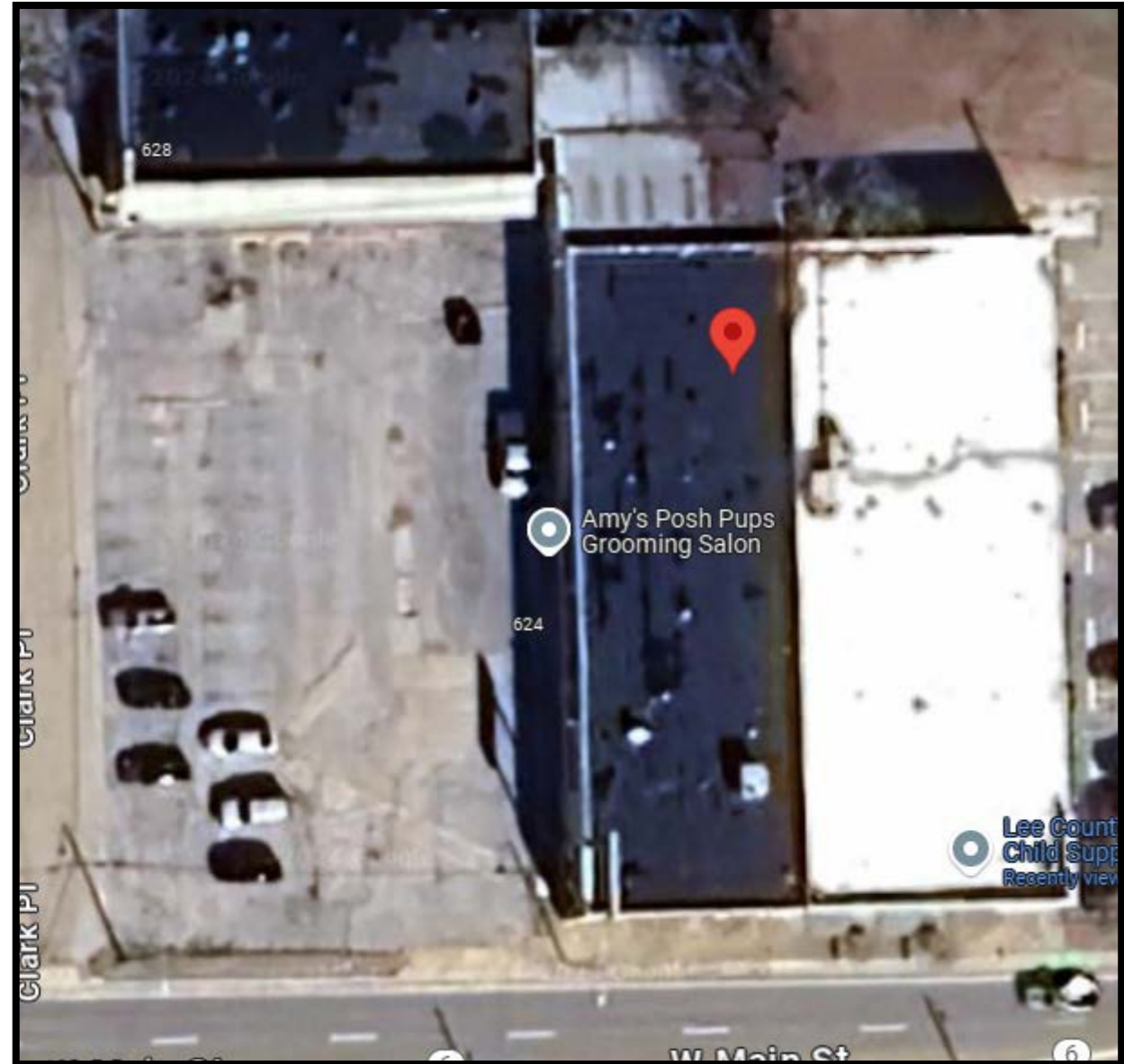
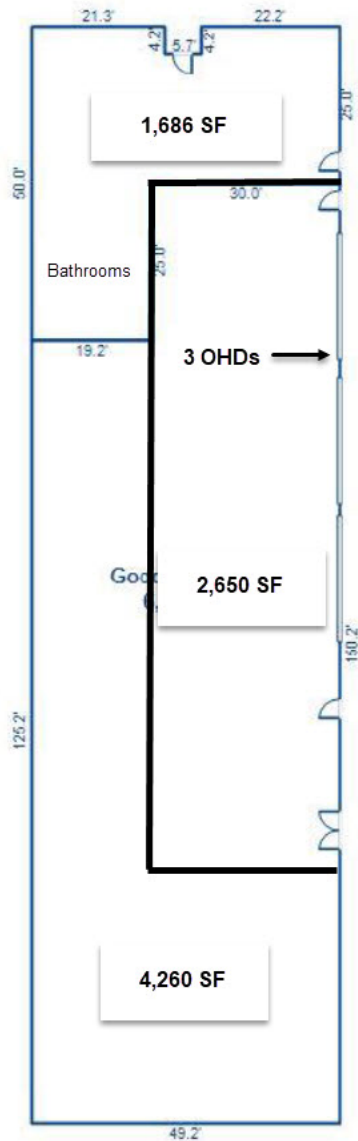
Location Map

620 West Main Street | Tupelo Ms



Floor Plan & Aerial

620 West Main Street | Tupelo Ms



620 West
Main
Street
Tupelo Ms



662-842-8283

www.TRRealEstate.net

Clay Short
Barry Replogle

662-231-4262
321-1201

662-

cshort@trirealestate.net
breplogle@trirealestate.net

