

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Retail Property For Lease

213 Walmart Circle, Booneville, MS 38829

213 WALMART CIRCLE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF:	1,500 - 3,000 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.6 Acres
Year Built:	2012
Building Size:	4,800 SF
Zoning:	C-3 Highway Commercial District

PROPERTY OVERVIEW

Located in the heart of Booneville's primary retail corridor and directly adjacent to Walmart Supercenter, this 4,800 SF brick veneer building offers unmatched visibility and access. Constructed in 2012, the property features a flat shed metal roof, a concrete parking lot with 40 striped spaces, and is zoned C-3 (Highway Commercial District)—suitable for a wide variety of commercial uses.

3,000 SF – Vacant, previously operated as a restaurant. The space measures 50' x 60' and is ideally suited for Retail, Medical, or Financial Services.

The landlord is open to demising the 3,000 SF space into two smaller units for qualified tenants.

LOCATION OVERVIEW

Free standing center located off State HWY 145 in the heart of Booneville's primary retail district in the shadow of Walmart Supercenter. Property is an out parcel center located on the primary entrance drive to Walmart Supercenter and TSC.

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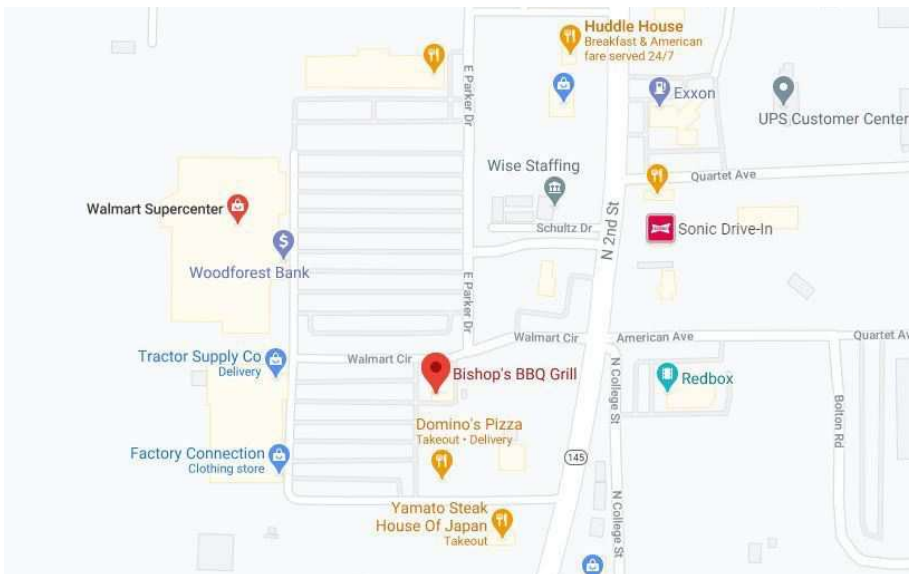
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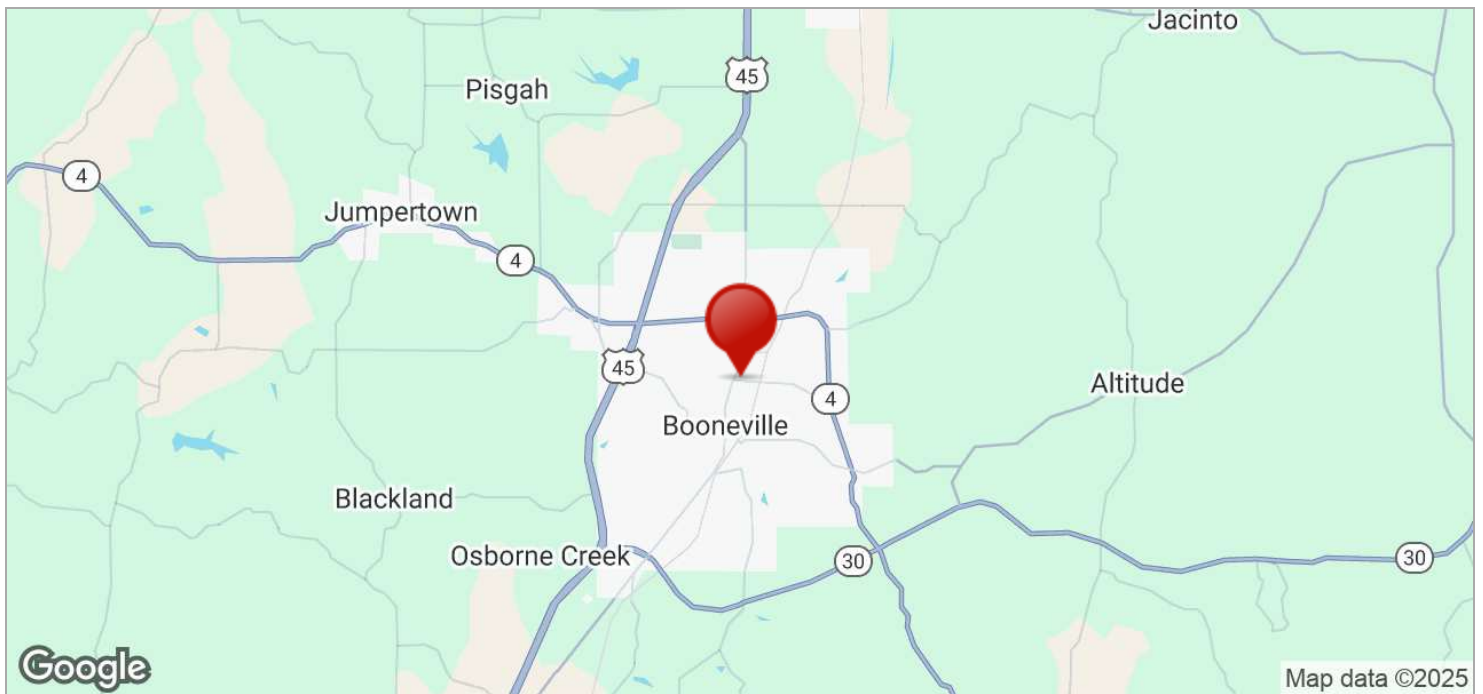
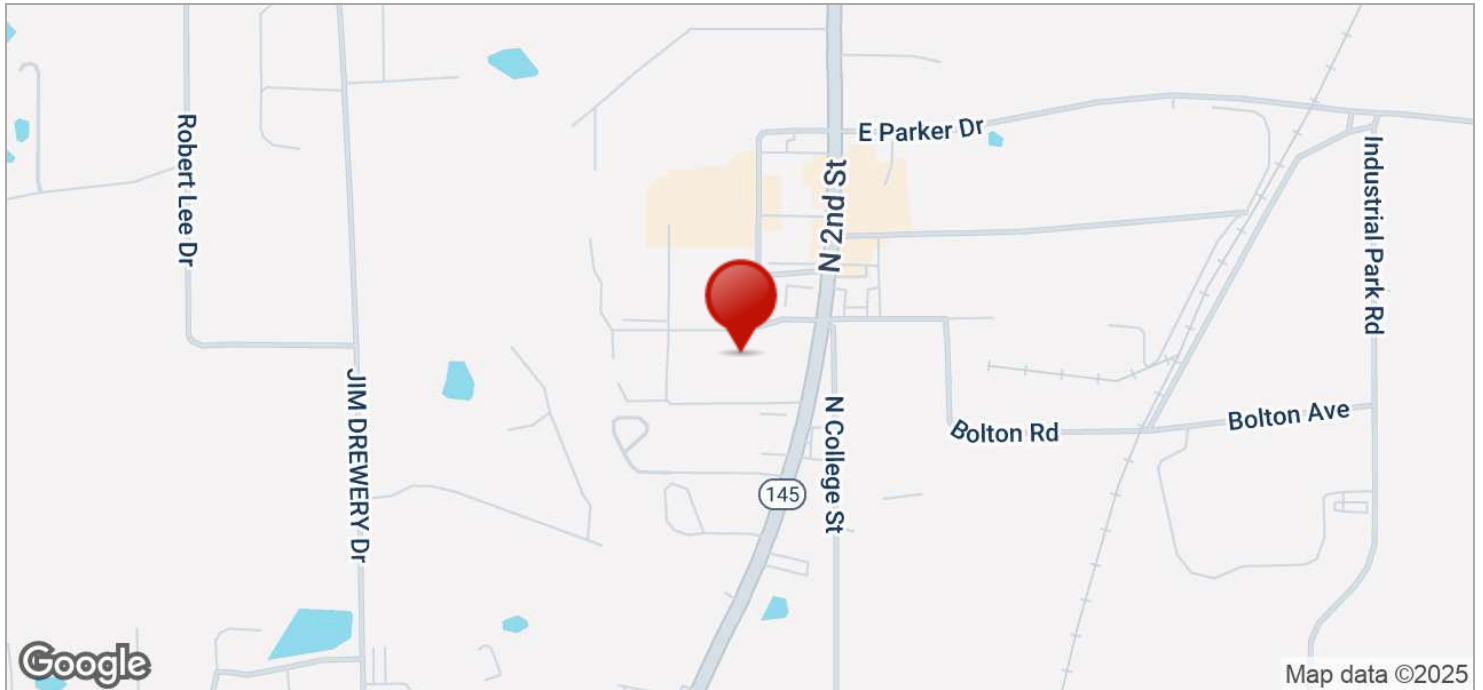


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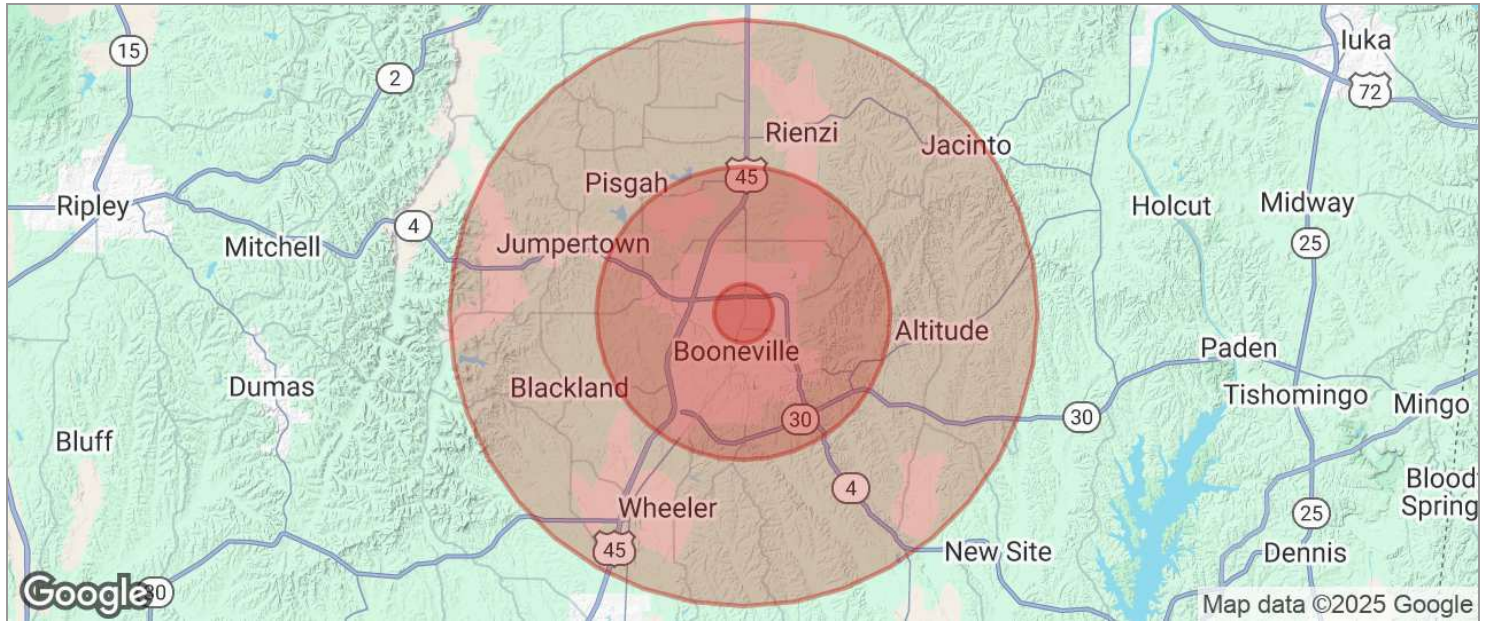


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,494	11,467	21,570
MEDIAN AGE	29.2	32.1	36.0
MEDIAN AGE (MALE)	28.6	30.9	34.2
MEDIAN AGE (FEMALE)	29.6	33.4	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	516	4,099	7,959
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$38,749	\$41,994	\$44,505
AVERAGE HOUSE VALUE	\$89,338	\$84,345	\$84,515

* Demographic data derived from 2020 ACS - US Census

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