

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Retail Property For Lease

920 South Gloster, Tupelo, MS 38801

920 SOUTH GLOSTER STREET



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF:	2,058 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.34 Acres
Year Built:	1970
Building Size:	2,058 SF
Renovated:	2021
Zoning:	MUCC

PROPERTY OVERVIEW

2,058 SF of retail space with newly renovated exterior. Interior includes nice glass in front of building with two restrooms. Drive thru available and 15 parking spaces. 5 year term preferred. Tenant Improvement Allowance available for credit-worthy prospects.

LOCATION OVERVIEW

Well located on one of the 2 primary commercial thoroughfares in the market. Close to North Ms Medical Center and medical park, which is the largest non-metro hospital in the Nation serving over 58 counties. ADT of over 13,000. Neighbors include quick-casual dining, specialty medical groups, Walgreens, and North Ms Med Center's main unit. Drive thru access available.

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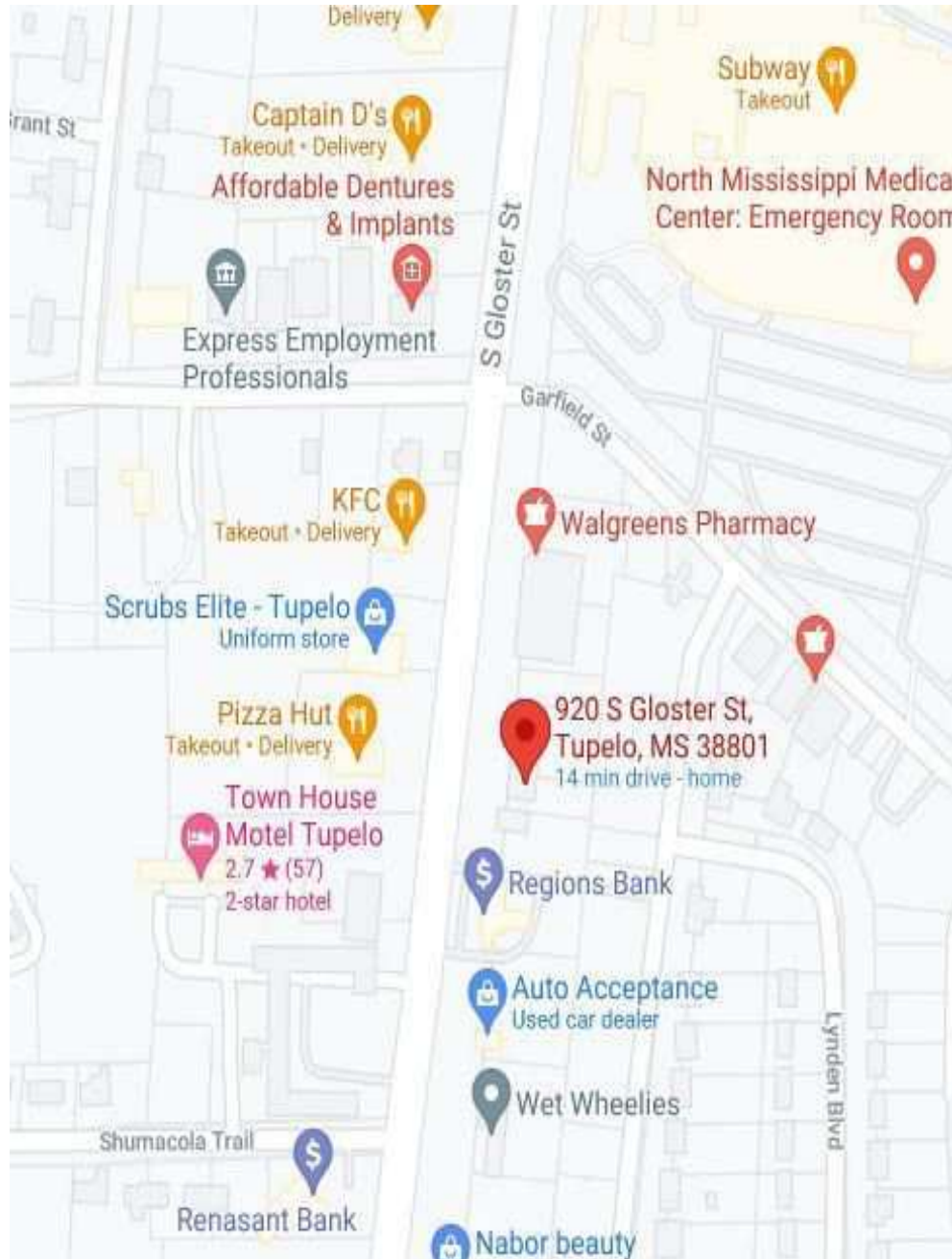


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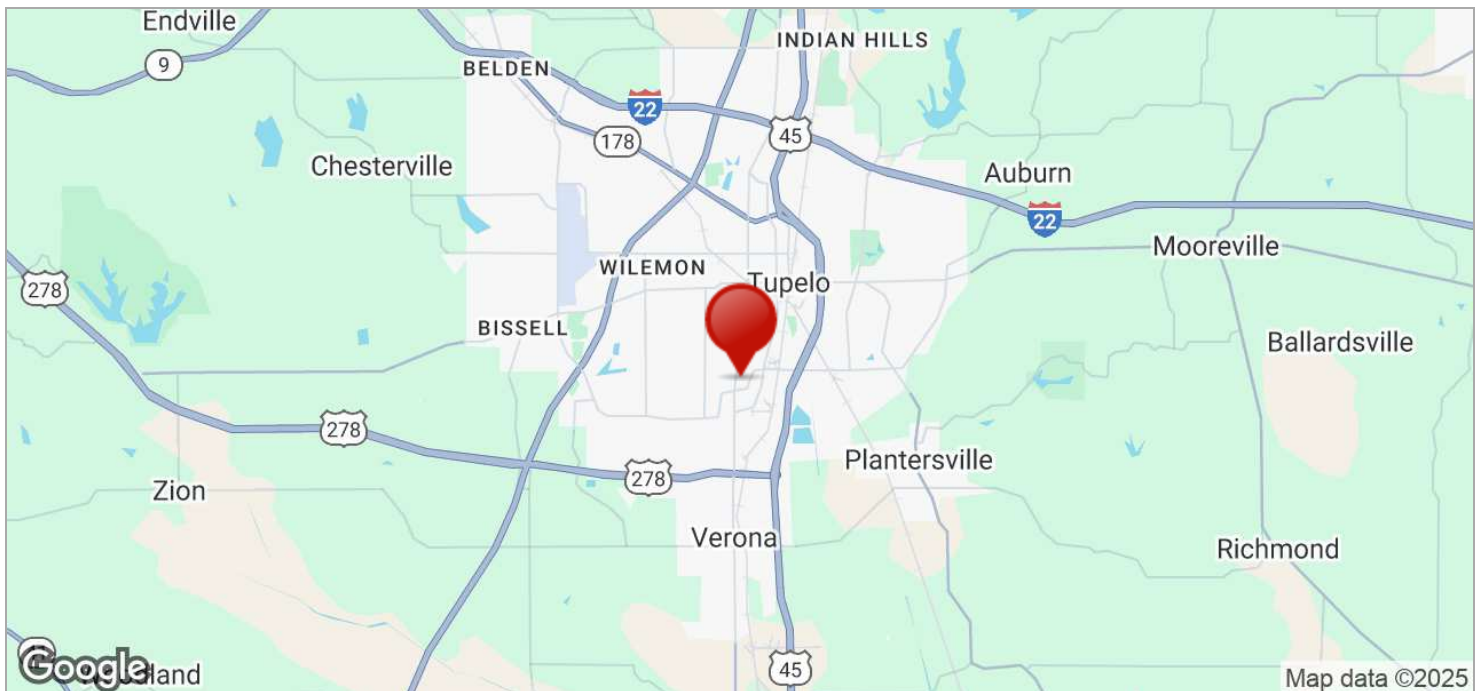
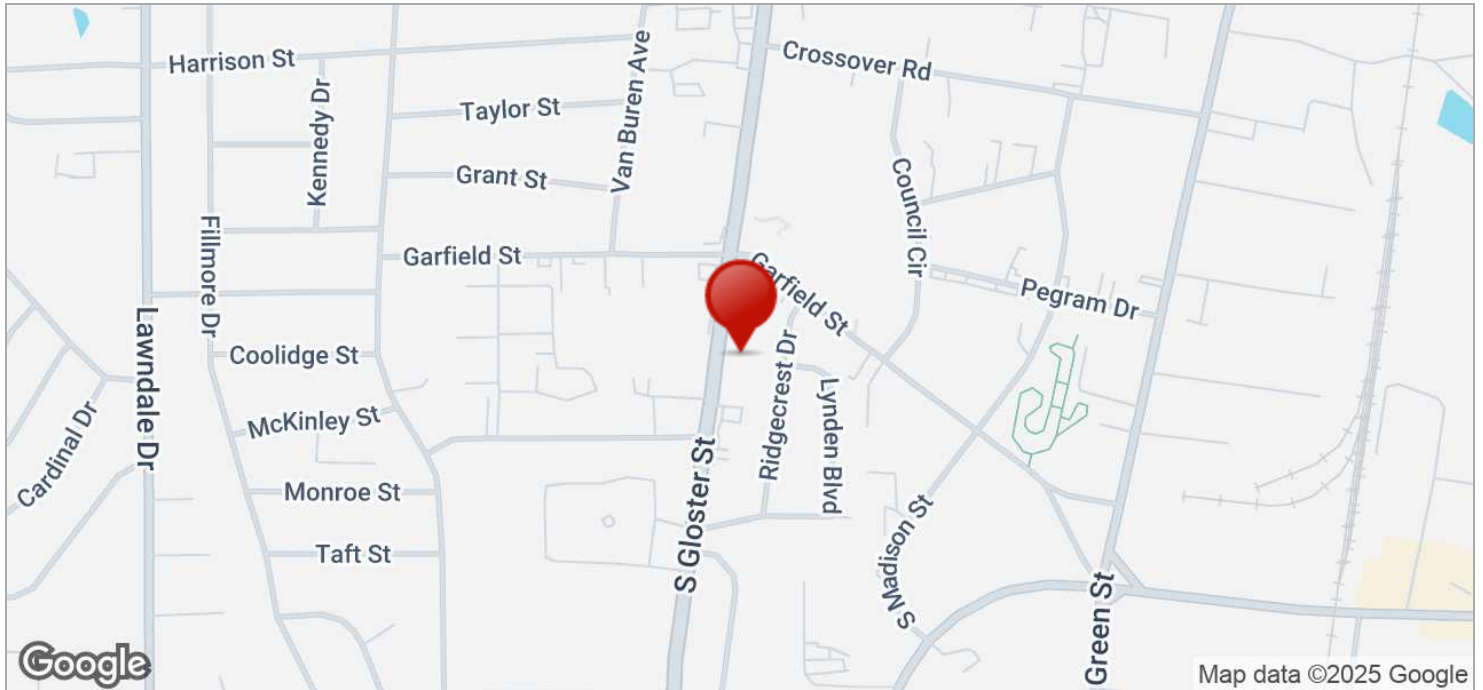


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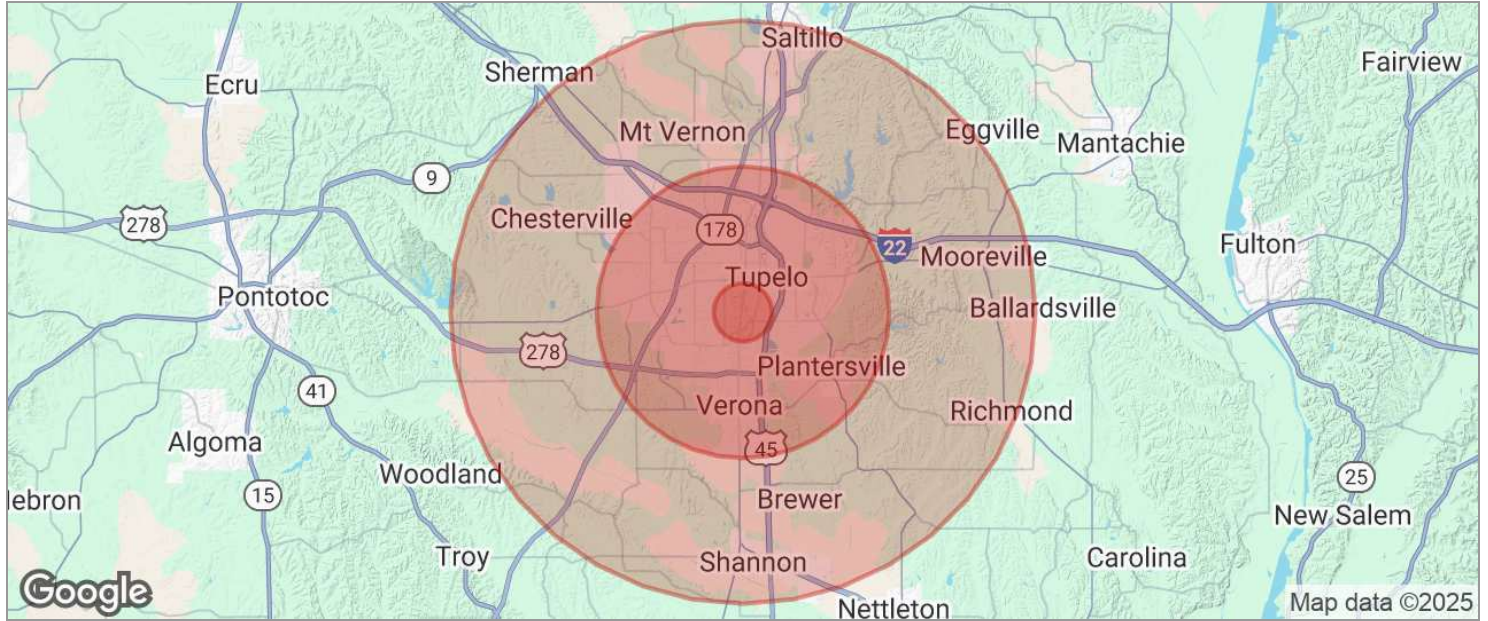


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,943	43,290	73,549
MEDIAN AGE	31.4	33.2	35.2
MEDIAN AGE (MALE)	29.7	32.0	33.6
MEDIAN AGE (FEMALE)	34.6	34.4	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,016	17,006	28,525
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$42,600	\$52,169	\$56,855
AVERAGE HOUSE VALUE	\$119,365	\$156,083	\$158,070

* Demographic data derived from 2020 ACS - US Census

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