

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

A photograph of a Dollar Tree Family Dollar store. The building is white with a red roofline. The sign above the entrance reads "DOLLAR TREE" in green and "FAMILY DOLLAR" in red. A silver car is parked in the parking lot in front of the store. The image is overlaid with a large red diagonal graphic.

DOLLAR TREE FAMILY DOLLAR

Retail Property For Sale

511 West Monroe Ave, Okolona, MS 38860

FREE STANDING RETAIL
PROPERTY



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Sale Price:	\$790,000
Price / SF:	\$47.03
Lot Size:	1.6 Acres
Year Built:	2012
Building Size:	16,799 SF
Renovated:	2021

PROPERTY OVERVIEW

This value-add freestanding retail building constructed with concrete block and durable metal roof was built in 2012 and provides excellent accessibility, and prominent signage.

The property includes a large concrete parking lot consisting of 50 lined parking spaces, a covered sunken truck dock on the west side of the building, a convenient drive-thru window, and a large pylon sign for maximum visibility. This property is suited for retail, service, or medical uses.

LOCATION OVERVIEW

This retail building is located near the intersection of West Monroe Street (State Highway 41) and Church Street, the two primary retail arteries in Okolona MS has 295' of road frontage. Neighbors include Food Giant Grocery Store, NAPA Auto Parts and A&M Discount Furniture.

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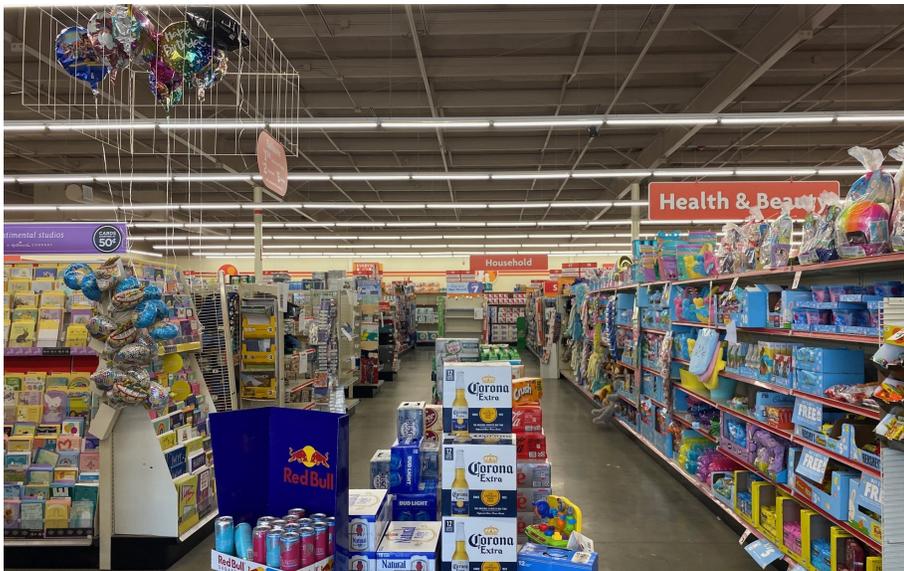
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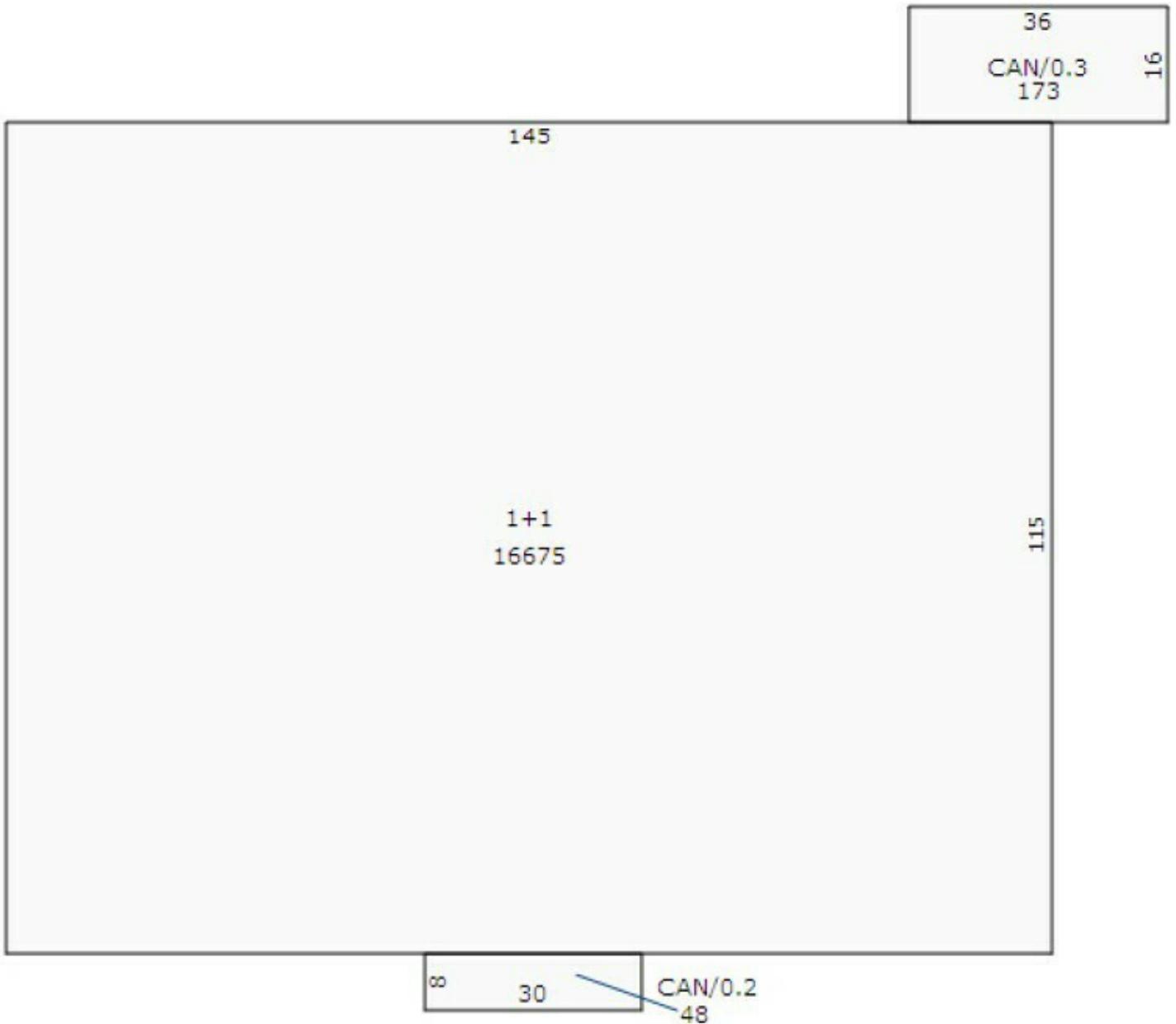
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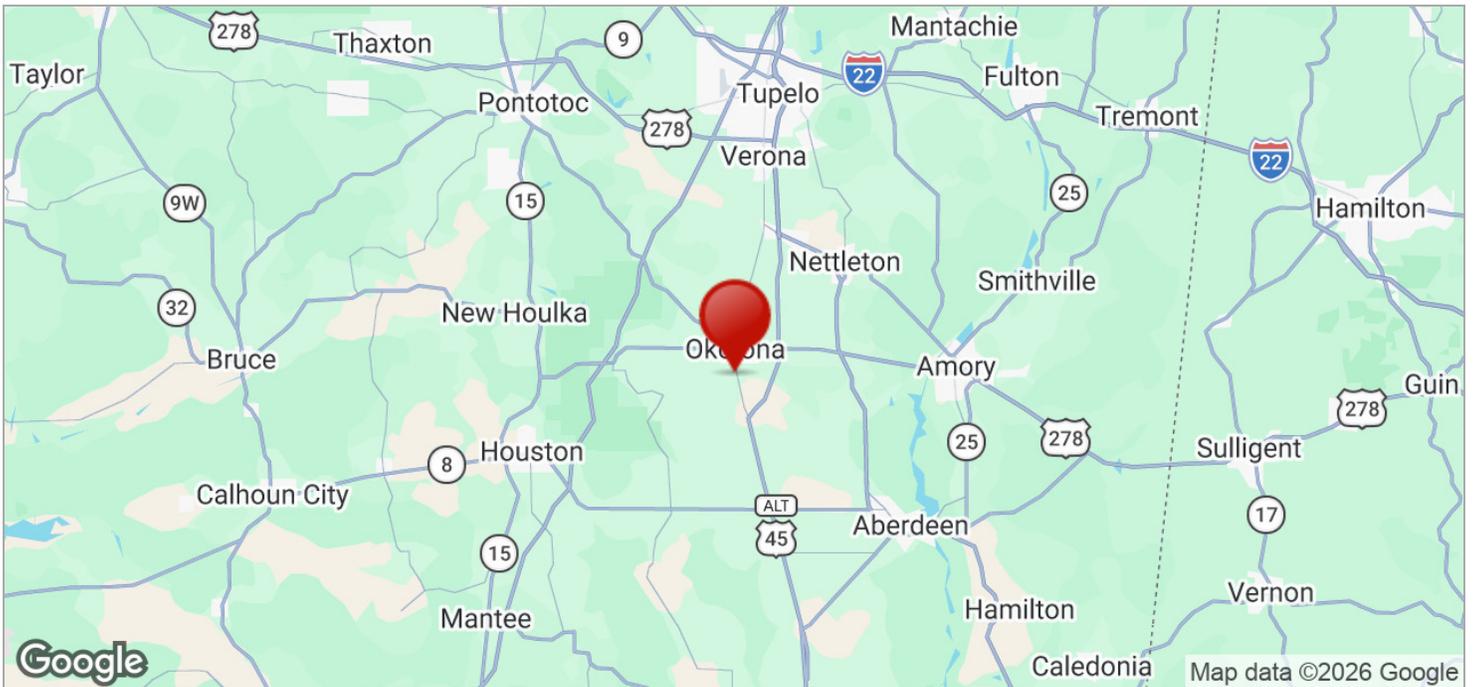
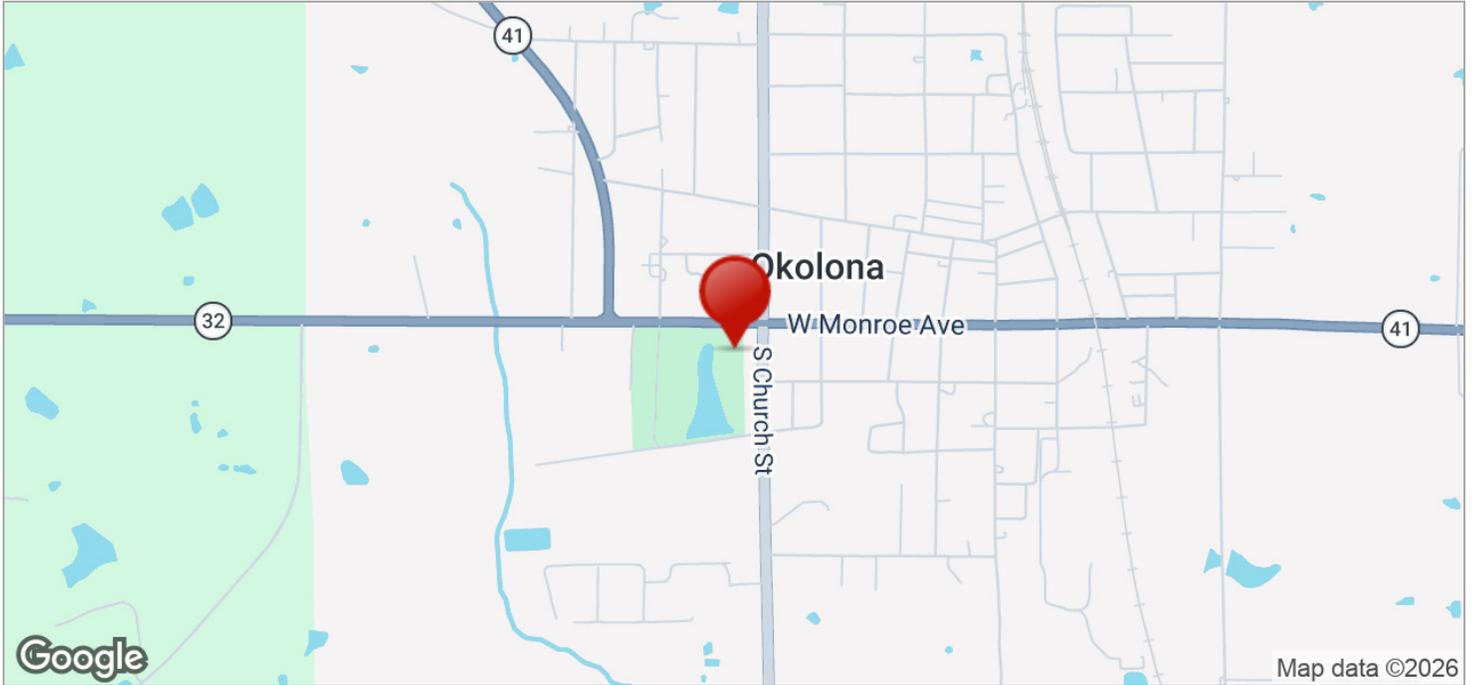
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