

For More Information:

CLAY SHORT
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Retail Property For Lease

3437 Commonwealth Boulevard Suite 104, Tupelo, MS 38804

RETAIL - MEDICAL SUITE



324 Troy Street
Tupelo, MS 38804
662.842.8283
www.trirealestate.net

RETAIL - MEDICAL SUITE



OFFERING SUMMARY

Available SF:	1,980 SF
Lease Rate:	\$23.00 SF/yr (NNN)
Lot Size:	1 Acres
Year Built:	2004
Building Size:	9,694 SF
Renovated:	2022
Zoning:	Regional Commercial

PROPERTY OVERVIEW

Attractive strip center with co-tenants including Athletico Physical Therapy and Primary Eyecare Vision Center. Space envelope is 30' x 66' currently configured with a reception area, large open work area, two restrooms and a large storage room. Private parking lot with 38 shared paved parking spaces.

LOCATION OVERVIEW

The property is well positioned in the high-density retail district of Tupelo, anchored by the super-regional Mall at Barnes Crossing. The mall plus other retail centers in the proximate area provide over 1.5 million square feet of retail space and restaurants. The district also includes 2 movie theaters among other entertainment venues making it a regional draw for an extended trade area estimated at over 200,000 people and 85,000 households.

North Gloster Street, the prime retail corridor in the marketplace boasts an average daily traffic volume of 20,000 vehicles. Immediate neighbors include Lowe's Home Improvement Warehouse, MALCO Theaters, Starbucks, and Buffalo Wild Wings among others.

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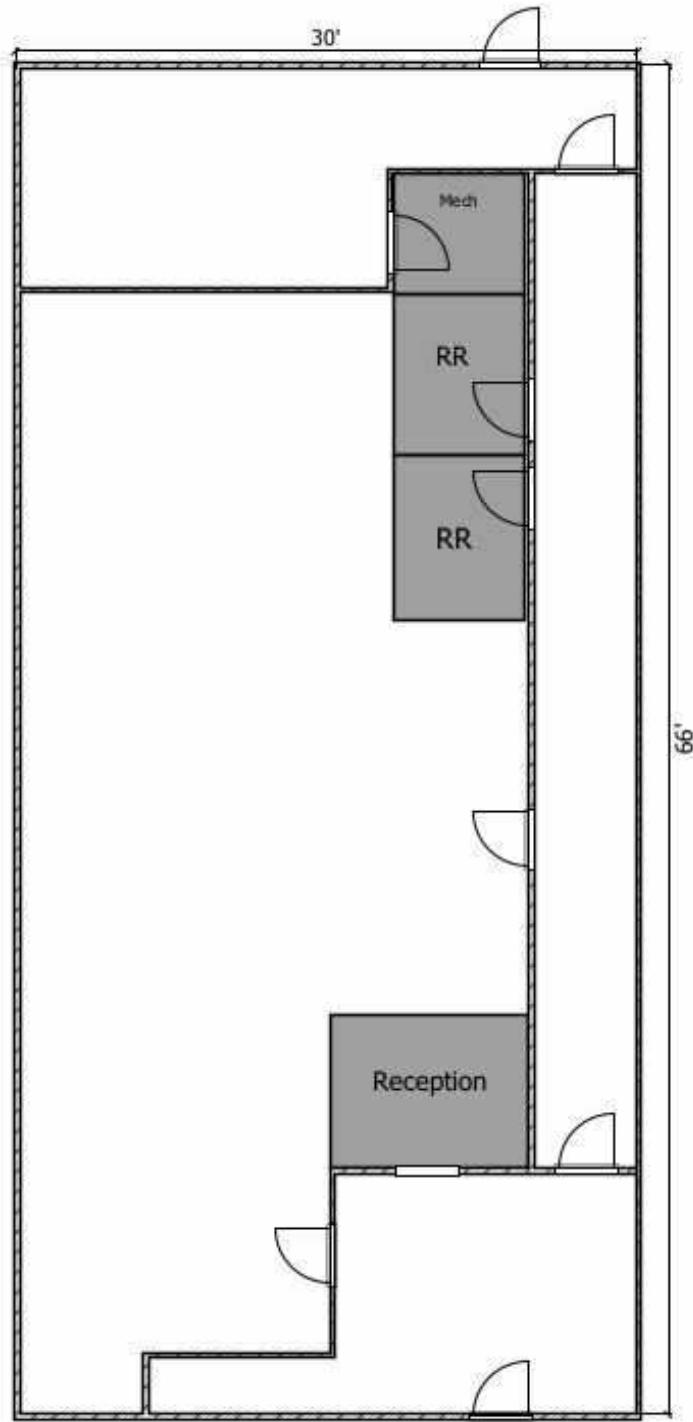
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SUITE #104 DRAWING



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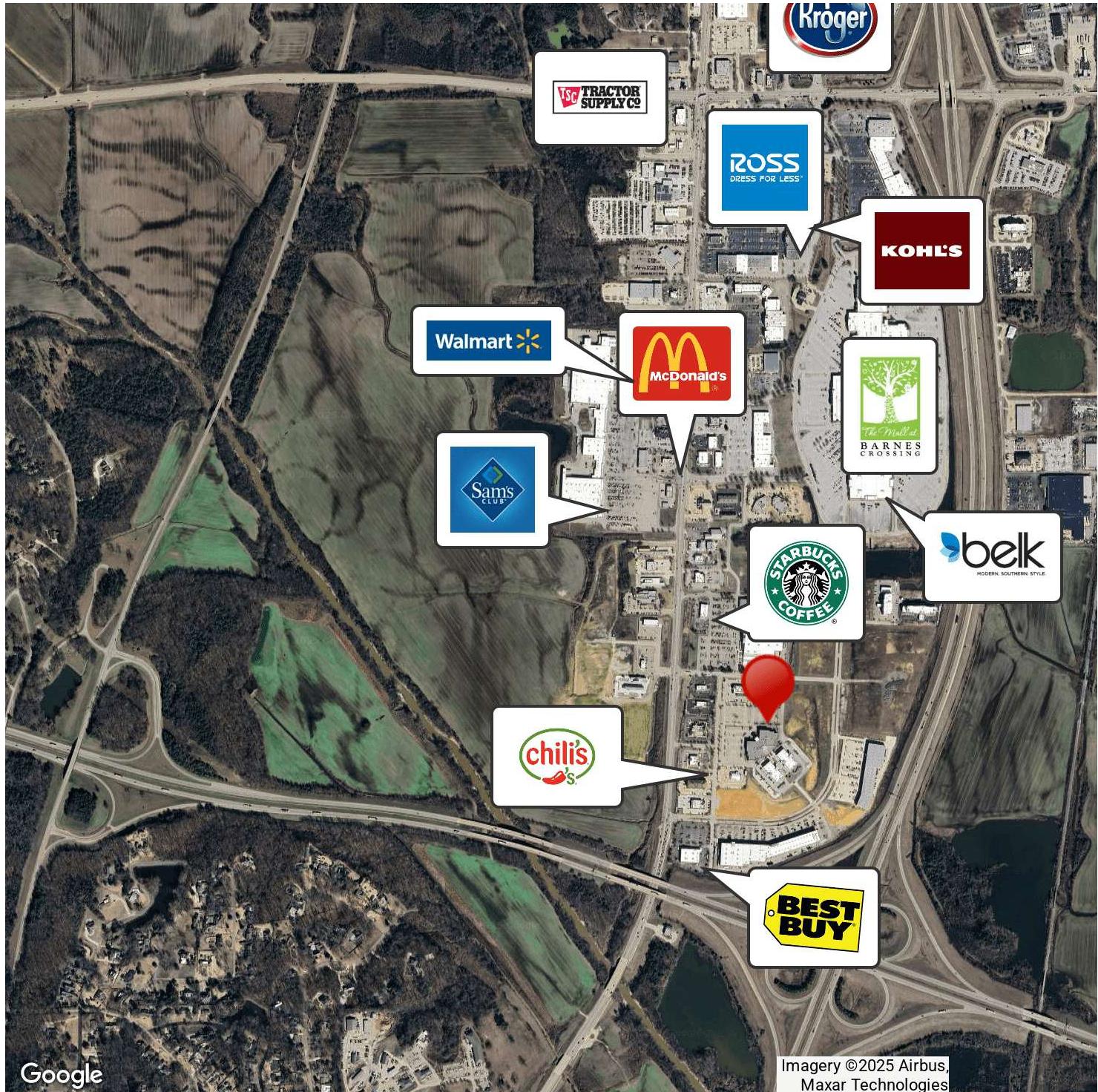
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RETAILER MAP



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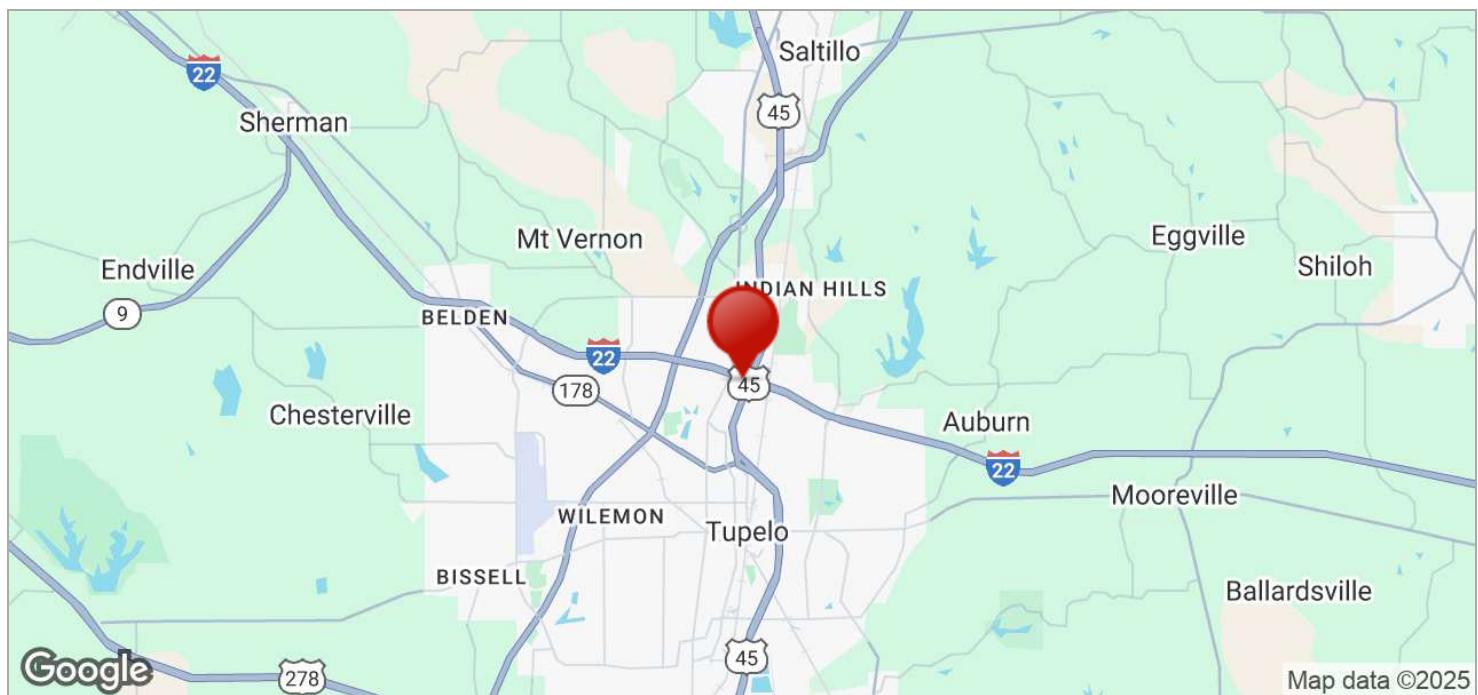
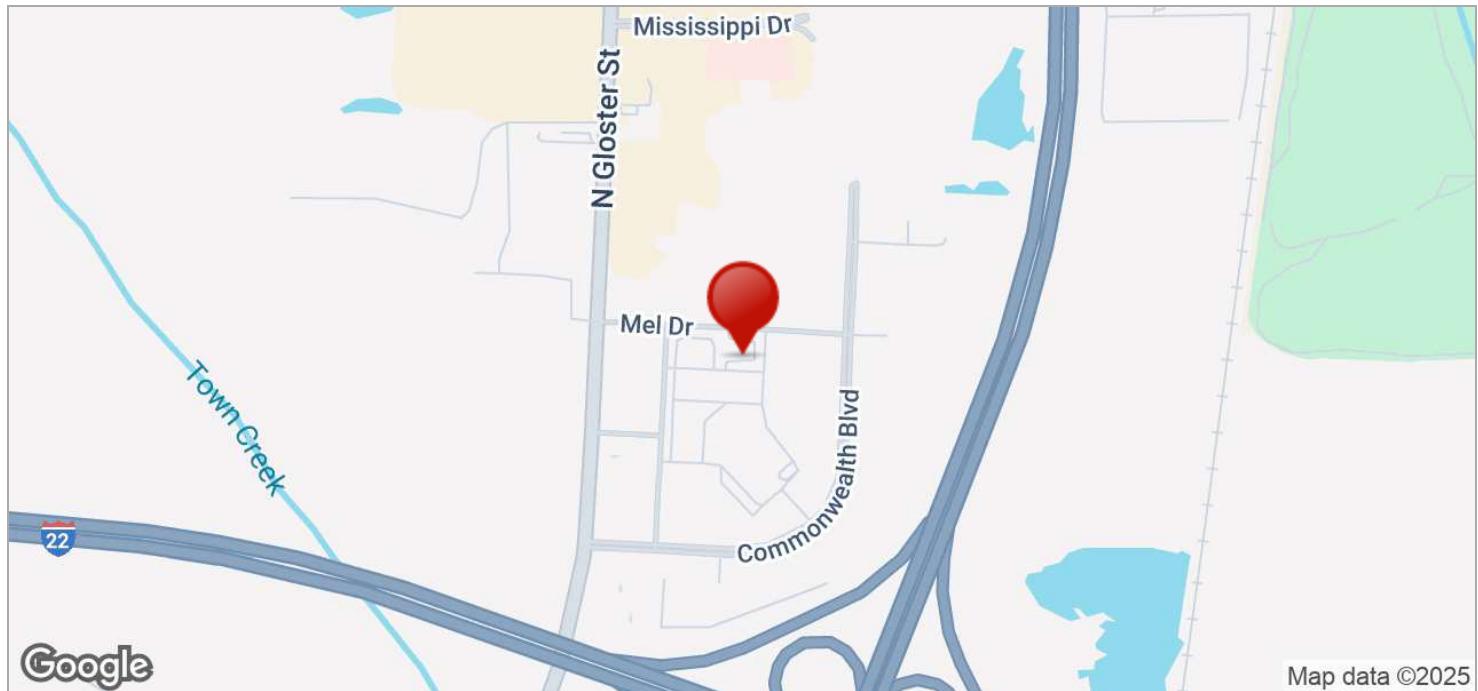
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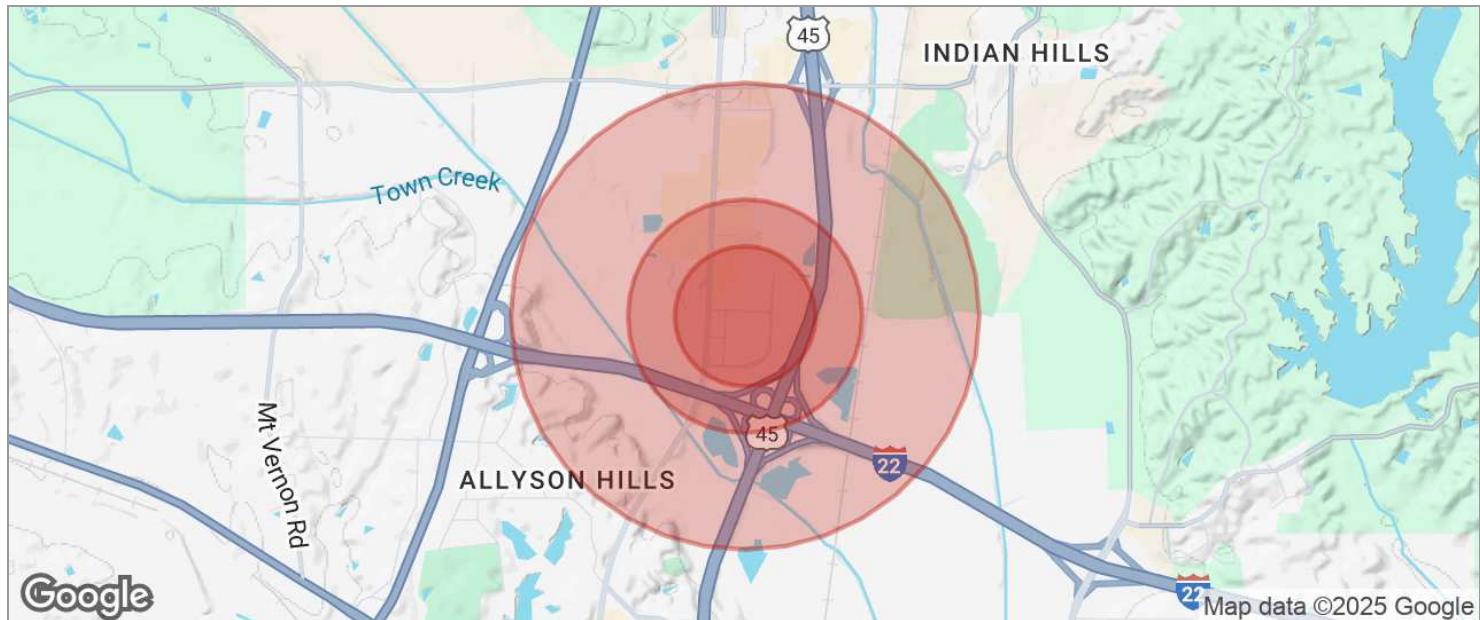
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	0	1	321
MEDIAN AGE	0	36	40
MEDIAN AGE (MALE)	0	35	38
MEDIAN AGE (FEMALE)	0	38	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	0	131
# OF PERSONS PER HH	0		2.5
AVERAGE HH INCOME	\$0	\$69,802	\$112,551
AVERAGE HOUSE VALUE		\$265,074	\$362,494

* Demographic data derived from 2020 ACS - US Census

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