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Prime Investment Opportunity in Booneville, MS

This 4,800 SF building, constructed in 2012, is ideally situated in Booneville's primary retail district, in the shadow of Walmart Supercenter.

The brick veneer structure features a flat shed metal roof and a concrete parking lot with 40 lined spaces.

The building is subdivided into two spaces:

- 1,800 SF space leased to AT&T
- 3,000 SF space currently vacant

Strategically located off State HWY 145, this freestanding center is positioned at the primary entrance drive to Walmart Supercenter and is surrounded by major retailers including Walmart, Tractor Supply, Hibbett Sports, Domino's, and CVS.



Suites	Space Size	Tenant	Rate
Suite A	1,800 SF	AT&T	\$16.10 SF
Suite B	3,000 SF	Available	\$14.00 SF

213 Walmart Circle

Booneville, MS

Property Information



ADDRESS:	213 Walmart Circle, Booneville MS
BUILDING SIZE:	4,800 SF
LOT SIZE:	0.6 ACRE (142' X 179')
PARKING:	40 LINED SPACES (12 / 1,000 RATIO) CONCRETE
YEAR BUILT:	2012
CONSTRUCTION:	BRICK VENEER / METAL WITH DRIVE-THROUGH, TPO ROOF
PRICE SF:	\$148.96

213 Walmart Circle

Booneville, MS

Offering Summary

Property Highlights

- Value Added Investment Sale
- Excellent location
- On site parking
- Strong Tenant
- NNN



Proforma

	SF	Term	Rate	NNN	Income
AT & T :	1,800 SF	3 Year	\$16.10 SF	2.64 SF	33,732.00
Available:	3,000 SF		\$14 SF	2.88 SF	50,640.00
Total	4,800 SF				84,372.00

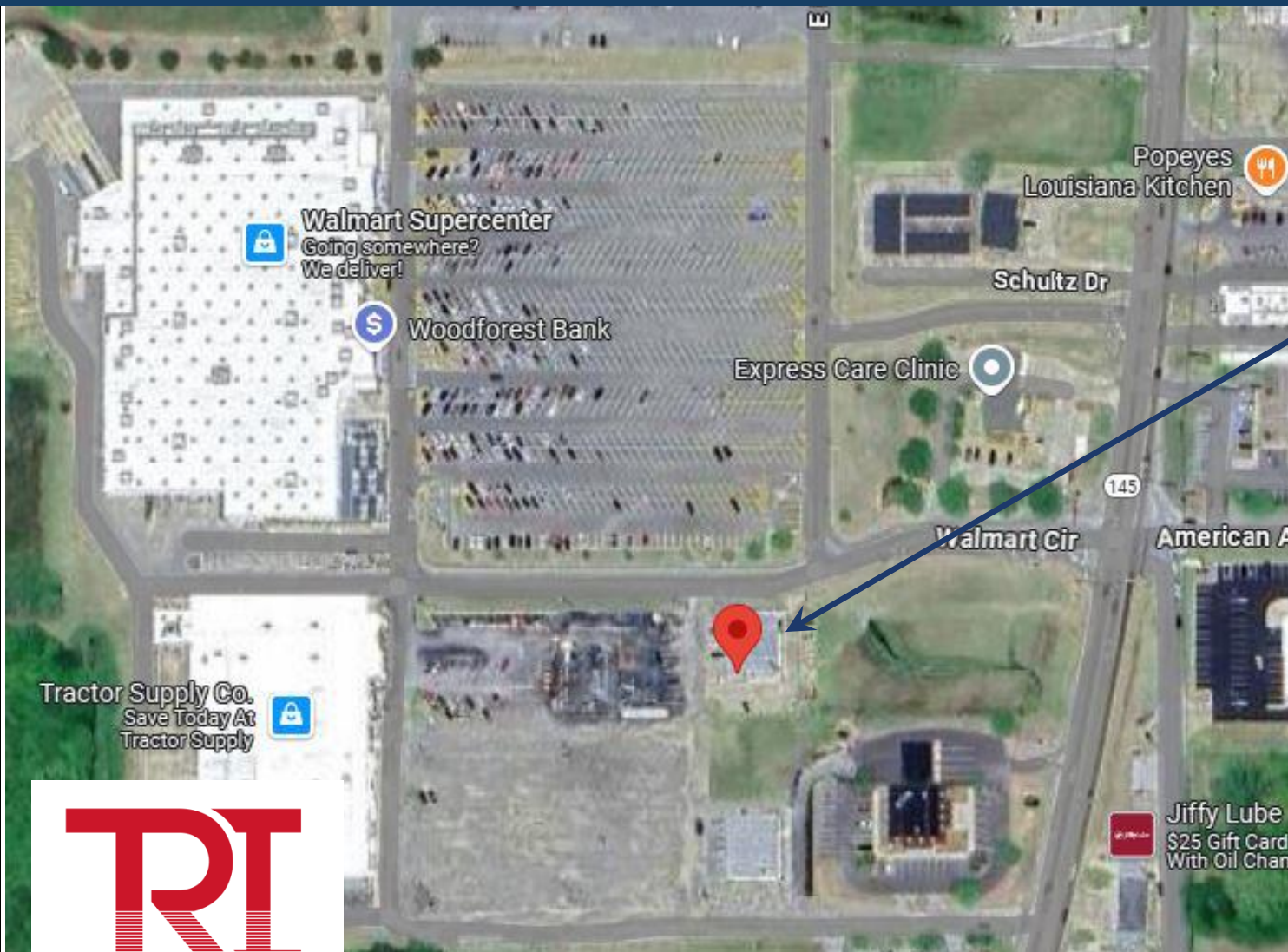
AT&T pays Taxes and Insurance only

Expenses (Includes Tax, Insurance & CAM)	13,845.94
NOI:	70,526.06
Sale Price:	715,000
Cap Rate:	9.86%

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Property Aerial



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Retailer Map



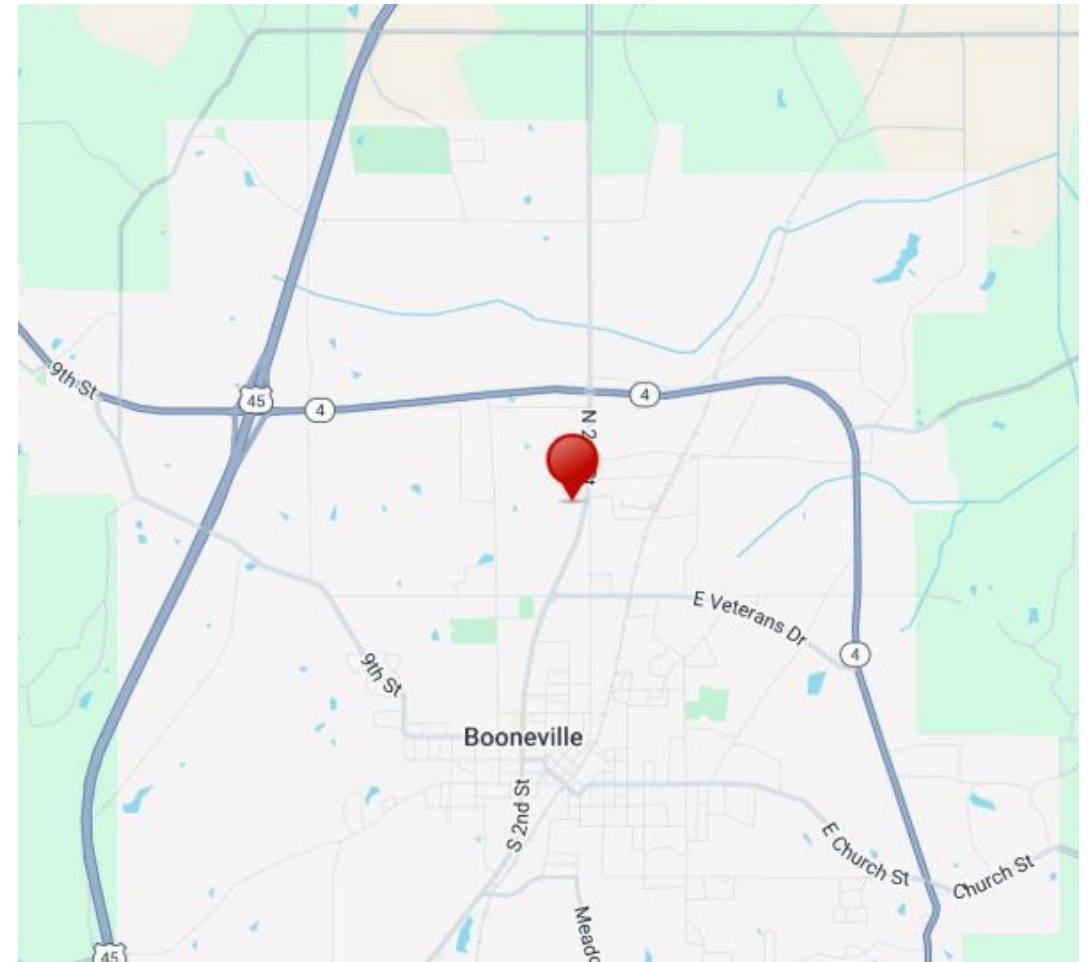
RETAILERS:

- Walmart
- CVS
- Tractor Supply
- Cato
- Shoe Show
- O'Reilly Auto Parts
- Burger King
- Popeyes
- Renasant Bank
- Wendy's
- Taco Bell
- McDonalds
- Huddle House
- Jiffy Lube

213 Walmart Circle

Booneville, MS

Highway Infrastructure



213 Walmart Circle

Booneville, MS

About Us



**DELIVERING COMMERCIAL
REAL ESTATE SOLUTIONS**
SINCE 1952

TRI Inc Commercial is a full-service commercial real estate brokerage company offering sales, leasing, management, and consulting services to northeast Mississippi since 1952.

TRI Inc specializes in small market commercial real estate within an approximate 60-mile radius of its headquarters in Tupelo, MS with current property offerings in Tupelo, Oxford, Starkville, New Albany, Saltillo, Booneville, and Corinth.

TRI Inc currently manages over \$150M of income producing commercial real estate investments. TRI Inc is licensed in MS and AL.



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