

Retail Leasing Opportunity – Walmart Shadow Location

340 Park Plaza New Albany MS



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340 Park Plaza

New Albany, MS

OFFERING SUMMARY

Building Size: 5,161 SF

Available SQ FT: 3000 +/-

Minimum Divisible: 1,500 SQ FT

Dimensions:

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 0.69 Acres

Year Built: 2004

Parking: 43 lined spaces

Zoning: Suburban Commercial

Property Overview

This high-visibility retail center offers two 1,500 SF end-cap spaces for lease, currently occupied by Little Caesars, GameStop and T-Mobile. Each available space offers 25' of storefront glass, and features prominent building-mounted signage, pylon signage, and shared on-site parking with a ratio of . Rear access includes utility hookups and dumpster enclosures, offering full functionality for retail users. With a clean brick façade and strong national co-tenancy, these endcaps are ideal for tenants seeking exposure in a professionally managed center on a high-traffic corridor.

Location Overview

Strategically positioned along I-22 in a growing commercial corridor, this retail center offers unmatched visibility and daily exposure to over 35,000 combined vehicles. The site is surrounded by national brands, service-based businesses, and established neighborhoods, making it a key destination for local and regional consumers. Co-tenants in the adjacent retail center include Walmart, Harbor Freight, and Hibbett's among others. This retail cluster represents the highest critical mass of retail offerings in the market. Prospective tenants will benefit from a built-in customer base, high traffic, and exceptional visibility. Easy access, ample parking, and proximity to major employers and residential density make this a premier leasing opportunity in the market.

AVAILABLE SPACES



Suites	Space Size	Dimensions	Rate
Suite A	1,500 SF	25' x 60'	\$25.00 SF
Suite C	1,500 SF	25' x 60'	\$25.00 SF

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Property Aerial



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Retail Map



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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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