

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Retail Property For Lease

3466 McCullough Boulevard, Belden, MS 38826

MCCULLOUGH CENTER



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF:	1,360 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	1 Acres
Year Built:	2014
Building Size:	7,500 SF

PROPERTY OVERVIEW

1,360 +/- SF space with 26' of storefront glass with double door entry. Retail floor space is 26' x 40' with 10' x 24' storage area and large restroom. Plenty of space on building for signage + a roadside pylon.

LOCATION OVERVIEW

Located on one of the primary business corridors in the Tupelo / Belden market within 1/4 mile of the intersection of US I-22. Immediate neighbors include upscale apartments, restaurants, a church, and heavier commercial / light industrial businesses. Average daily traffic volume = 17,000 +/- vehicles per day. Co-tenants include a pharmacy and liquor store.

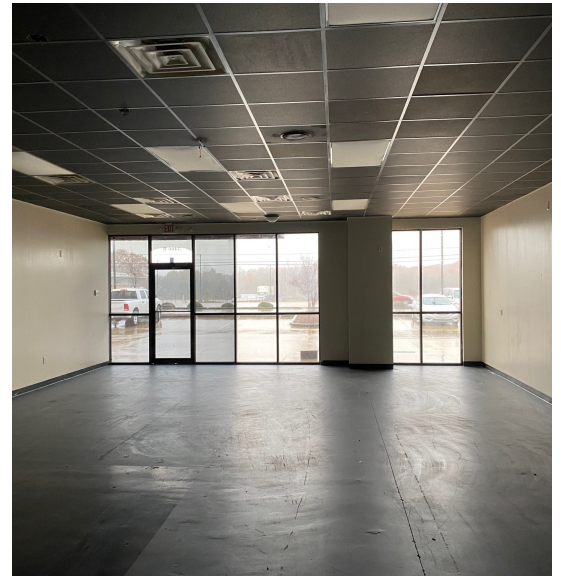
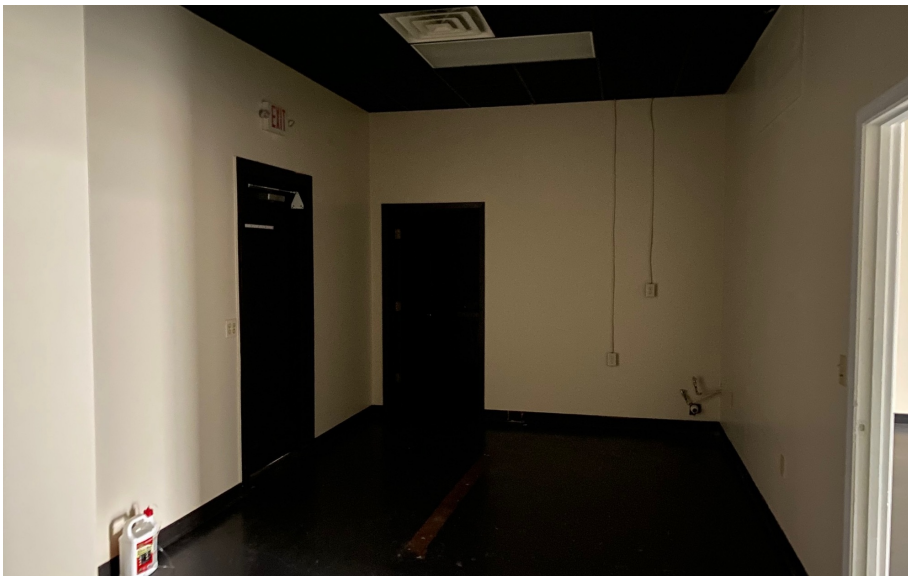
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INTERIOR PHOTOS

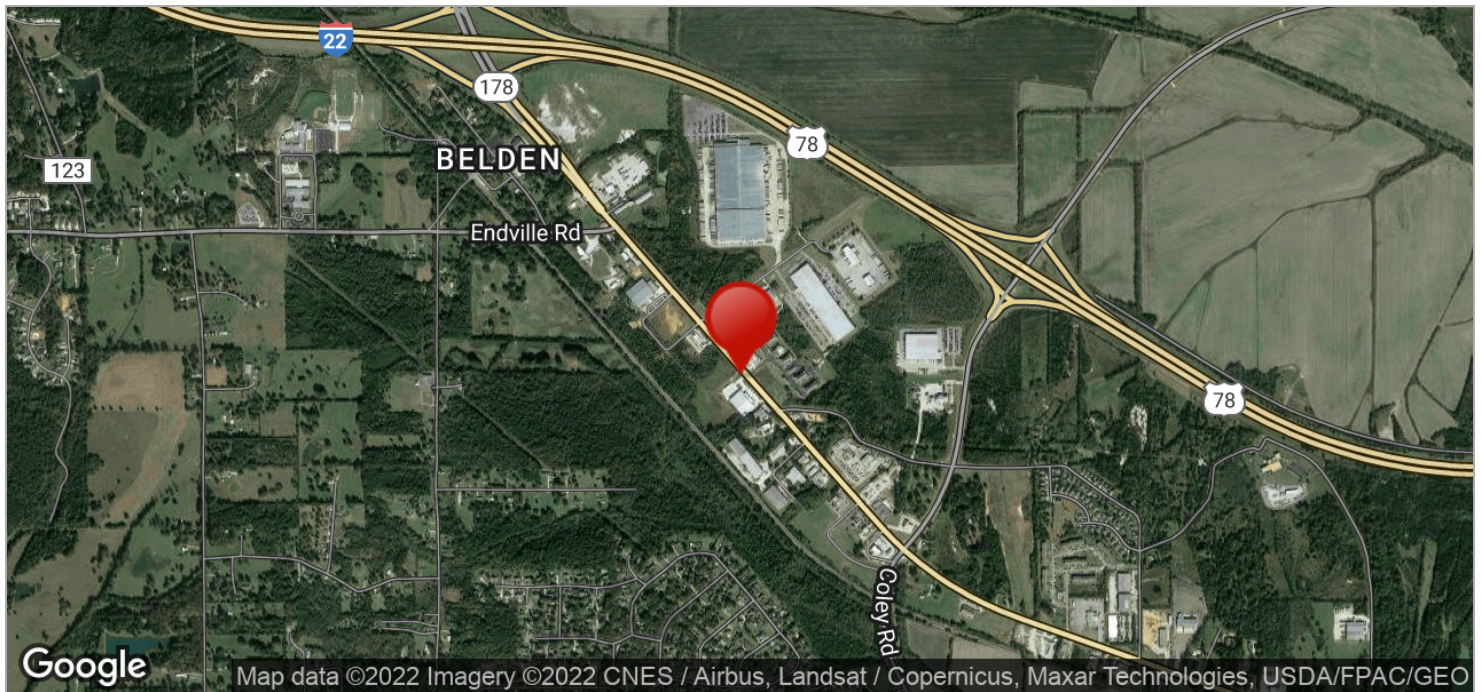
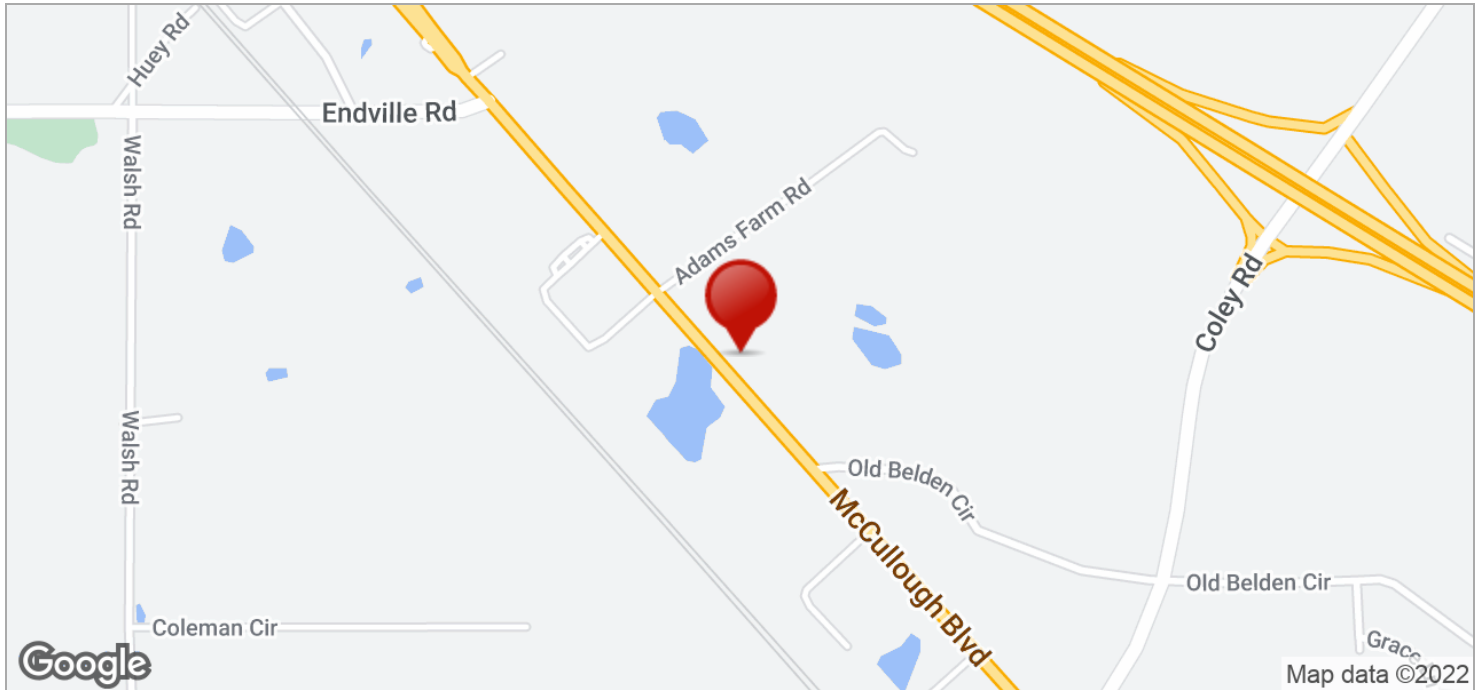


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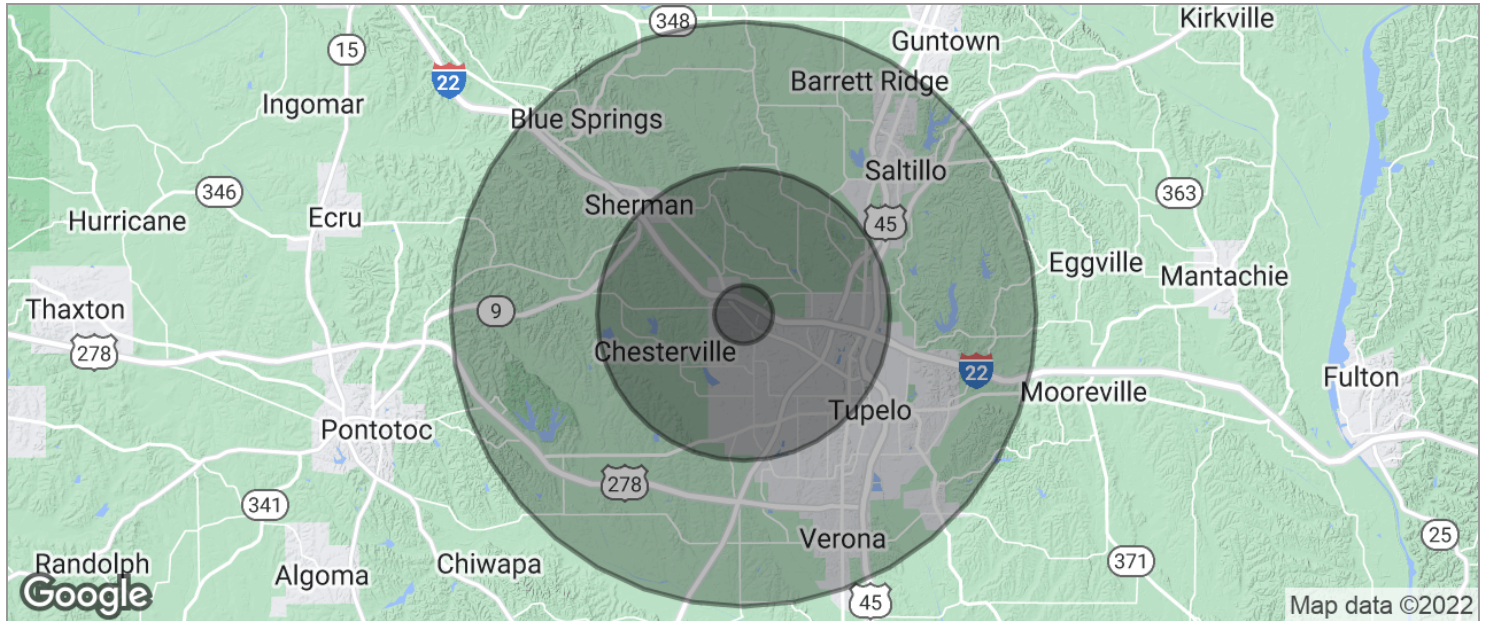


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	583	20,634	71,184
MEDIAN AGE	43.1	37.7	35.0
MEDIAN AGE (MALE)	40.3	36.1	33.6
MEDIAN AGE (FEMALE)	44.1	38.8	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	234	8,328	27,269
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$113,695	\$74,381	\$58,847
AVERAGE HOUSE VALUE	\$249,693	\$189,669	\$169,632

* Demographic data derived from 2020 ACS - US Census

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