

For Lease

7,796 - 22,562 SF | Negotiable Retail Space



Shops At Barnes Crossing

3944-3952 North Gloster Street Tupelo, Mississippi 38804

Property Highlights

- Two Spaces Available: 22,562 SF and 7,796 SF.
- Regional Shopping Center
- · Abundance of Parking Spaces for Customers and Employees
- · Adjacent to Walmart Supercenter & The Mall at Barnes Crossing
- · Highly Desirable Location N. Gloster Street
- · Located in The Main Retail Hub in Tupelo
- 20,000 VPD

For More Information

Micah McCullough, CCIM, SIOR

O: 601 981 6800 x301 micah@ucrproperties.com

Alex Wilson, CCIM

O: 601 981 6800 x304 alex@ucrproperties.com

Clayton Kirkland

O: 601 981 6800

clayton@ucrproperties.com

NATURI Properties (URI Properties, LLC) is a leading commercial real estate ferm based in the Jackson metro area with complete real estate services in the office, retail, relativity, land are investment seators. NAT Global is the single largest, most largest metrod in attention of owner-operated commercial real estate brokerage firms. NAT Global has more than 500 offices are already as activity managed to work in unison and provide clients with exceptional solutions to their commercial real estate reads. NAT Global has more than 500 offices strategically located throughout North America, Latin America, Europe and Asia Profile, with owner, 5,000 local market professionals, managing ower. 1.1 billion square feet of property.

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Property Description

NAI UCR Properties is proud to present this exceptional opportunity to lease premier retail space on N. Gloster Street in Tupelo, MS. The two suites available for lease are in The Shops of Barnes Crossing, a regional shopping center adjacent to Walmart Supercenter and the largest mall within 140 miles. The Mall at Barnes Crossing is a 777,000 square foot super regional mall anchored by JCPenney, Belk, Dicks Sporting Goods and Sears with over 12 million annual shoppers.

This prime location is near freeways, major retailers and is in a highly desirable location with excellent visibility, high foot traffic (20,000 VPD), and thriving commercial environment. The property is situated less than 1 mile from the intersection of Highway 45 and Highway 78, off North Gloster Street in the main retail hub in Tupelo, with nearby national retailers such as Sam's Club, Lowes, Kohl's, Toys R Us, TJ MAXX, Hobby Lobby, Office Max, Burkes, and The Mall at Barnes Crossing.

This property is ideal for a wide range of retail businesses and perfect for national retailers, boutiques and specialty stores.

Location Description

The property is situated less than 1 mile from the intersection of Highway 45 and Highway 78, located off North Gloster Street in the main retail hub in Tupelo, which is evident by nearby national retailers such as Walmart Supercenter, Sam's Club, Lowes, Kohl's, Toys R Us, TJ MAXX, Hobby Lobby, Office Max, Burkes and The Mall at Barnes Crossing.

Investment sectors. NAI Crobal is the single largest, most powerful grobal network of corner-operated commercial real estate brokerage firms. NAI Crobal Member firms, leaders in their local whose, are actively received to the commercial real estate needs. NAI Crobal has more than 2000 offices shallegically located throughout North America, Latin America, Latin America, Latin America, Latin America, Latin Crobal and Associated Procedure and Associated throughout North America, Latin America, Latin America, Latin America, Latin America, Latin America, Total Crobal and Section of the control of the con



Building Name	Shops at Barnes Crossing
Property Type	Retail
Property Subtype	Regional Mall
APN	083U-07-089-01
Building Size	74,614 SF
Lot Size	8.18 Acres
Year Built	2004
Number of Floors	1

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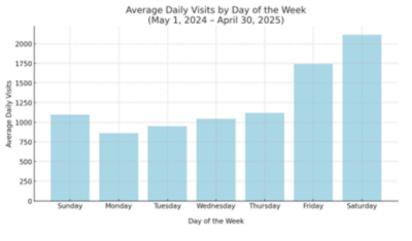


Daily Traffic Counts/Number of Visits per Day

Daytime Traffic Counts

From May 1, 2024 - April 30, 2025:

Traffic counts to and from North Gloster entrance (no data for entry roads to the location) to The Shops at Barnes Crossing average 21,000-25,000 cars per day.



ource: PlacerAl Property Report - Data Accessed 5/9/2025

Number Of Visits On A Daily Basis

- Over the last 12 months, The Shops at Barnes Crossing have had 464.1 thousand visits with a visit frequency average of 3.18 and average dwell times of 56 minutes.
- May 1, 2024 April 30, 2025: Average daily visits fluctuate from 500 people 2,500 people depending on the day of the week. There are outliers on both ends (daily high and daily low).

May 1, 2024 - April 30, 2025: Average Visits Per Day Of The Week

- Sunday: 56.9 thousand
- Monday: 44.8 thousand
- Tuesday: 49.4 thousand
- · Wednesday: 54.3 thousand
- Thursday: 58.2 thousand
- Friday: 90.6 thousand
- Saturday: 109.9 thousand

Investment section. NW Cobel is the single largest, most powerful global network of owner-operation commercial real selate brokening which is the single largest, most powerful global network of owner-operation commercial real selate brokening them. NW Cobel Member Time, issuers in their local throughout Neth America. In the commercial real selate needs. NW Cobel has more than 300 offices shalegoeily located throughout Neth America, but America, Europa and Asia Practic, with oner 5, 100 local market professorable, managing over 1.1 billion suggested the property. We information fundamental real property for sale or lease are from sources demand related to the commercial to in made as to the accounts of the suggested of the second of the conditions, prior safe, lease of managing or without and without notices. No liabelity of any kind or other conditions, prior safe, lease or without or fundamental without notices. No liabelity of any kind is to be imposed on the broken herein.





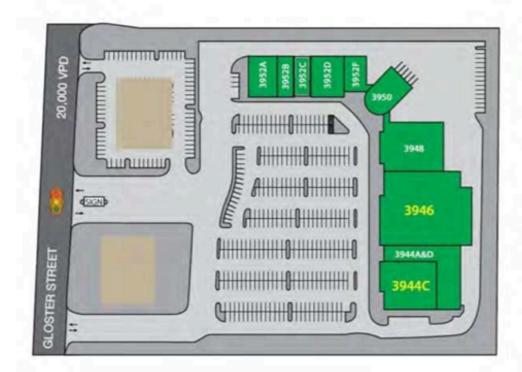
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SUITE	TENANT	SF
3946	Available	23,000
3948	Dollar Tree	12,000
3944C	Available	7,800
3944 A & D	Hans Beauty Supply	8,725
3952A	Holland's Bar & Grill	5,629
3950	Mattress Gallery	4,341
3952D	Leslie's Pool	3,712
3952F	Lonestar Bar & Grill	2,500
3952B	Nail E	2,020
3952C	Ortho Xpress	2,020

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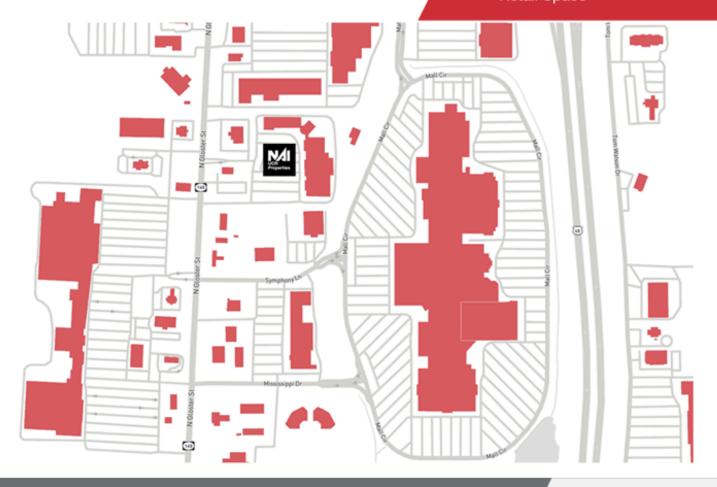
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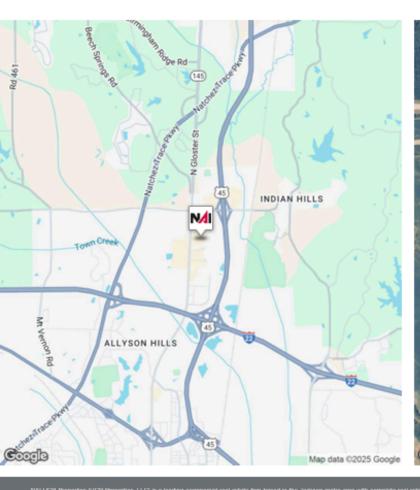
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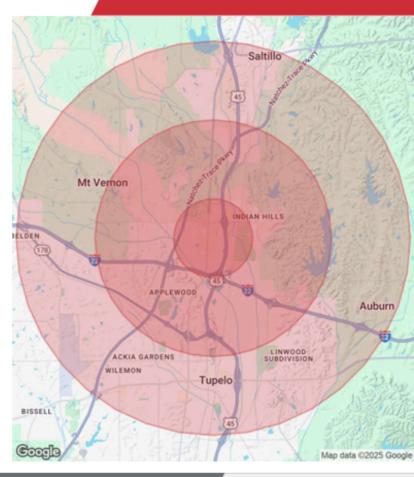


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Population	1 Mile	3 Miles	5 Miles
Total Population	813	9,836	32,792
Average Age	42.7	37.3	36.9
Average Age (Male)	21.7	31.0	34.9
Average Age (Female)	47.0	39.3	37.5
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income Total Households	1 Mile	3 Miles 4,123	5 Miles 14,400
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Total Households	421	4,123	14,400

2020 American Community Survey (ACS)



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