



Offered At
\$875,000



TUNICA CASINO-AREA RETAIL CENTER



2981 Harrah's Pkwy S Ext - Robinsonville, MS 38664

*Fully Occupied Retail Center in Tunica County, Mississippi
Prime Highway Location Near Major Area Employers*



Wilson W. McCloy

This well-maintained, +/-10,215 SF retail strip center in Tunica County, Mississippi, 12 miles south of Memphis, presents a turn-key investment opportunity in one of the area's most sought-after commercial locations. Fully occupied with a diverse range of tenants, this center is strategically situated directly across from Harrah's Casino' entrance and adjacent to the Tunica Casino Outlet Shopping Center. Additionally, it's just minutes away from key employers such as Schulz Pipe Factory, Green Tech Automotive, as well as the Tunica Metro Mega Site, making it an ideal hub for Tunica-centered retail focus and GROWTH!

Memphis MSA (Population 1,339,345) and DeSoto County, MS (Population 195,871) are both approximately a 30 minute drive with straight highway access.

Traffic Counts
US-61 - 19,310 (2025) AADT
Casino Center Drive - 15,869 (2023) AADT

Features

- Fully leased with stable, long-term tenants, providing consistent income.
- Priced well under cost of replacement
- Prime location across from Harrah's, adjacent to the Casino Outlet Center, ensuring high traffic counts and visibility.
- Excellent road frontage with easy access for employees and visitors, plus ample parking.
- Positioned to serve casino guests, local residents, and Tunica's growing workforce.

EMAIL

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WEBSITE

www.crye-leike.com/commercial

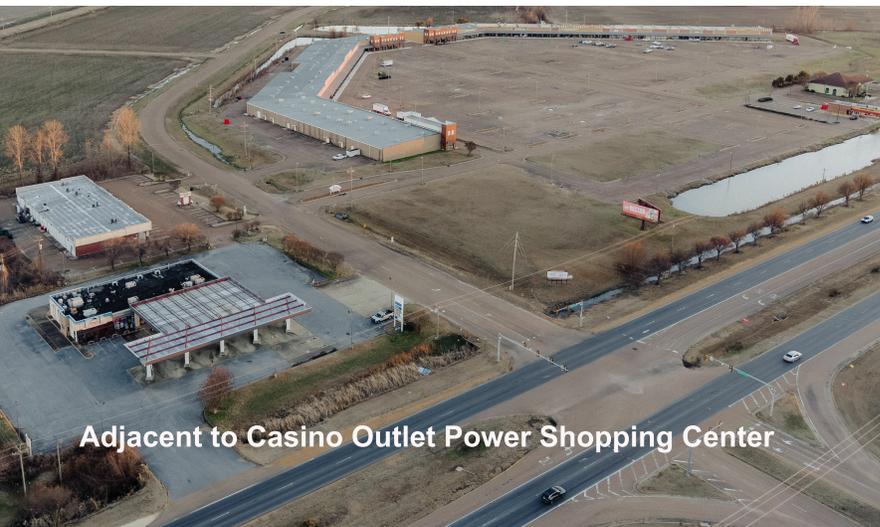
Crye-Leike Commercial
6525 Quail Hollow Rd, Ste 401
Memphis, TN 38120

TELEPHONE

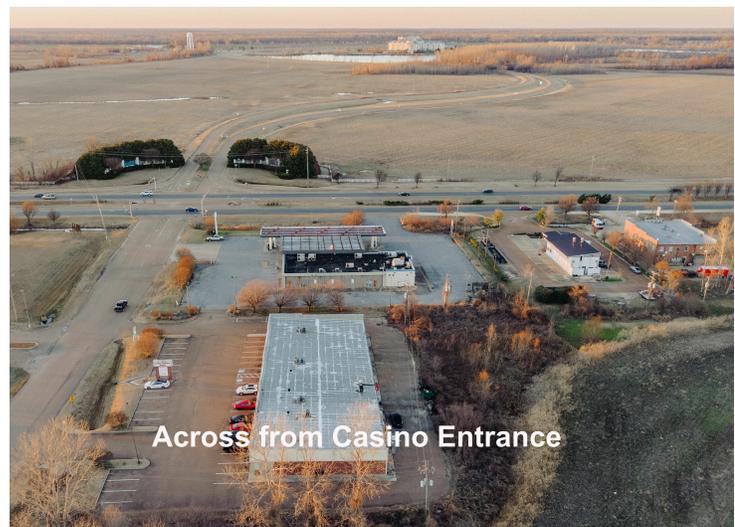
Office: 901.758.5670
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With its central Tunica County location and combination of tourists and local traffic, this center offers a front-row seat to Tunica's expanding economic landscape. Whether you're looking for a future-proof investment or a rock-solid location to meet the needs of a thriving, growth-minded community, this center presents an excellent addition to a Mississippi-based portfolio.



Adjacent to Casino Outlet Power Shopping Center



Across from Casino Entrance

To View the property contact -
Wilson W. McCloy at 901.481.5045 or wilson.mccloy@crye-leike.com



Exclusively Offered
by Crye-Leike Commercial
6525 Quail Hollow Rd, Ste. 401
Memphis, TN 38120

PROPERTY DESCRIPTION

Location	Retail Strip Center located at: 2981 Harrah's Pkwy S EXT Robinsonville, MS 38664 TUNICA COUNTY, MISSISSIPPI
Total Site Area	+/- .50 Acres
Building Square Footage	Single Story Brick – +/- 10,215sf Total - +/- 10,215sf
Construction Details	Built in 2001
Utilities	Water & Sewer – ATMOS Gas – ATMOS Electric – ATMOS
2025 Taxes	\$9,143.53.00 – Tunica County
Driveway/Parking	Asphalt (32 spaces)





PROPERTY DESCRIPTION

This seven bay retail strip center was built in 2001 and has maintained excellent occupancy with long term tenants since its inception, offering reasonable rent opportunities to a busy Tunica casino crowd – A great opportunity for an investor or owner-occupant, and an opportunity to grow a solid, long term position in the Tunica, Mississippi area.

Located just 12 miles south of Memphis; these retail units are well positioned to serve Casino traffic, Tunica County residents, and solid, growing local employers' employees. It's across the street from Harrah's Casino and caddy corner to the Casino Outlet Center, also near the Gateway to the Blues Museum and Robinsonville Community Center. The Tunica County Metro Mega site is nearby with excellent tax incentives and a sought-after 2,200 acre build-ready footprint.

Casino Parkway Place consists of one brick and mortar building totaling approximately 10,215sq. ft., 32 parking spaces on a +/- .50 acre lot with 132 feet of roadfrontage, and the center is currently configured into four (4) bays although up to seven (7) bays are laid out.

As a retail facility, it is across the street and within a stone's throw of the 101,000sf Garciga Properties owned Casino Shoppes Outlet Center, the area power center – while offering better leasing rates. Detailed interior finishes include built-out spaces for a fully licensed cannabis dispensary, a hair and beauty school, a bar & grill and a tax office.



PROPERTY PHOTOS



Seven Bay Strip Center strategically located for Casino-centric Tunica County Mississippi fun



Directly across from the Entrance to Harrah's



Large parking area for up to 32 cars



Just off the lighted intersection of US-61



Supporting the area's largest retail corridor





CASINO PARKWAY PLACE - RENT ROLL

Tenant Name	Unit No.	Size (SF)	Begins	Ends	Option	Rent	CAM	TOTAL
NAIL SCHOOL	101-102	3,000	6/1/2025 four months free start rent on 9/1/25	5/30/2028	NO	\$ 1,500.00	\$ 200	\$ 1,700.00
Lift Medical Cannabis Inc	103	1,500	7/1/2024	7/31/2027	NO	7/1/24-8/1/24=0 8/1/24-7/31/25=\$562.5. 7/31/25=\$562.5. 8/1/25-7/31/26=\$812.5. 8/1/26-7/31/27. \$1062.5	No CAM July 24 and 187.5 going forward	\$ 1,000.00
FRANKS PUB & GRILLE	104-106	4,500	6/1/2023	5/31/2026	NO	\$ 3,000.00		\$ 3,000.00
Tax lady Tax service	107	1,500	5/1/2024	4/31/2026	01-Jan-00	\$ 500.00		\$ 500.00

2026 ANTICIPATED GROSS INCOME: \$74,400

Contact agent for further information.

