

# NOW LEASING

## OXFORD EAST SHOPPING CENTER

1912B University Ave | Oxford, MS 38655

**RARE SPACE  
OPENING**

**AVAILABLE!!  
5,000 SF | 1.1 AC  
OUTPARCEL**

**GILL**  
PROPERTIES

8130 Macon Station, Suite 114  
Memphis, TN 38018  
[www.GillProp.com](http://www.GillProp.com) |  
901.785.1100

EXCLUSIVELY LISTED BY:



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# OXFORD EAST SHOPPING CENTER

## PROPERTY HIGHLIGHTS

- ❖ **ESTABLISHED RETAIL CENTER:** 43,000 SF | +NNN
- ❖ **ZONING:** TNB (Traditional Neighborhood Business District)
- ❖ **EXCEPTIONAL VISIBILITY:** Cross Streets- University Ave and MS-7
- ❖ **EXCEPTIONAL CO-TENANCY:** Dollar General, Subway, Dominos, Rent-A-Center, McDonalds
- ❖ **ABUNDANT PARKING:** 290+ Spaces
- ❖ **AVAILABLE:** 5,000 SF and 1.1 ACRE OUTPARCEL

## DEMOGRAPHICS

2023	1 MILE	3 MILE	5 MILE
Population	5,873 ↑	25,259 ↑	38,968 ↑
Households	2,589 ↑	10,706 ↑	16,378 ↑
HH Income	\$62,218	\$50,192	\$53,123



**GILL**  
PROPERTIES

MEMPHIS | OXFORD | NASHVILLE | TEXAS

# RETAIL AERIAL | TRAFFIC

1904-1948 University Ave.



20,860+ AADT



UNIVERSITY AVE

7

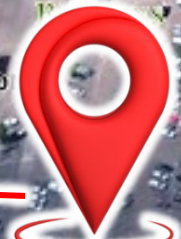
7

OXFORD EAST SHOPPING CENTER

1.1 AC



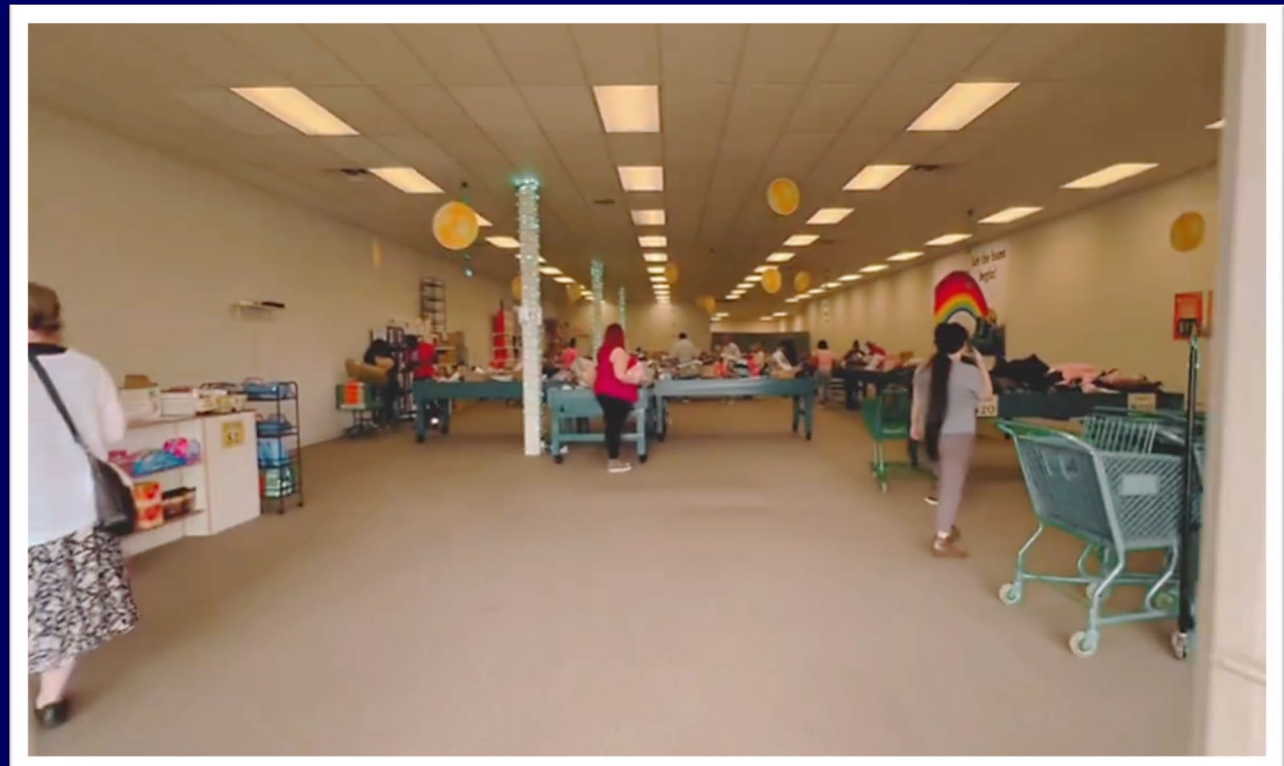
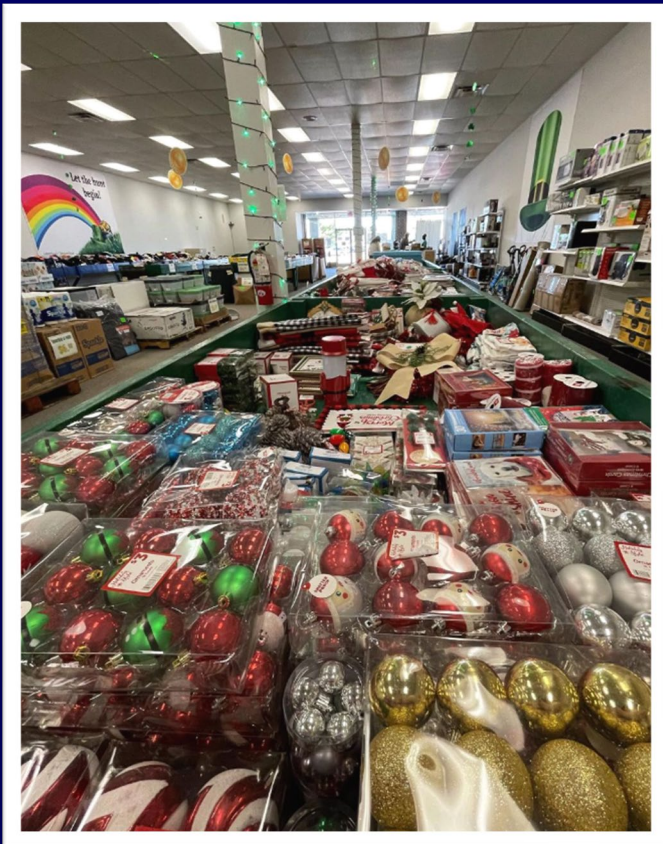
FUTURE DEMOLITION



# FLOOR PLAN



*Take a look inside / Suite 1912B*



# OXFORD, MISSISSIPPI

MISSISSIPPI'S COLLEGE TOWN

## LOCATION OVERVIEW

Nestled in the Hills of North Mississippi, the city of Oxford is the home of the University of Mississippi, also known as Ole Miss. Nobel Prize-winning author William Faulkner made his home here and found inspiration in the people and places of Oxford and Lafayette County which he fictionalized in his Jefferson and Yoknapatawpha County. Many writers have followed in Faulkner's footsteps, making the city of Oxford their home over the years adding to the literary reputation Oxford has become renowned for including: Larry Brown, Barry Hannah, Willie Morris and John Grisham to name a few. Oxford has been featured in publications such as Conde Nast Traveler, Budget Travel, Southern Living and Garden and Gun. Touted as the "Cultural Mecca of the South", creativity abounds in Oxford as musicians, artists and writers alike find inspiration in Oxford's rich history, small-town charm and creative community. Over the years Oxford has also been known for offering exceptional culinary experiences including James Beard award-winning chef and owner of five restaurants, John Currence. From down home cooking to upscale culinary creations, Oxford is a food lovers delight.

## LOCATION HIGHLIGHTS

- **ECONOMY:** Oxford has seen the job market increase by 2.2% over the last year.
- **COST OF LIVING:** Compared to the rest of country, Oxford's cost of living is 8% lower than the national average.
- **POPULATION:** Oxford's population is 28,996 people. Since 2000 it has grown 200%
- **REAL ESTATE:** The median home cost in Oxford is \$235,000.

## FOR MORE INFORMATION:



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