

*For More Information:*

CLAY SHORT

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Retail Property For Lease

*4970 Raymond Ave, Tupelo, MS 38801*

# VERONA RETAIL REDEVELOPMENT



324 Troy Street  
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[www.trirealestate.net](http://www.trirealestate.net)



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## OFFERING SUMMARY

<b>Available SF:</b>	1,000 - 8,000 SF
<b>Lease Rate:</b>	\$1,000.00 - 3,200.00 per month (MG)
<b>Lot Size:</b>	50,247 SF
<b>Year Built:</b>	1988
<b>Building Size:</b>	10,004 SF

## PROPERTY OVERVIEW

Great space currently being redeveloped for new tenants. Landlord is looking to improve this center and willing to make improvements for qualified tenants. Spaces range from 1,000 SF, 2,000 SF and 4,000 SF.

## LOCATION OVERVIEW

Located on the primary commercial corridor in Verona MS just south of the State HWY 6 and only 2 miles from the South Lee Industrial complex with many manufacturing companies. Daily ADT: 8,200.

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 - 8,000 SF	Lease Rate:	\$1,000.00 - \$3,200.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4970 Raymond Ave	Available	4,000 - 8,000 SF	Modified Gross	\$3,200 per month	4,000 sf space with 25' x 80' area and 40' x 50' space with side access behind the building.
4972 Raymond Ave	Available	2,000 - 8,000 SF	Modified Gross	\$1,800 per month	Space with 25' x 80' open retail area.
4974 Raymond Ave	Available	2,000 - 8,000 SF	Modified Gross	\$1,800 per month	Space with 25' x 80' open retail area.
4966 Raymond Ave	Available	1,000 SF	Modified Gross	\$1,000 per month	Space with 25' x 40' open retail area.

### For More Information:

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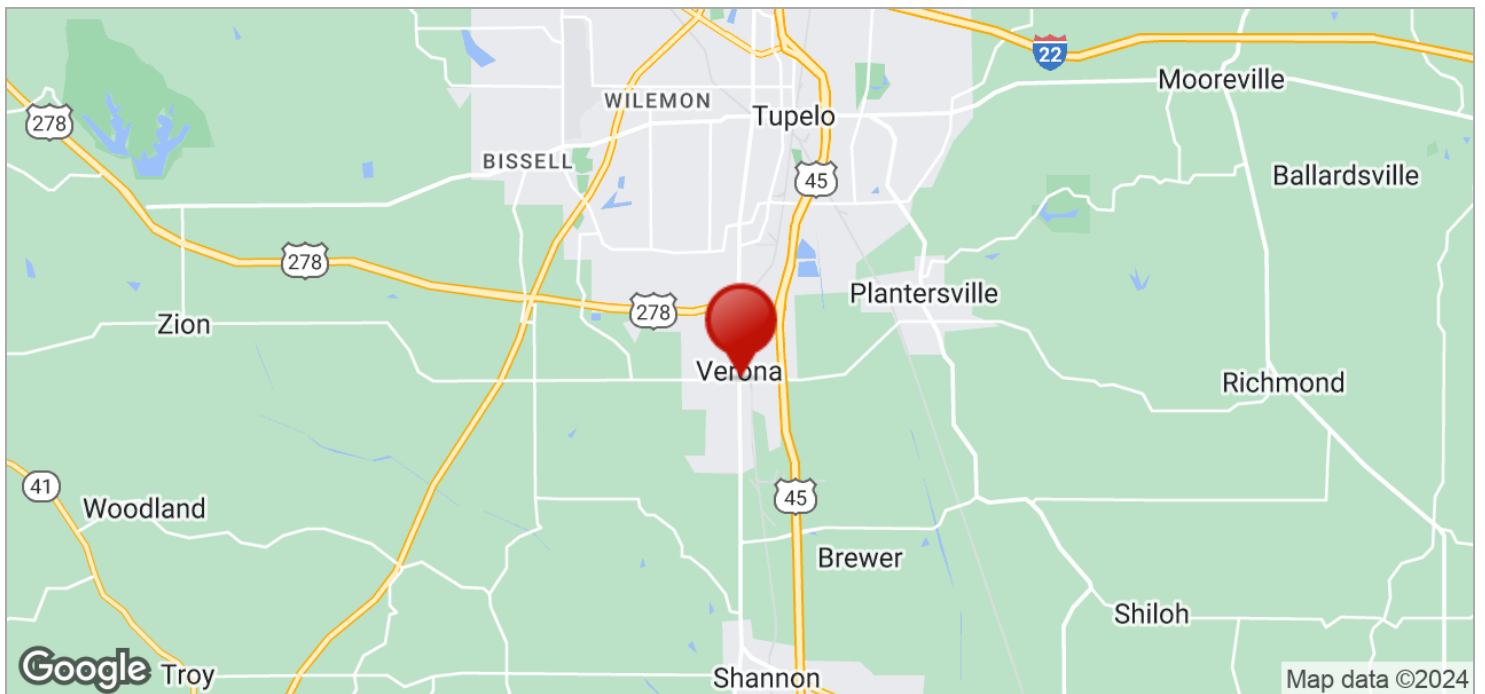
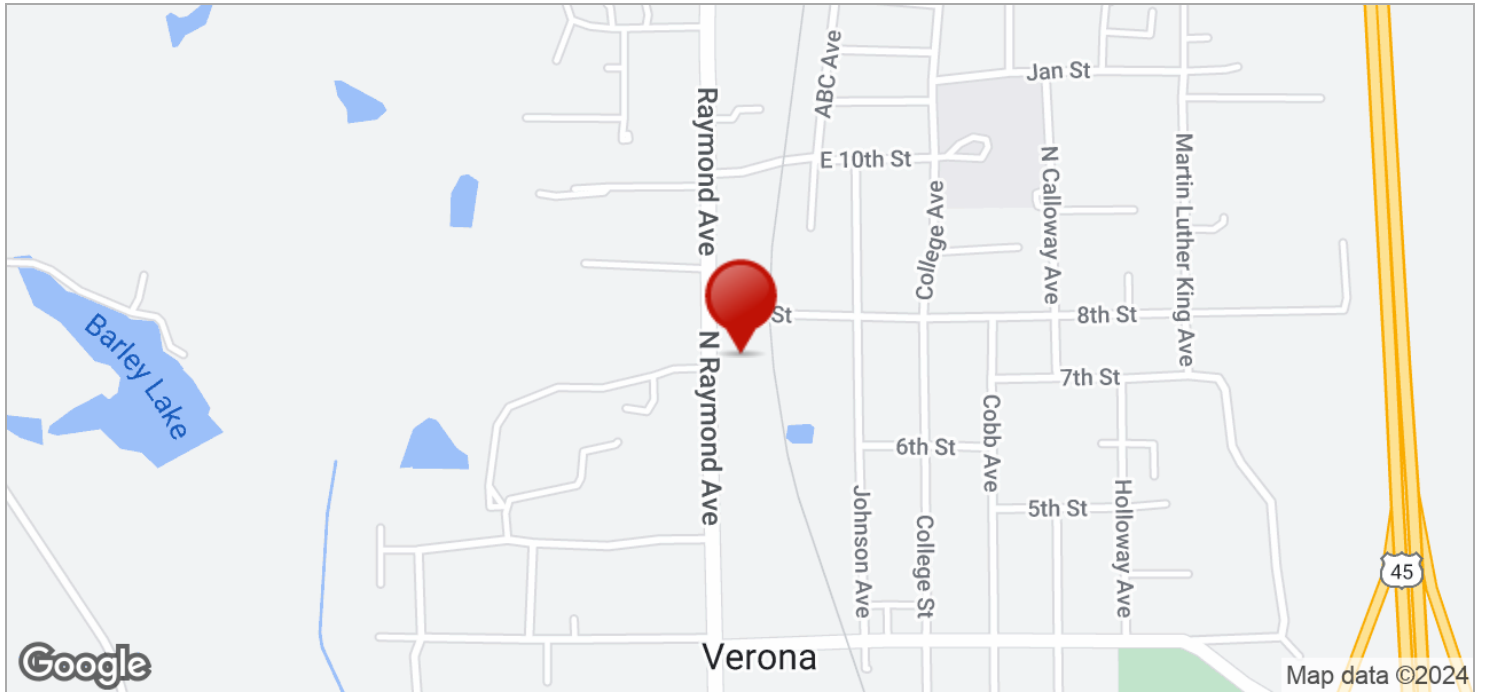
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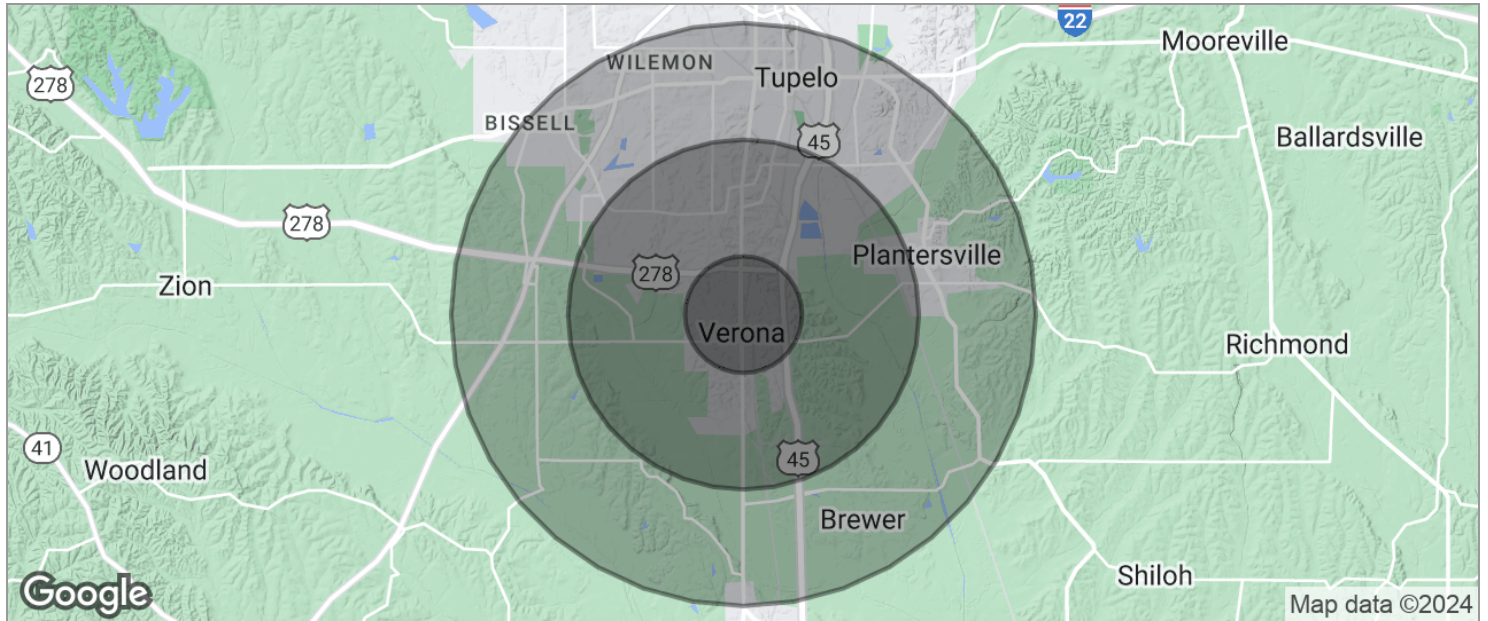
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,349	10,999	29,193
MEDIAN AGE	38	39	40
MEDIAN AGE (MALE)	36	37	38
MEDIAN AGE (FEMALE)	40	41	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	987	4,453	12,121
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$52,692	\$58,574	\$72,043
AVERAGE HOUSE VALUE	\$165,000	\$178,633	\$208,248

\* Demographic data derived from 2020 ACS - US Census

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