

*For More Information:*

CHRIS WINDERS

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Property For Sale

*114 West Main St, Tupelo, MS 38804*

# ICONIC LANDMARK PROPERTY



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)





## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,500,000
<b>Price / SF:</b>	\$124.16
<b>Lot Size:</b>	0.348 Acres
<b>Year Built:</b>	1890
<b>Building Size:</b>	20,136 SF
<b>Renovated:</b>	2020
<b>Zoning:</b>	MUD

## PROPERTY OVERVIEW

Landmark property in the heart of Tupelo's revitalized CBD, totaling 20,136± SF across three buildings: Building 1 (10,502 SF, 3-story, 1890), Building 2 (4,774 SF, 2-story, 1941), and Building 3 (4,860 SF, 2-story, 1970). Additional lot available.

The iconic brick structures feature large display windows, hardwood and slab floors, exposed beams, plaster walls, antique ceiling tiles, and a freight elevator. Steps from the Cadence Bank Arena, Lee County Courthouse, and "The Depot" farmers market space, the property enjoys strong event-driven foot traffic and tourism tied to Elvis Presley attractions. Street parking is available, with a 141-space public lot directly across Front Street.

Ideally suited for mixed-use redevelopment, including downtown lofts, boutique hospitality, event space, food & beverage, or creative office space.

## LOCATION OVERVIEW

Located on West Main Street (ADT: 15,500), at the gateway entrance of historic downtown Tupelo "The All American City" and Front Street (ADT: 4,700) another primary corridor into downtown Tupelo. This Prime Main on Main corner is less than 0.5 mile from State Highway 45 (ADT: 36,000).

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# ICONIC LANDMARK PROPERTY

## LOCATION INFORMATION

Building Name	Iconic Landmark Property
Street Address	114 West Main St
City, State, Zip	Tupelo, MS 38804
County	Lee
Cross-Streets	Front Street

## PROPERTY INFORMATION

Property Type	Mixed-Use Development
Property Subtype	Street Retail
Zoning	MUD
Lot Size	0.348 Acres
APN #	089K-31-327-00
Lot Depth	1,000 ft

## BUILDING INFORMATION

Building Size	20,136 SF
Year Built	1890
Year Last Renovated	2020
Number of Buildings	3
Walls	Brick and Plaster

## PROPERTY INFORMATION

Property Type	Mixed-Use Development
Property Subtype	Street Retail
Zoning	MUD
Lot Size	0.348 Acres
APN #	089K-31-327-00
Lot Depth	1,000 ft

## PARKING & TRANSPORTATION

Parking Type	Surface
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## UTILITIES & AMENITIES

Number of Elevators	1
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## TAXES

Taxes	\$16,053.28
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## BUILDINGS

Building 1	10,502 SF 3-Story built 1890
Building 2	4,774 SF 2-Story built 1941
Building 3	4,860 SF 2-Story built 1970

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# DOWNTOWN HARD CORNER



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# EXTERIOR PHOTOS



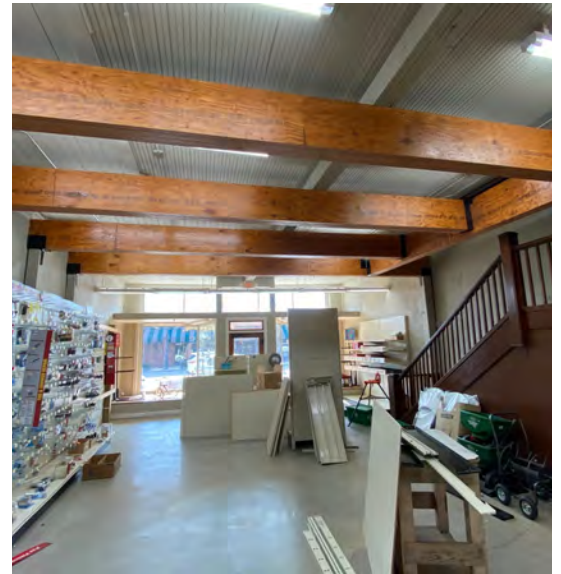
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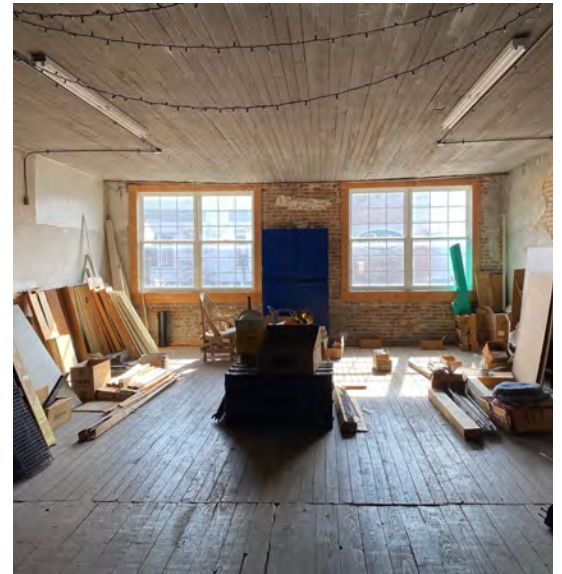
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# OUR HISTORY



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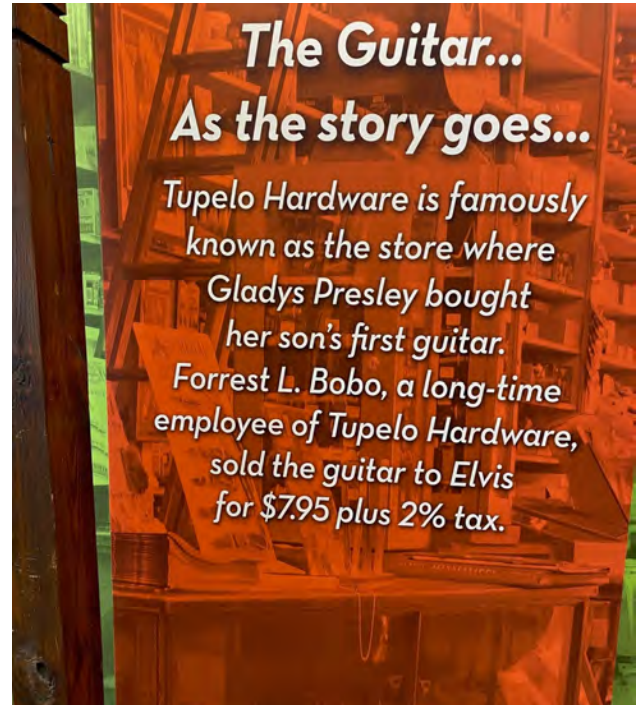
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## Visitors and Events

Tupelo's annual visitors are significantly boosted by its events and history, with the Downtown Tupelo Main Street Association noting around **80,000 visitors yearly just for downtown events** like the **Elvis Festival**, **Elvis Presley's Birthplace and Museum**: A major draw, bringing fans from around the world to Tupelo.

**Downtown Events**: including festivals, wine tastings, and cultural happenings annually. **Americana Music Triangle & Heritage**: Tupelo's location within this region and the Mississippi Hills National Heritage Area promotes its unique culture and attract tens of thousands of visitors every year.



## Cadence Arena

Spacious 32,000 square foot arena seats nearly 10,000 for concerts and 8,000 for sporting events.

The arena has hosted numerous entertainment events boasting sellout crowds. Artists such as Elton John, the Eagles, Jason Aldean, Tom Petty and the Heartbreakers, Nickelback and Aerosmith all have played the Cadence Bank Arena drawing capacity crowds.

The building is so "artist friendly" that Rascal Flatts, Jason Aldean, Amy Grant, Michael W. Smith, Reba and Alan Jackson have all booked the facility for weeks of show rehearsals.



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## 10 YEAR AVERAGES

**480+**

CONCERTS,  
EVENTS, OR MEETINGS

**224,000+**

ANNUAL ATTENDEES



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# 3 BUILDINGS AND AVAILABLE LOT



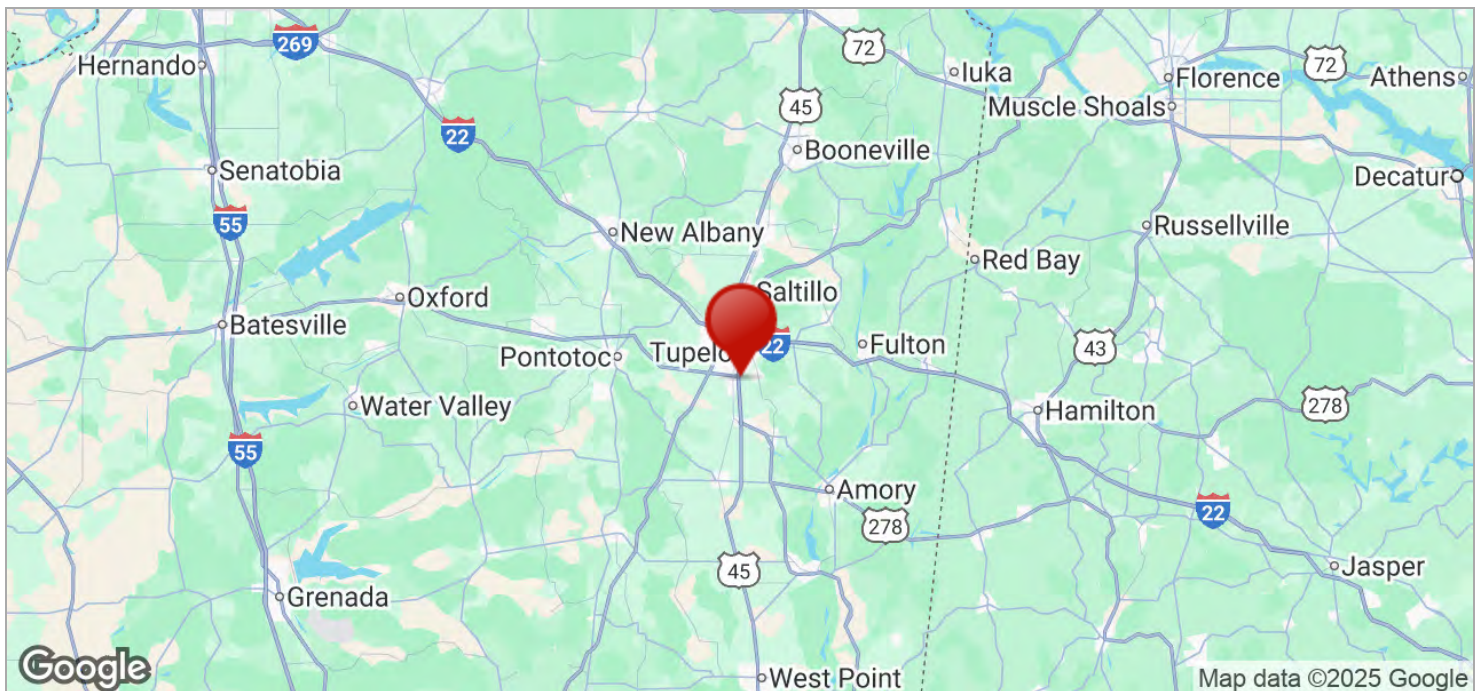
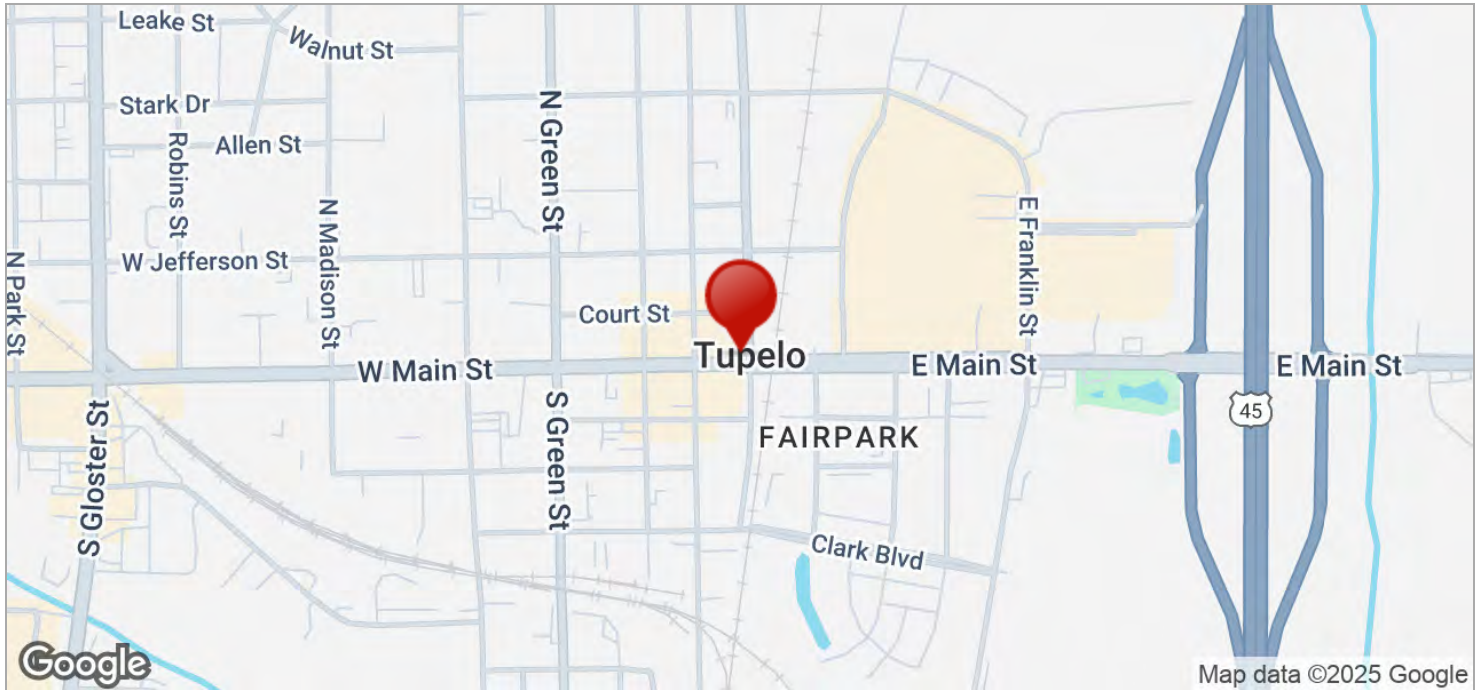
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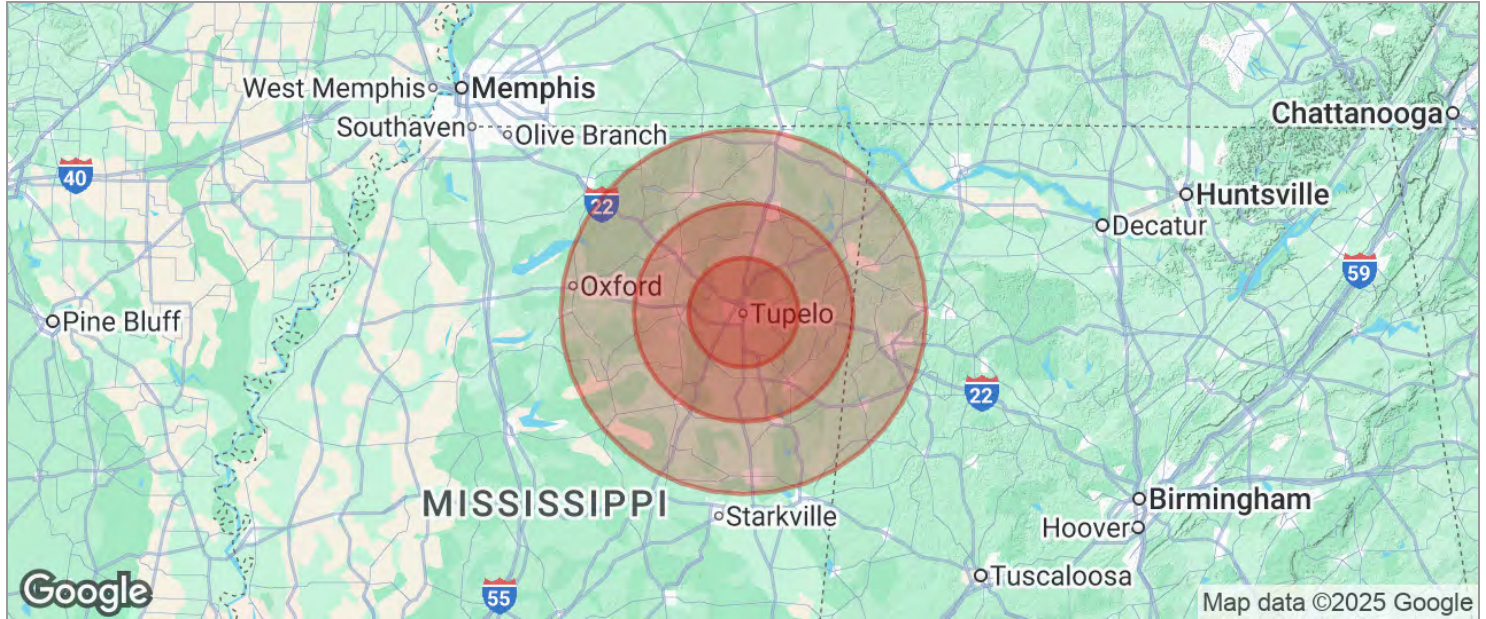
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# REGIONAL DEMOGRAPHICS



POPULATION	15 MILES	30 MILES	50 MILES
TOTAL POPULATION	101,079	213,411	448,506
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	42	42	42
HOUSEHOLDS & INCOME	15 MILES	30 MILES	50 MILES
TOTAL HOUSEHOLDS	40,905	85,054	181,336
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$88,155	\$81,540	\$77,915
AVERAGE HOUSE VALUE	\$229,140	\$201,645	\$205,833

\* Demographic data derived from 2020 ACS - US Census

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