

# WestPark Pavilion II Space For Lease

3558 West Main St.  
Tupelo, MS 38801





# Executive Summary

WestPark is a mixed-use project consisting of land and space available for most commercial uses located on West Main St, the primary commercial development corridor in the market. Featuring over 1/4 mile of frontage, the traffic volume at the property averages 16,000 to 18,000 vehicles per day. Controlled access is provided by a traffic signal located at the mouth of the project's primary drive. Current occupants include Lost Pizza Company, El Agave Restaurant, Ford Physical Therapy, and Huey Magoo's Restaurant (currently under construction). This retail strip offers space in an 8,500 +/- SF facility at various sizes with 75' of depth. Currently occupying space in the center is Express Care of Tupelo. The parking ratio for the retail center is 7.06 / 1000 SF (60 spaces). The center is ideally located directly across Main Street from Tupelo's busiest gathering place and sports-plex, Ballard Park. The park hosts multiple regional sporting events each year and is home to the majority of youth sports played in the area. It is undeniably one of the most consistent traffic drivers in NE MS. In addition to the park, noteworthy neighbors include an elementary school, Tupelo Airport, and several bank branches.



<b>Building Size:</b>	<b>8,500 SF</b>
<b>Parking:</b>	<b>7.06 / 1000 SF (60 Spaces)</b>
<b>Available Space:</b>	<b>1,500 to 4,670 SF</b>
<b>Lease Rate:</b>	<b>\$23 / SF / Yr.</b>
<b>Lease Type:</b>	<b>NNN</b>



Space Available



UNDER CONTRACT



Express Care Clinic  
Medical Clinic  
El Agave Mexican Grill - Tupelo  
Mexican - \$

Lost Pizza Co.  
Tupelo West Main  
Pizza - \$\$

3406

W Main St

W Main St

W Main St

W Main St

Main St

Rutherford Rd

ATM

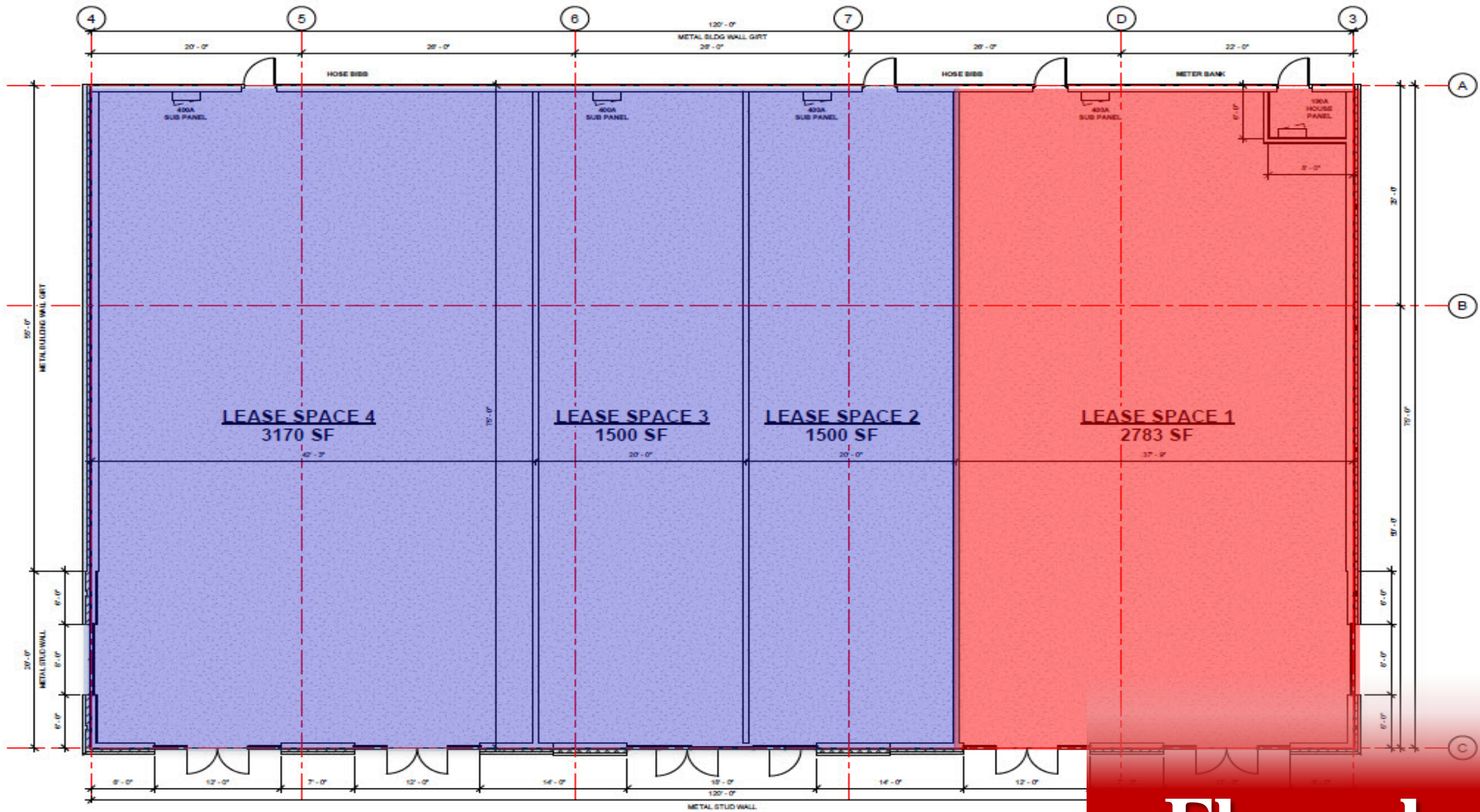
CB&S Bank

West Tupelo Medical Clinic & Urgent Care



Aerial View





① TENANT PLAN EXHIBIT  
3/16" = 1'-0"

= Leased

= Available

# Floorplan





**Available  
Space**





## Contact Info

### CLAY SHORT

662-842-8283 o

662-231-4262 m

[cshort@trirealestate.net](mailto:cshort@trirealestate.net)

### CHRIS WINDERS

662-842-8283 o

662-255-4404 m

[chris@trirealestate.net](mailto:chris@trirealestate.net)

