



# RETAIL PROPERTY FOR LEASE

832 South State Street,  
Clarksdale, MS 38614

PRESENTED BY:

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# Executive Summary

CLARKSDALE, MS - FREE STANDING BUILDING | 832 SOUTH STATE STREET, CLARKSDALE, MS 38614



## OFFERING SUMMARY

Available SF:	3,225 SF
Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
Year Built:	1991
Building Size:	3,225
Renovated:	2018

## PROPERTY OVERVIEW

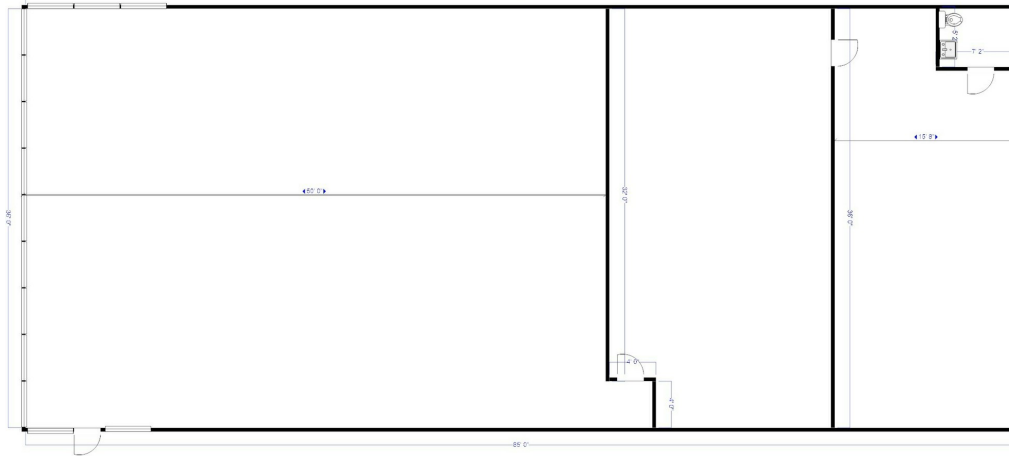
High profile location. Former Verizon - Payless free-standing building with great visibility and 2 curb cuts off Hwy. 161 / S. State St. Great pylon sign with property. QSR/ drive thru capability.

## PROPERTY HIGHLIGHTS

- QSR/ drive thru capability
- Great visibility & access from Hwy. 161 / S. State St.
- Great single tenant pylon sign
- Surrounding retail; Dollar General, True Value, Shoe Dept, Dollar Tree, Fast Pace Medical. 1/4 mile east of Wal-Mart.
- See Clarksdale Info page: <https://buildout.com/website/1198436-ClarksdaleMS>

# Lease Spaces

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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,225 SF

Lease Term:	Negotiable
Lease Rate:	\$14.00 - \$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	3,225 SF	NNN	\$14.00 - 16.00 SF/yr	Former Verizon - Payless Shoes.

# Retailer Map

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