

FOR LEASE

New Construction!

**9,100 SF Retail-Restaurant-Entertainment Space
AVAILABLE NOW!**

Silo Square

**6233 Getwell Rd. N
Southaven, MS 38672**

FOR MORE INFORMATION:



FRANK DYER, III, CCIM, RP
Senior Vice President of Brokerage
(C) 901.277.8183
frank@gillprop.com



BARRY MAYNARD
Senior Vice President of Brokerage
(C) 901.230.4265
barry@gillprop.com



LEXIE HILL GRISANTI
(C) 901.282.9198
lexie@lifestylehomes.com

Listing Broker:

Cooperating Broker:

GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, TN 38018
901.758.1100



AUSTIN REALTY GROUP, INC.

➔ Property Highlights | Interior



- **NEW | SHELL SPACE** located in the Highly Desirable Silo Square in Southaven, MS
- **9,100 SF Freestanding Bldg. on 1.65 +/- Acres**
- **Two Floors**
 - ✓ **Ground Floor: 7,000 SF**
 - ✓ **Mezzanine Level: 2,100 SF**
 - ✓ **Patio: 700 SF**
- **Abundance of Windows for Natural Light**
- **Dining al Fresco under a Large Covered Patio**
- **Ample Parking Spaces (40+)**
- **Potential to Purchase**
- **TENANT IMPROVEMENT ALLOWANCE OFFERED**





Property Layout & Demographics



POPULATION COUNT

1 MILE	3,006
3 MILE	33,000+
5 MILE	85,380+



HOUSEHOLDS

1 MILE	1,020
3 MILE	12,000+
5 MILE	30,830+



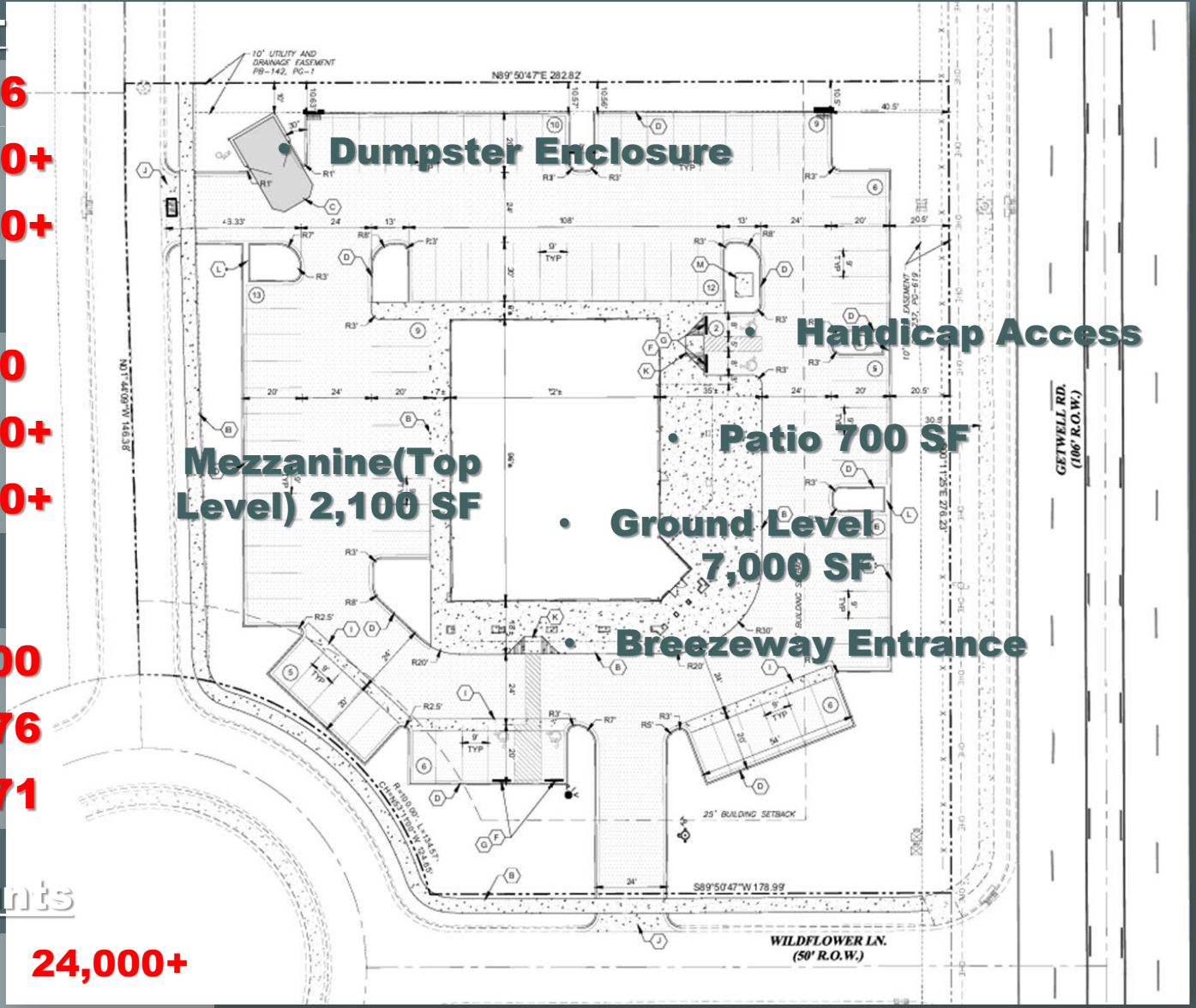
AVG HH INCOME

1 MILE	\$111,900
3 MILE	\$ 97,576
5 MILE	\$ 83,371



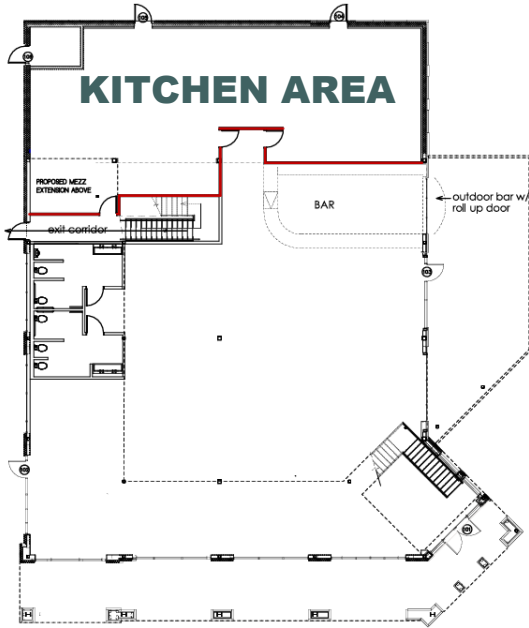
Daily Traffic Counts

GETWELL RD	24,000+
GOODMAN RD	36,000+

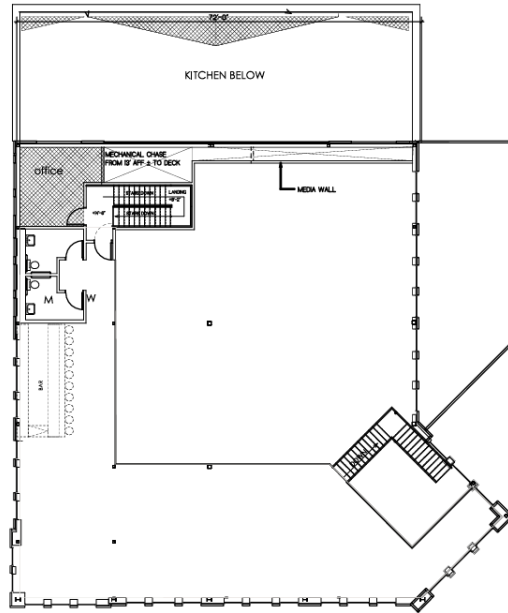


9,100 SF Freestanding Building on 1.65 AC

➔ Conceptual Floor Plan



KITCHEN | BAR EQUIPMENT PLAN



MEZZANINE PLAN

Your Place Coming Soon?

GILL
PROPERTIES



AUSTIN REALTY GROUP, INC.

Listing Brokers:

FRANK DYER III, CCIM, RPA
SR Vice President of Brokerage
(C) 901.277.8183
frank@gillprop.com

BARRY MAYNARD
SR Vice President of Brokerage
(C) 901.230.4265
barry@gillprop.com

Cooperating Broker:

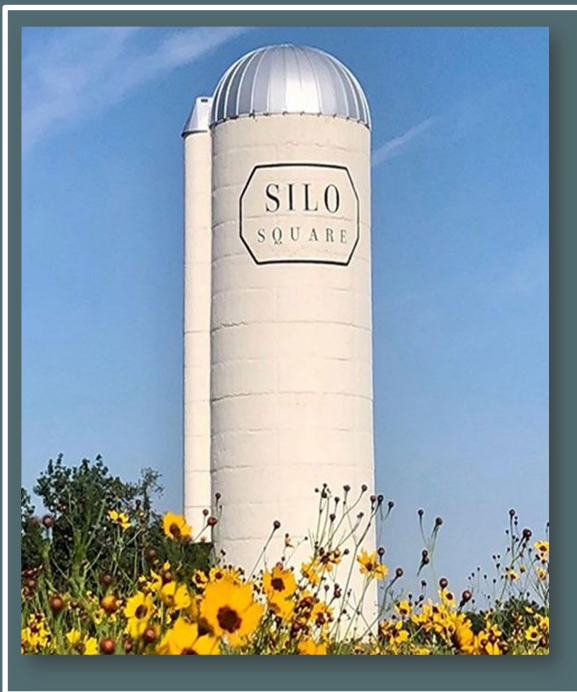
LEXIE HILL GRISANTI
(C) 901.282.9198
lexie@lifestylehomes.com



⇒ Exterior Photos



6233 Getwell Rd. N | Southaven, MS 38672



#LiveWorkPlay

SILO

#SiloSquare

S Q U A R E[®]

known as the leisure & recreation district

“mission & inspiration”

Town squares are the heart and soul of many towns in America and even more so here in the Southeast. Even in much larger cities like Memphis and New Orleans, there are many downtown streets that were built in an era when architectural character and charm were at its best.

Did you know Silo Square is a Leisure and Recreation District? What does that mean? While walking around the square, you can bring drinks from store to store. On the waiting list for Staks Pancake Kitchen? Grab a Mimosa to-go and walk next door to Ultimate Gifts to browse while you wait!

Attending a concert across the street at BankPlus Amphitheater? Feel free to grab a drink at Tekila and walk across the pedestrian bridge to enjoy the rest of the concert.

<https://www.silosquarems.com/>

➔ Location Highlights



LOCATION! LOCATION! LOCATION!

- **1.65 AC Corner Parcel at Getwell Rd and Wildflower Lane**
- **Bustling Location in Silo Station, Southaven, MS**
- **Amid a Mix of Local and National Retailers, Hotels, Restaurants, and a Robust Office Population**
- **Strategically located across from the BankPlus Amphitheater (SOLD OUT Headliner Concerts) and Snowden Grove Baseball Complex (National Tournaments scheduled year-round)**



SNOWDEN GROVE BASEBALL COMPLEX

NEIGHBORING TENANTS:



BANKPLUS AMPHITHEATER

➔ The Area | 5 M Radius

FOR MORE INFORMATION:

Frank Dyer, III (901) 277-8183

Barry Maynard (901) 230-4265

Lexie H. Grisanti (901) 282-9198

THE ANNUAL EVENTS



MUSIC



FESTIVALS



HOLIDAYS



TOURNAMENTS



HEADLINERS

THE AWARDS



2019 BEST REAL ESTATE DEAL
MIXED-USE CATEGORY



VOTED MISSISSIPPI'S
Best Downtown Shopping



VOTED MISSISSIPPI'S
Best Commercial Development
2022



Business of the Year
2024

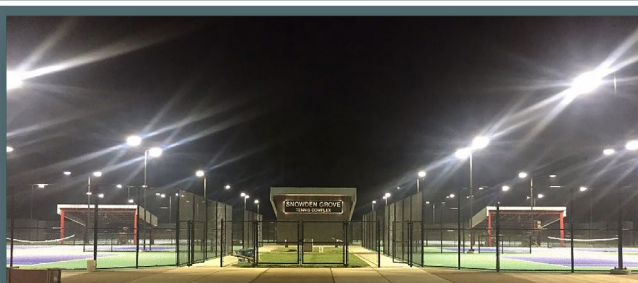


COMING SOON



GROCERY STORE 2025

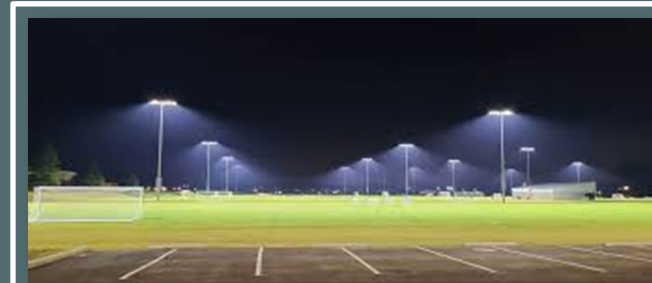
THE SPORT'S COMPLEXES



SNOWDEN GROVE TENNIS COMPLEX



SNOWDEN GROVE BASEBALL COMPLEX



SNOWDEN GROVE SOCCOR COMPLEX



The Area | 5 M Radius

CONTACT / TEXT US:
Frank Dyer, III (901 277-8183)
Barry Maynard (901) 230-4265
Lexie H. Grisanti (901) 282-9198

THE LIVING



TOWN SQUARE COTTAGES



SILO LOFTS



THE PRESERVE



THE PROVOST APARTMENTS



THE SILO SQUARE NIGHTLIFE

THE DESOTO COUNTY SCHOOLS



DESOTO CENTRAL ELEMENTARY SCHOOL



DESOTO CENTRAL MIDDLE SCHOOL

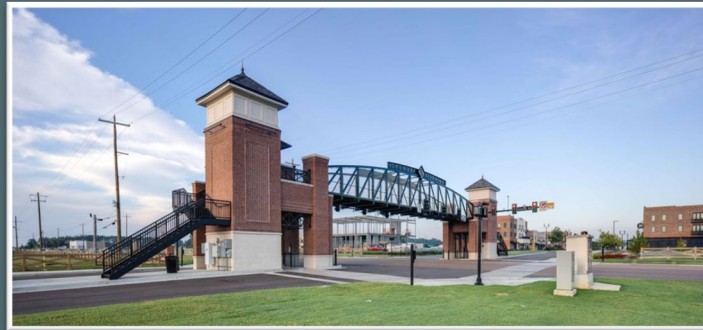


DESOTO CENTRAL HIGH SCHOOL

➔ Silo Square is the Destination



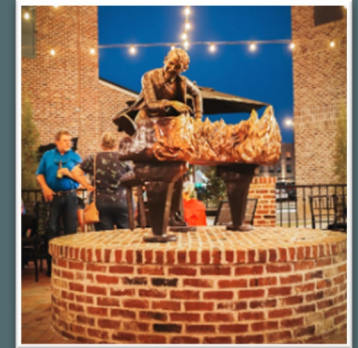
SILO BELL TOWER



**PEDESTRIAN BRIDGE CONNECTING
SILO SQUARE TO SNOWDEN GROVE**



**ORIGINAL
SOUTHAVEN SILO**



**JERRY LEE LEWIS
STATUE**



6233 IS DIRECTLY ACROSS FROM THE BANKPLUS AMPHITHEATER IN SNOWDEN GROVE

Cooperating Broker:



AUSTIN REALTY GROUP, INC.

Listing Brokers:

GILL
PROPERTIES

CALL OR TEXT US:

Frank Dyer, III (901) 277-8183

Barry Maynard (901) 230-4265

Lexie Hill Grisanti (901) 282-9198