

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Office Building For Lease

611 Garfield Street, Tupelo, MS 38801

611 GARFIELD



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF:	2,499 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.33 Acres
Year Built:	1977
Building Size:	2,499 SF

PROPERTY OVERVIEW

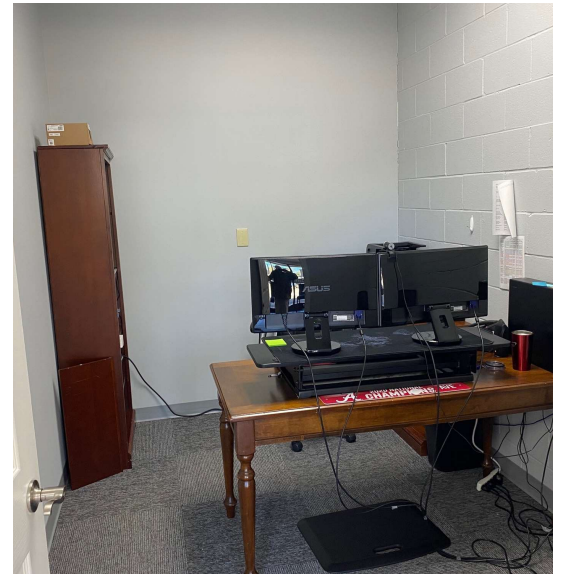
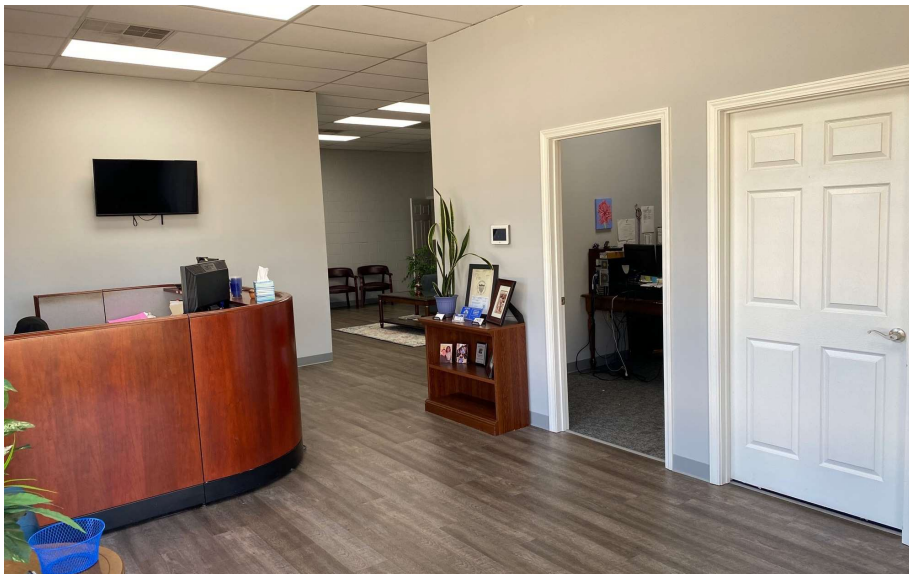
Newly renovated office space with reception area, two offices, two open work areas, and storage areas. Parking in front of building and side parking lot. Owner willing to work with qualified tenant on improvements. NNN lease with term to be negotiated.

LOCATION OVERVIEW

Property located in the heart of the Medical District across the street from the North Mississippi Medical Hospital main entrance. North MS Health Services is the largest non-metro hospital in the nation. Tupelo ranks 5th in the nation of top micropolitan areas by Site Selection Magazine.

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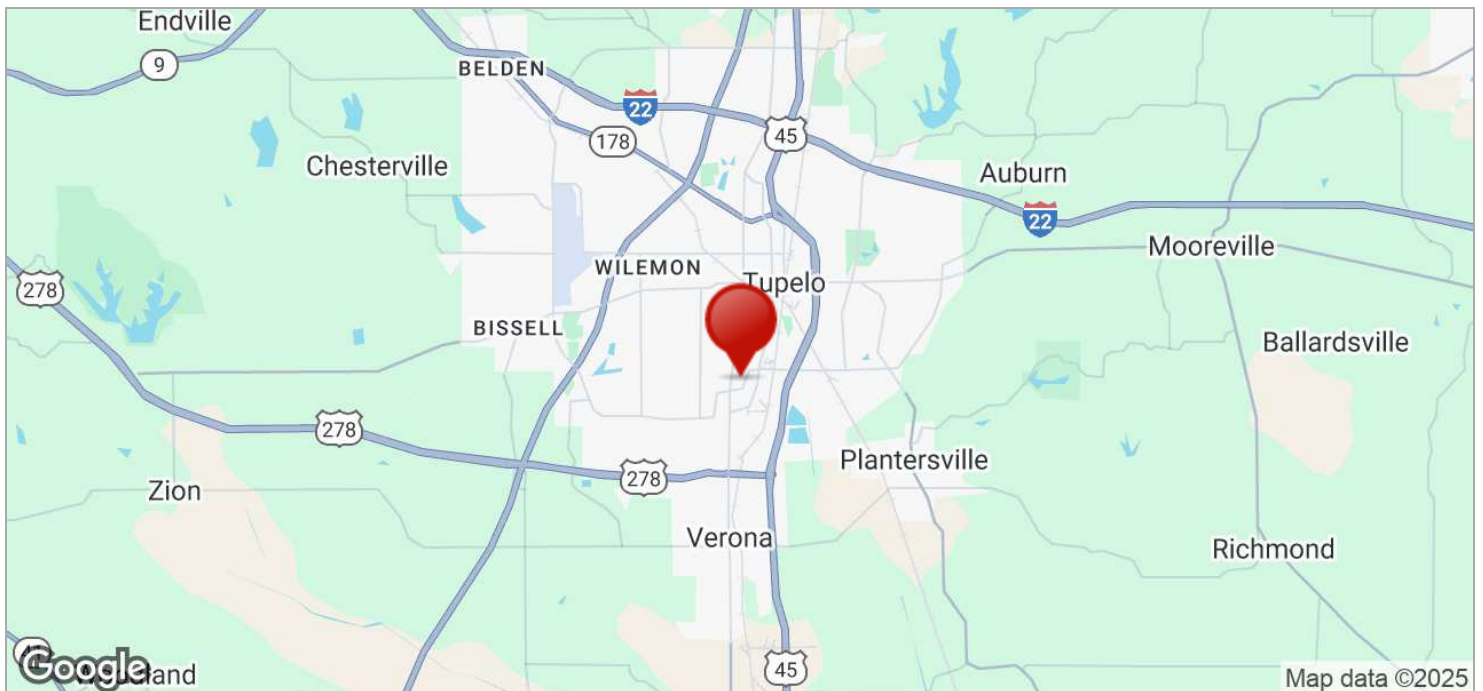
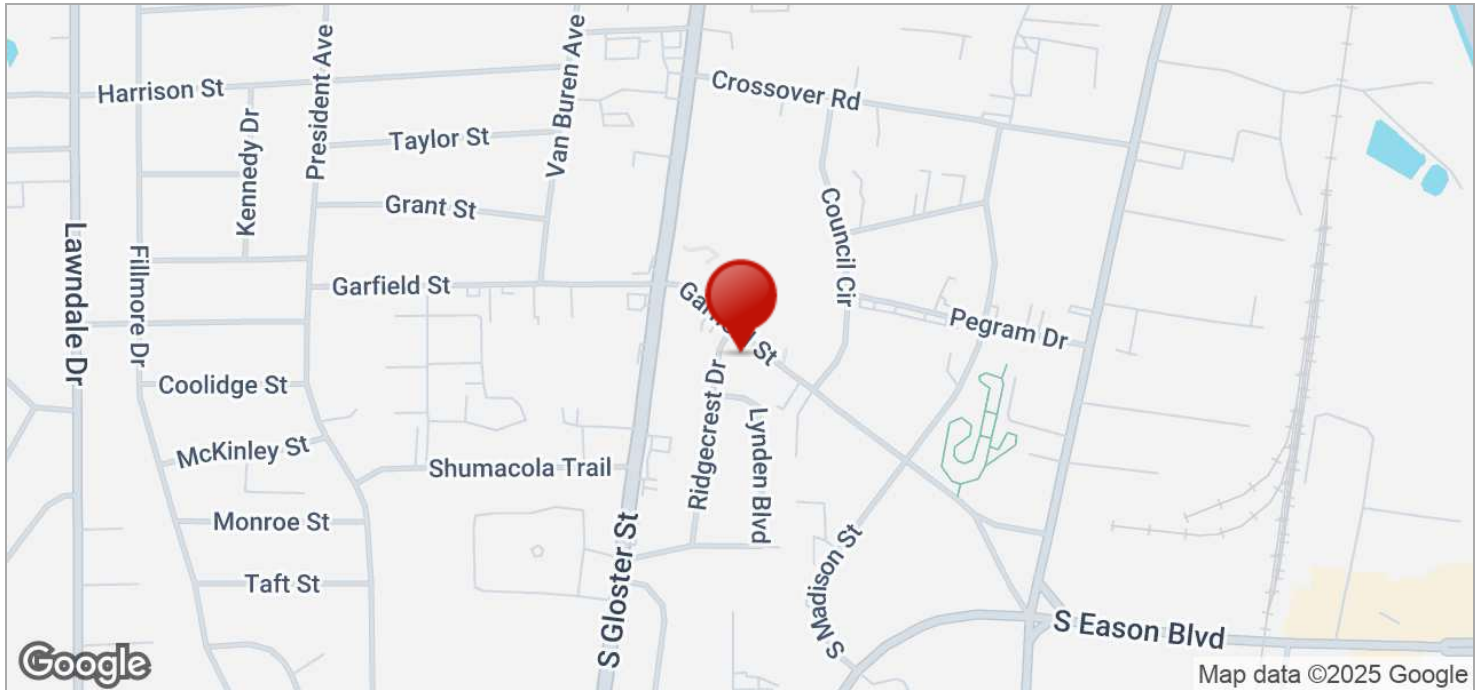
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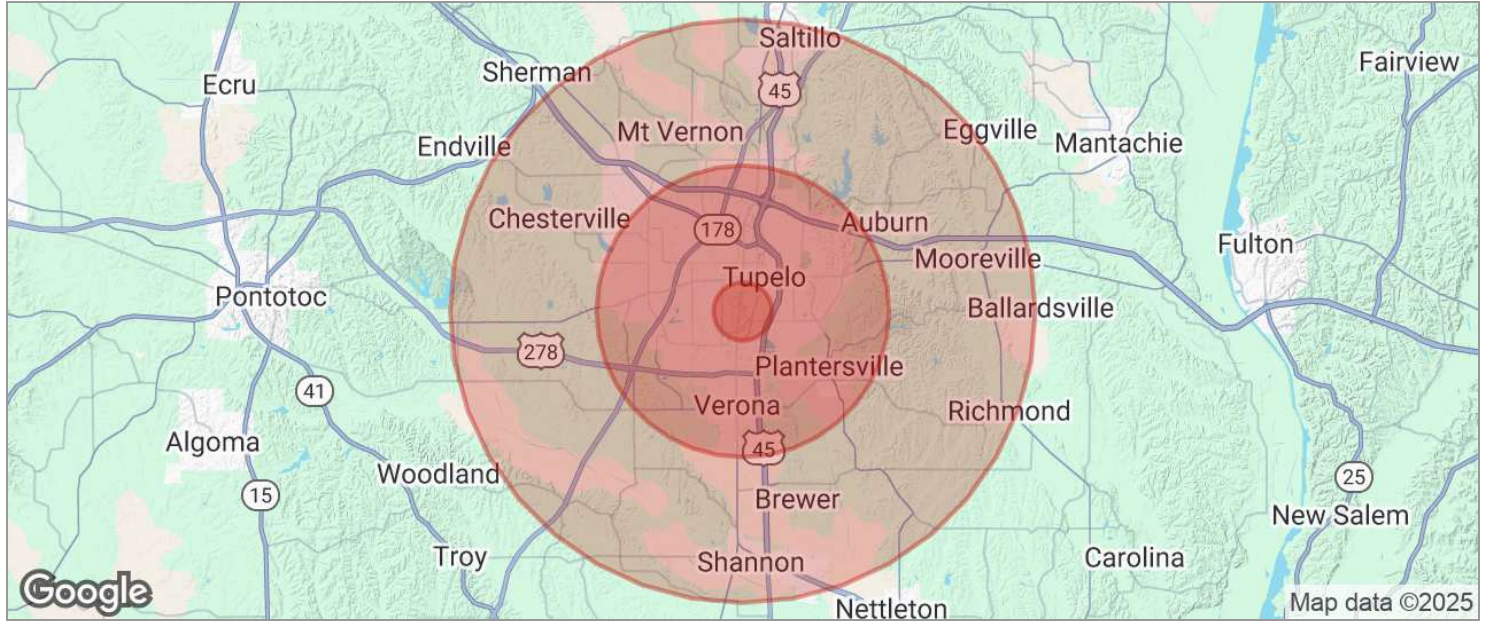


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,707	43,182	73,200
MEDIAN AGE	31.5	33.3	35.2
MEDIAN AGE (MALE)	30.0	32.0	33.6
MEDIAN AGE (FEMALE)	34.8	34.5	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,912	16,985	28,407
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$42,336	\$52,204	\$57,284
AVERAGE HOUSE VALUE	\$118,009	\$155,907	\$159,544

* Demographic data derived from 2020 ACS - US Census

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