

For More Information:

CLAY SHORT

662.231.4262

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DANCO FINANCE

Dan's RENT TO OWN
KWIK TAX SERVICE

Retail Property For Lease

1223 W Main St, Tupelo, MS 38801

1223 WEST MAIN STREET



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF:	2,040 - 8,191 SF
Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Lot Size:	0.65 Acres
Year Built:	1982
Building Size:	8,191 SF
Zoning:	MUCC

PROPERTY OVERVIEW

8,191 SF Retail building that can be subdivided. Spaces ranging from 2,040 SF to 6,151 SF. Space includes office suite, 51' x 61' and 40' x 76' retail showroom, with additional second floor storage with freight elevator. Multiple Restrooms and 12 parking spaces in front of building.

LOCATION OVERVIEW

Located on West Main, a primary retail arterial street with ADT of 20,000. Close proximity to downtown Tupelo and Gloster Street. Neighbors include O'Reilly's, Todd's Big Star Grocery, new BP fueling station and Main Street Deli and Market, Atmos Gas, and other retail and business offices.

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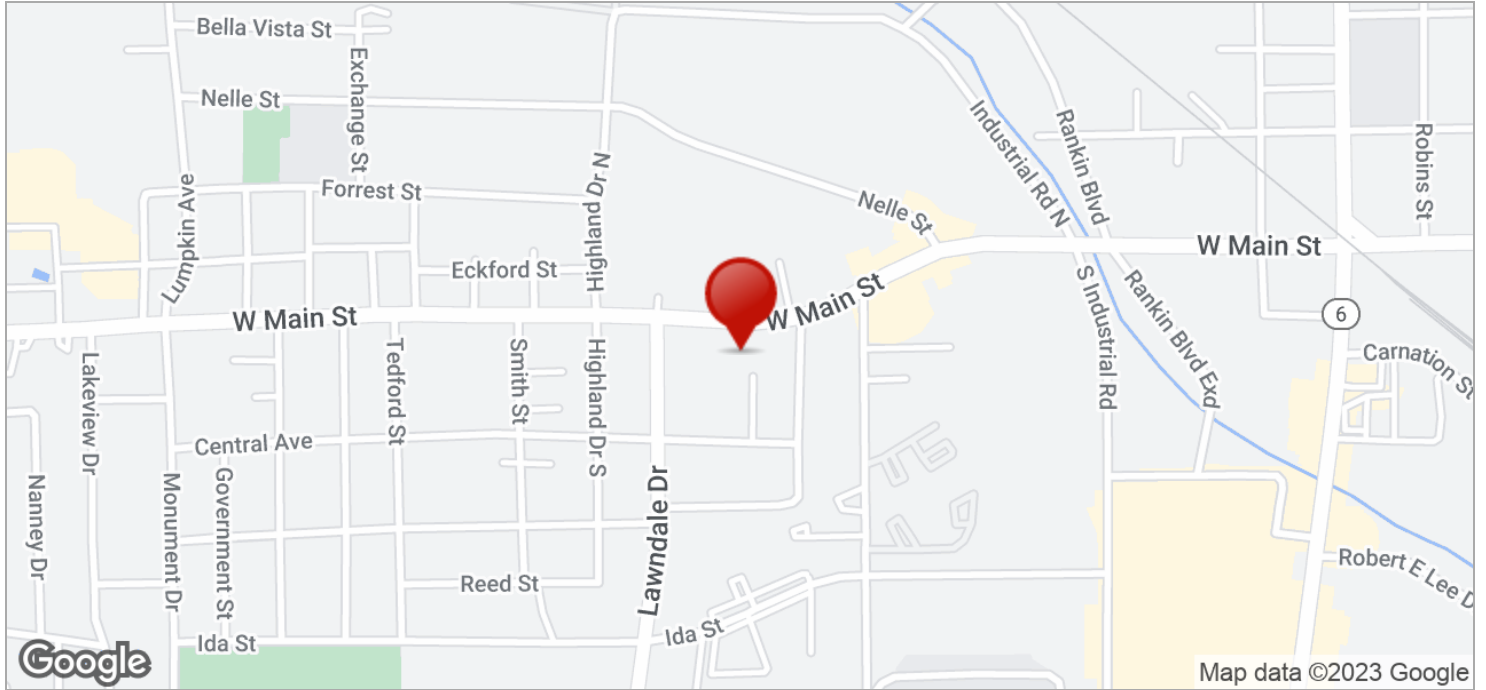
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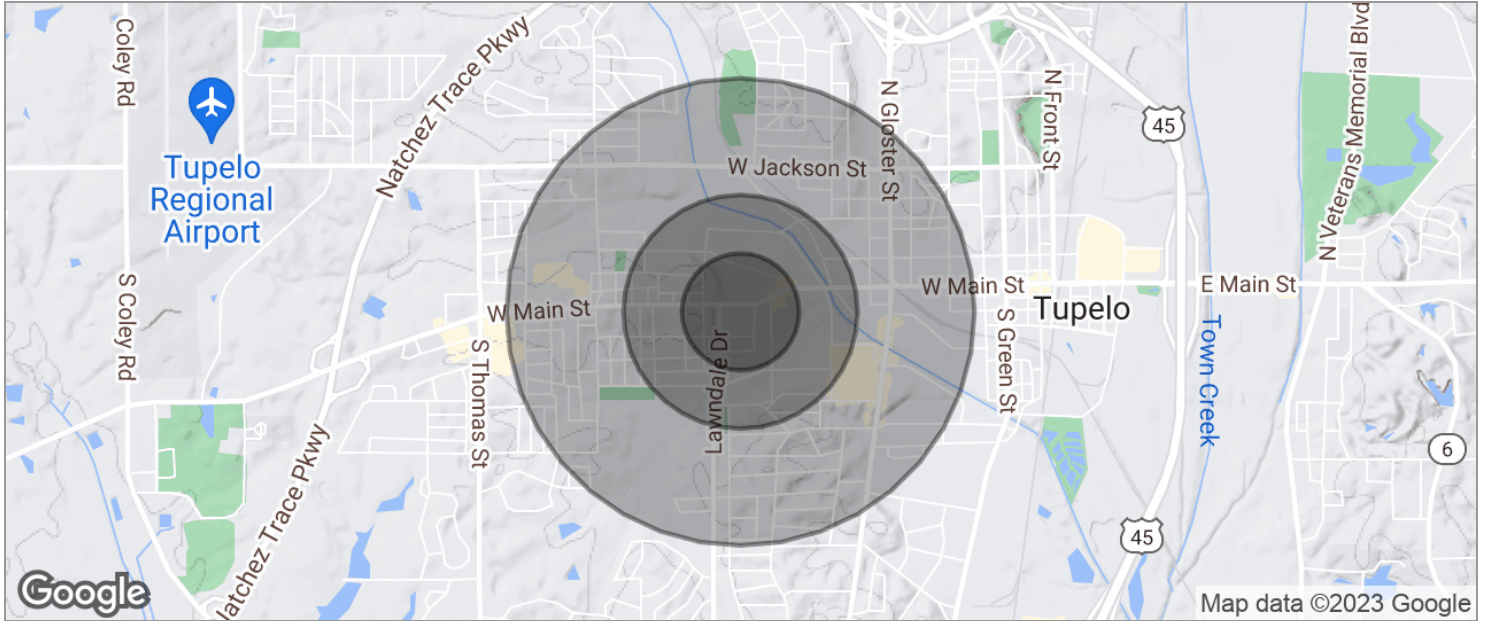


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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	625	2,262	7,223
MEDIAN AGE	30.9	32.2	34.6
MEDIAN AGE (MALE)	36.4	36.4	35.8
MEDIAN AGE (FEMALE)	27.5	29.0	33.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	257	959	3,227
# OF PERSONS PER HH	2.4	2.4	2.2
AVERAGE HH INCOME	\$48,426	\$50,426	\$51,864
AVERAGE HOUSE VALUE	\$129,162	\$131,835	\$129,177

* Demographic data derived from 2020 ACS - US Census

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