

*Silo Square*

6233 Getwell Rd. N  
Southaven, MS 38672

# FOR SALE OR LEASE

## New 9,100 SF Building

- RETAIL
- RESTAURANT
- ENTERTAINMENT SPACE

**GILL**  
PROPERTIES

6815 POPLAR AVE  
GERMANTOWN, TN 38138  
901.758.1100

Cooperating Broker:



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

*Listing Brokers:*



FRANK DYER, III, CCIM, RPA  
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# Building Exterior



# 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+)



**TENANT IMPROVEMENT ALLOWANCE OFFERED**

# Property Layout & Demographics

**9,100 SF Building | 1.65 AC**

- **Ground Level | 7,000+- SF**
- **Mezzanine Level | 2,000+- SF**
- **Patio | 900+- SF**

## POPULATION

<b>1 MILE</b>	<b>3,006+</b>
<b>3 MILE</b>	<b>33,000+</b>
<b>5 MILE</b>	<b>85,380+</b>

## HOUSEHOLDS

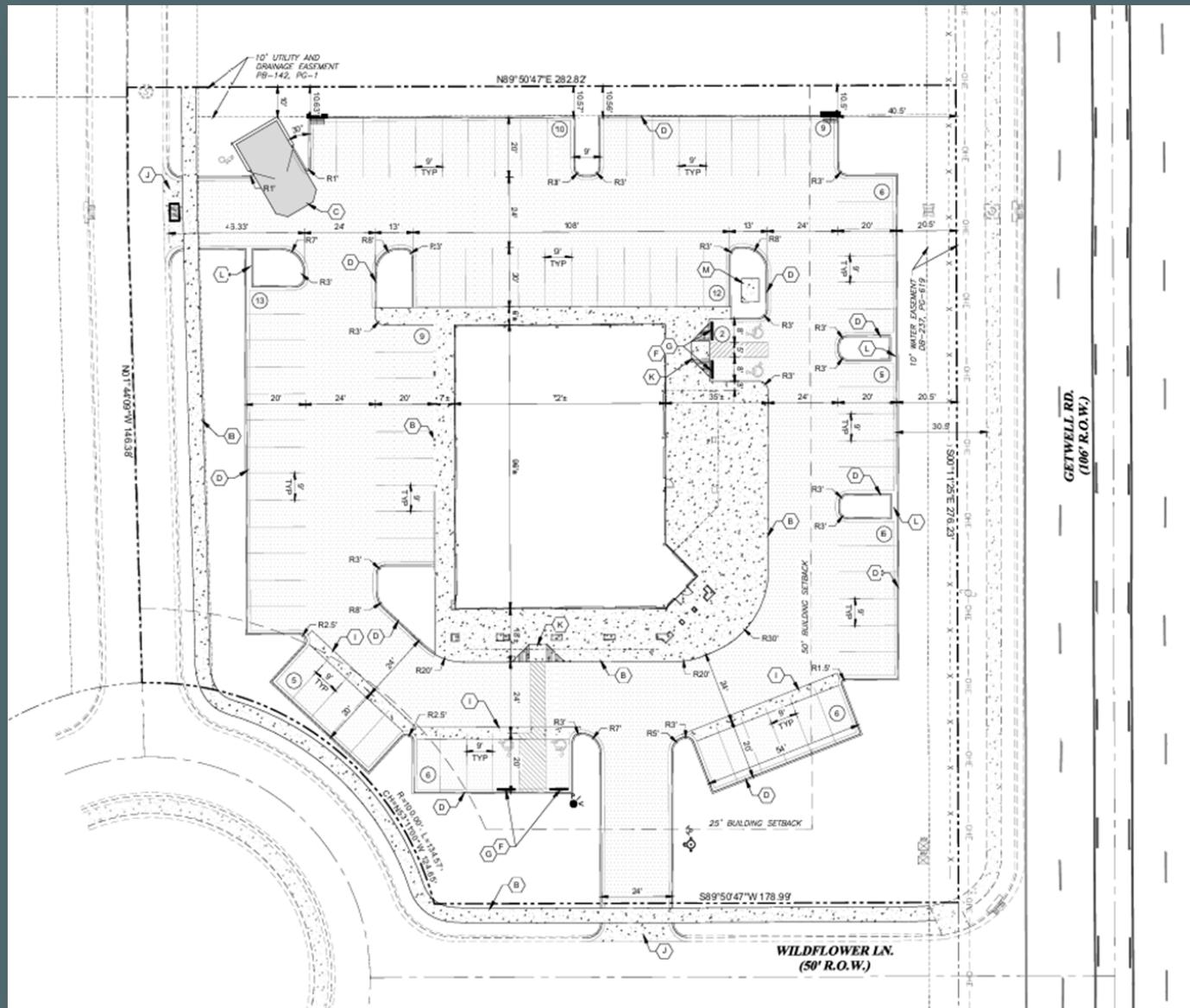
<b>1 MILE</b>	<b>1,020</b>
<b>3 MILE</b>	<b>12,000+</b>
<b>5 MILE</b>	<b>30,830+</b>

## AVG HH IMCOME

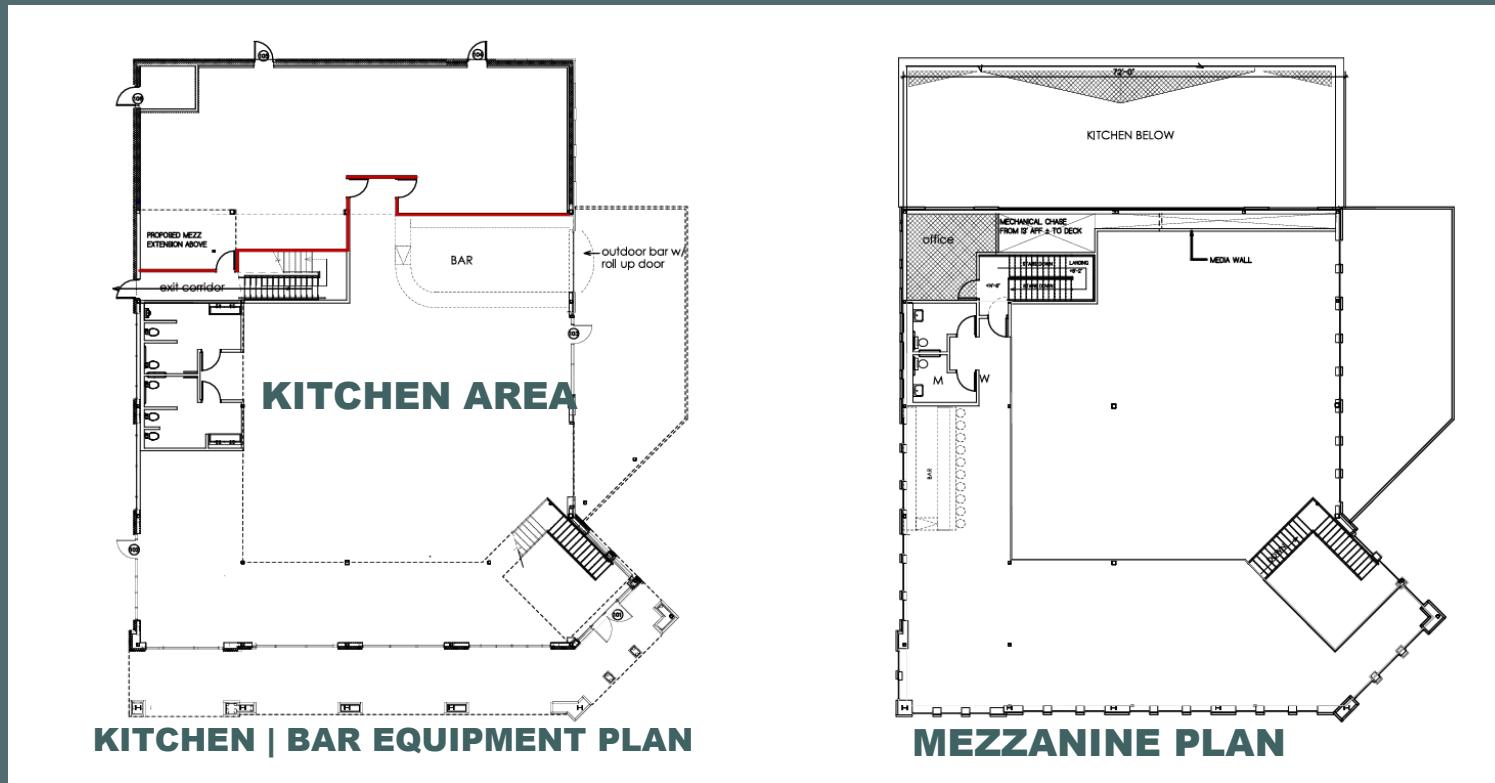
<b>1 MILE</b>	<b>\$111,900</b>
<b>3 MILE</b>	<b>\$ 97,576</b>
<b>5 MILE</b>	<b>\$ 83,371</b>

## DAILY TRAFFIC

<b>GETWELL RD</b>	<b>24,000+</b>
<b>GOODMAN RD</b>	<b>36,000+</b>



# 6233 GETWELL RD. N | SOUTHAVEN, MS



## Your Place Coming Soon?

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#LiveworkPlay

# S I L O

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## S Q U A R E ®

#SiloSquare

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

- 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)



## NEIGHBORING TENANTS:



LIFESTYLE STORE  
MAGNOLIA  
HOUSE

FIREBIRDS®  
WOOD FIRED GRILL

CADENCE  
Bank

Licensed to sell beautiful things

**GUARANTY**  
BANK & TRUST

FAIRFIELD  
INN & SUITES™  
Marriott

YOU ARE WHAT YOU EAT  
Fresh Valley  
JUICE & SALAD BAR

Georgia  
Blue.



# The Area | 5 M Radius

## THE ANNUAL EVENTS



MUSIC



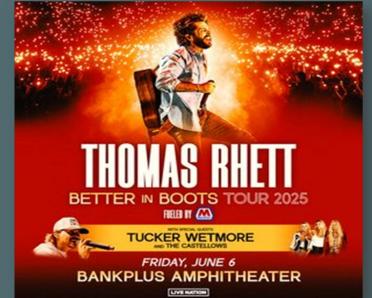
FESTIVALS



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 SOCCER COMPLEX

# The Area | 5 M Radius

THE LIVING

SILO LOFTS



TOWN SQUARE COTTAGES

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

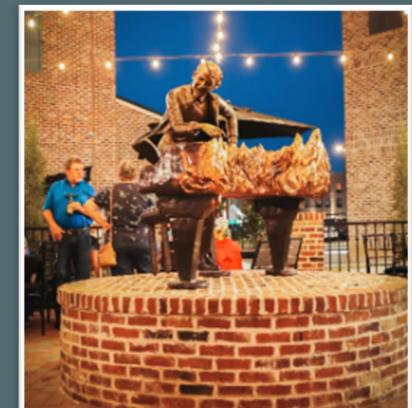
# Silo Square is the Destination



SILO BELL TOWER



PEDESTRIAN BRIDGE CONNECTING  
SILO SQUARE TO SNOWDEN GROVE



JERRY LEE LEWIS STATUE



DIRECTLY ACROSS FROM THE  
BANKPLUS AMPHITHEATER  
IN SNOWDEN GROVE



CALL OR TEXT US:

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