

For More Information:

CLAY SHORT

662.231.4262

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Retail Property For Lease

602 West Bankhead Street, New Albany, MS 38652

NEWLY RENOVATED RETAIL STRIP CENTER



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	2,562 - 5,205 SF
Lease Rate:	\$16.00 SF/yr NNN (est.\$1.46 SF)
Year Built:	1968
Building Size:	12,840 SF

PROPERTY OVERVIEW

TRI is pleased to present this newly renovated retail center, ideally positioned for medical and retail users. The property features corrugated metal construction with a street-facing brick façade and gabled roof. Available spaces range from 2,562–5,124 SF and offer 21'–42' glass storefronts, covered rear access, and shared parking with 40 paved spaces (3.12 per 1,000 SF).

One space is fully built out with painted walls, finished flooring, and exposed spiral HVAC ductwork, while remaining spaces are partially built out with sheetrock walls, open white-painted ceilings with 18'-22' ceiling heights, and one restroom per suite.

Co-tenants include Dollar General, Sherwin-Williams, and Sunset Pool & Patio.

LOCATION OVERVIEW

Located on Bankhead Street (Average Daily Traffic: 14,000), the primary commercial artery and "Main Street" of downtown New Albany. The property shares a prime corner at the intersection of State Highway 30 (Average Daily Traffic: 11,000), providing direct access to Interstate 22 serving both local and regional traffic. Minutes from restaurants, banks, Baptist Hospital and New Albany Medical District.

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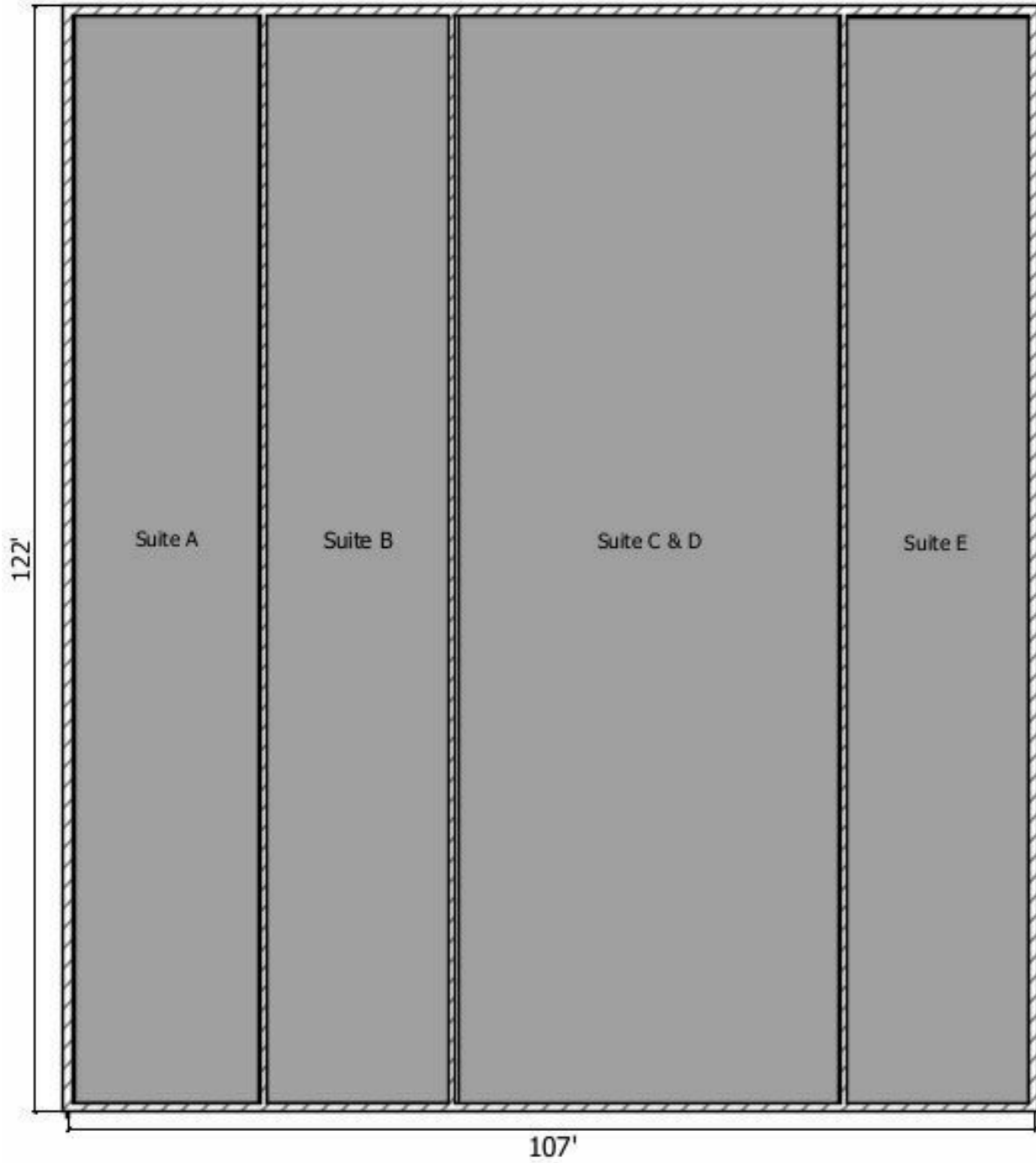
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Lease Rate: \$16.00 SF/YR (NNN) **Total Space:** 2,562 - 5,205 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Strip Center	\$16.00 SF/YR	NNN	2,643 - 5,205 SF	Negotiable	21' 8" storefront x 122' depth with 1 restroom.
Suite B	Strip Center	\$16.00 SF/YR	NNN	2,562 - 5,205 SF	Negotiable	21' storefront x 122' depth space with 1 restroom.
Suite C & D	Strip Center	\$16.00 SF/YR	NNN	5,124 SF	Negotiable	42' storefront x 122' depth space with 1 restroom.
Suite E	Strip Center	\$16.00 SF/YR	NNN	2,562 SF	Negotiable	21' storefront x 122' depth space with 1 restroom.

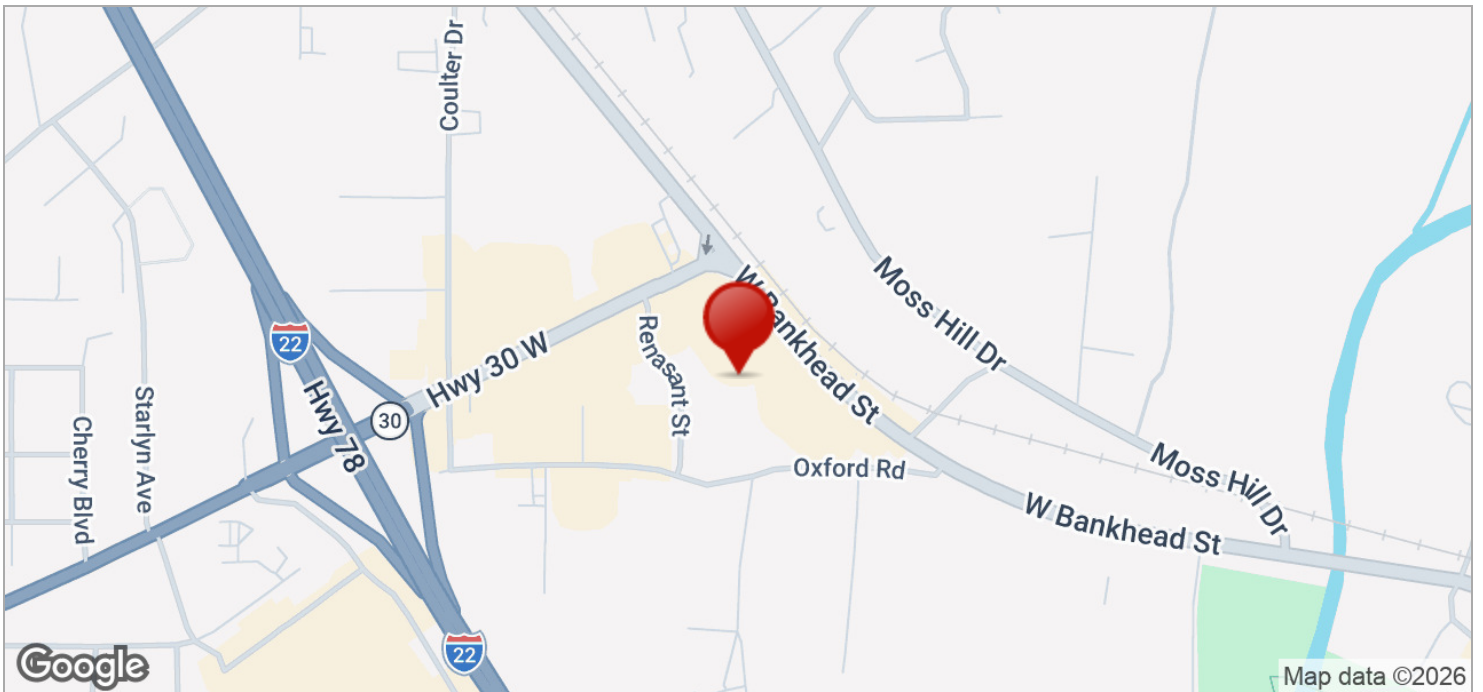
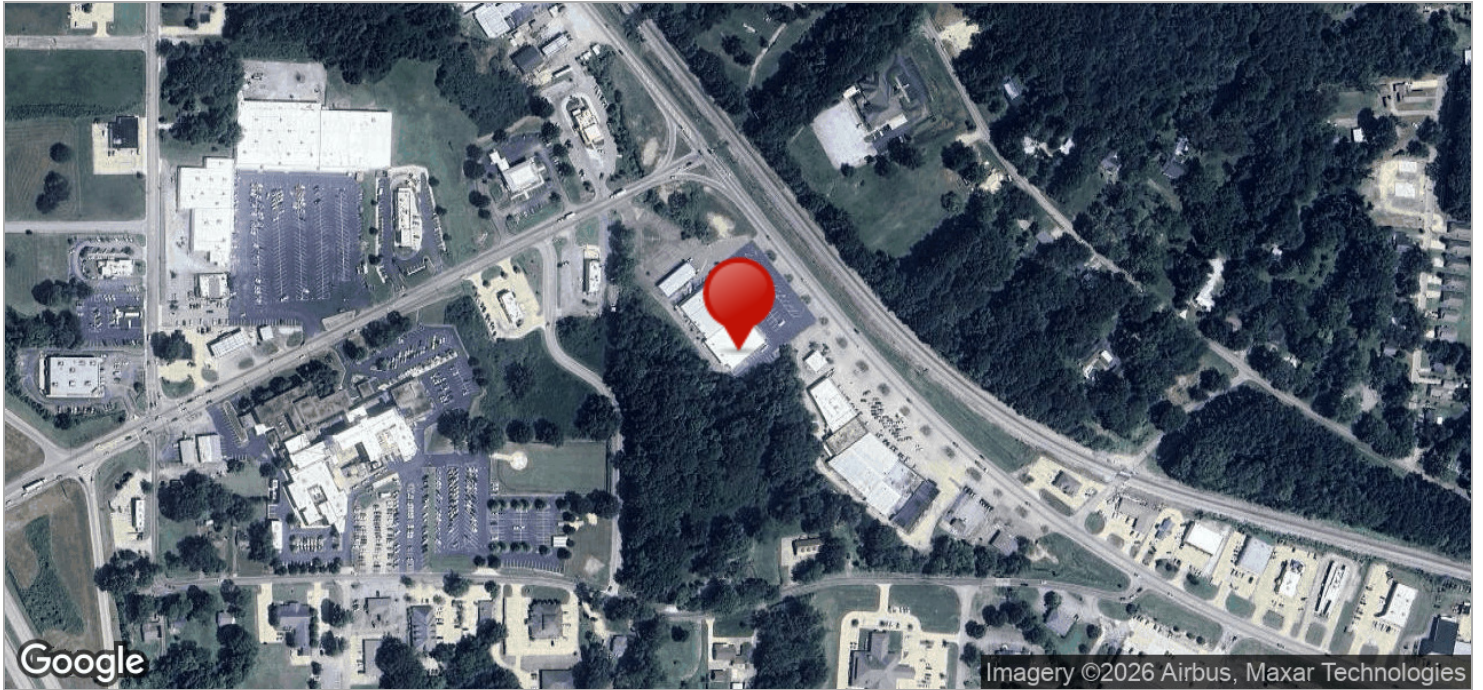
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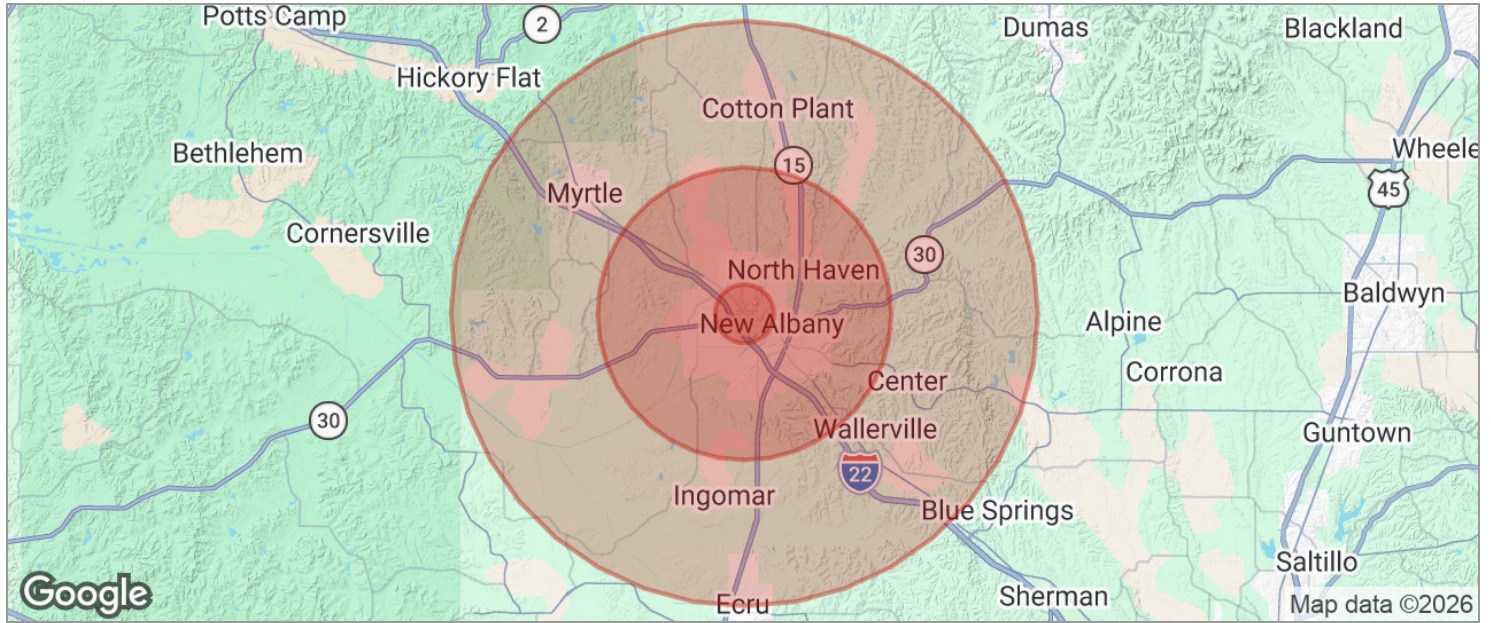
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,861	12,244	23,622
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	40
MEDIAN AGE (FEMALE)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	735	4,806	9,218
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$83,165	\$82,462	\$82,976
AVERAGE HOUSE VALUE	\$199,804	\$190,281	\$192,968

* Demographic data derived from 2020 ACS - US Census

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