

For More Information:

CLAY SHORT

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Office Building For Lease

1167 South Green Street, Tupelo, MS 38801

MEDICAL OFFICE SPACES



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



1167 South Green Street, Tupelo, MS 38801

MEDICAL OFFICE SPACES



OFFERING SUMMARY

Available SF: 2,016 - 2,400 SF

Lease Rate: \$18.00 SF/yr
(NNN)

Lot Size: 0.52 Acres

Building Size: 6,350 SF

Zoning: MUCC

PROPERTY OVERVIEW

This property is made up of 3 spaces. Space A is 2,400 SF and Space B is 2,016 SF. Landlord has completed exterior renovation including parking lot.

LOCATION OVERVIEW

Discover the vibrant, growing community surrounding Bragg Canna Tupelo Dispensary. This location boasts proximity to the renowned North Mississippi Medical Center and the vibrant Downtown Tupelo Main Street district, offering an enticing array of amenities for medical and office professionals.

Property has great visibility and easy access on Green Street. Green street is one of the primary access points to the Tupelo medical district with 12,000 ADT and easy access to State HWY 45, I-22 and State HWY 6.

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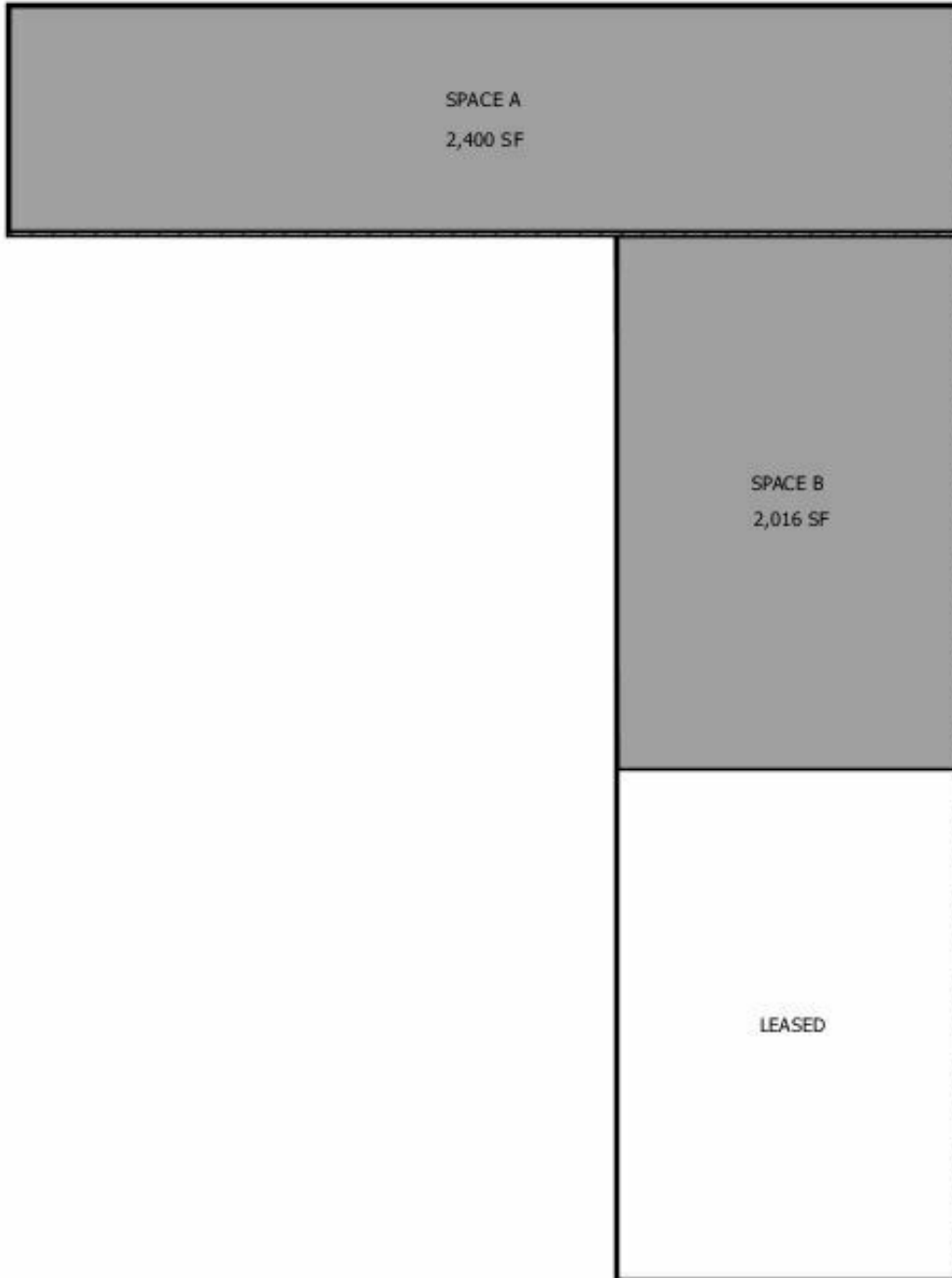
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SPACES AVAILABLE



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Lease Rate: \$18.00 SF/YR (NNN)

Total Space 2,016 - 2,400 SF

Lease Type: NNN

Lease Term:

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|---------|-----------|---------------|------------|-----------|------------|---|
| Space A | | \$18.00 SF/YR | NNN | 2,400 SF | Negotiable | Space A has Reception and Lobby with ADA restroom, 6-8 offices or exam rooms, conference room, kitchen, second restroom and lots of storage space of other office spaces. |
| Space B | | \$18.00 SF/YR | NNN | 2,016 SF | Negotiable | |

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MEDICAL OFFICE SPACE A



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MEDICAL OFFICE SPACE A



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MEDICAL OFFICE SPACE B



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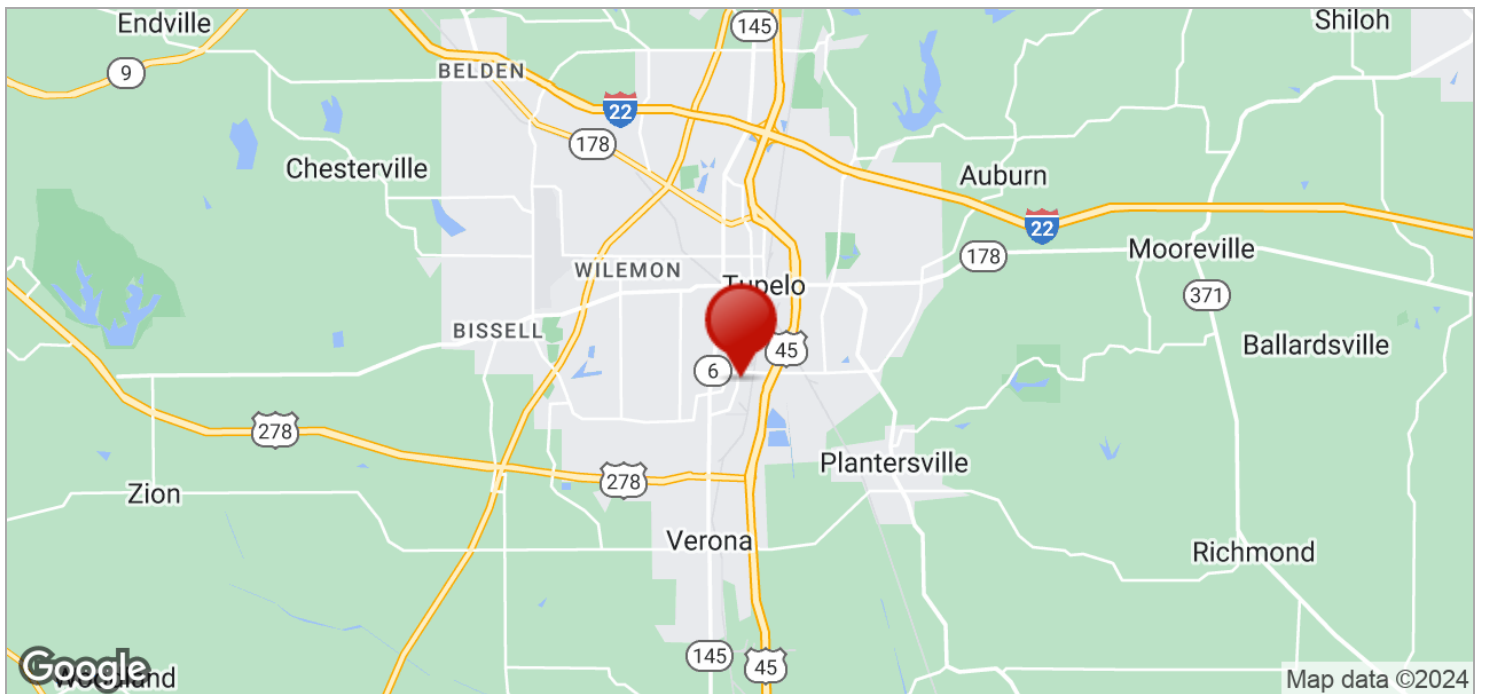
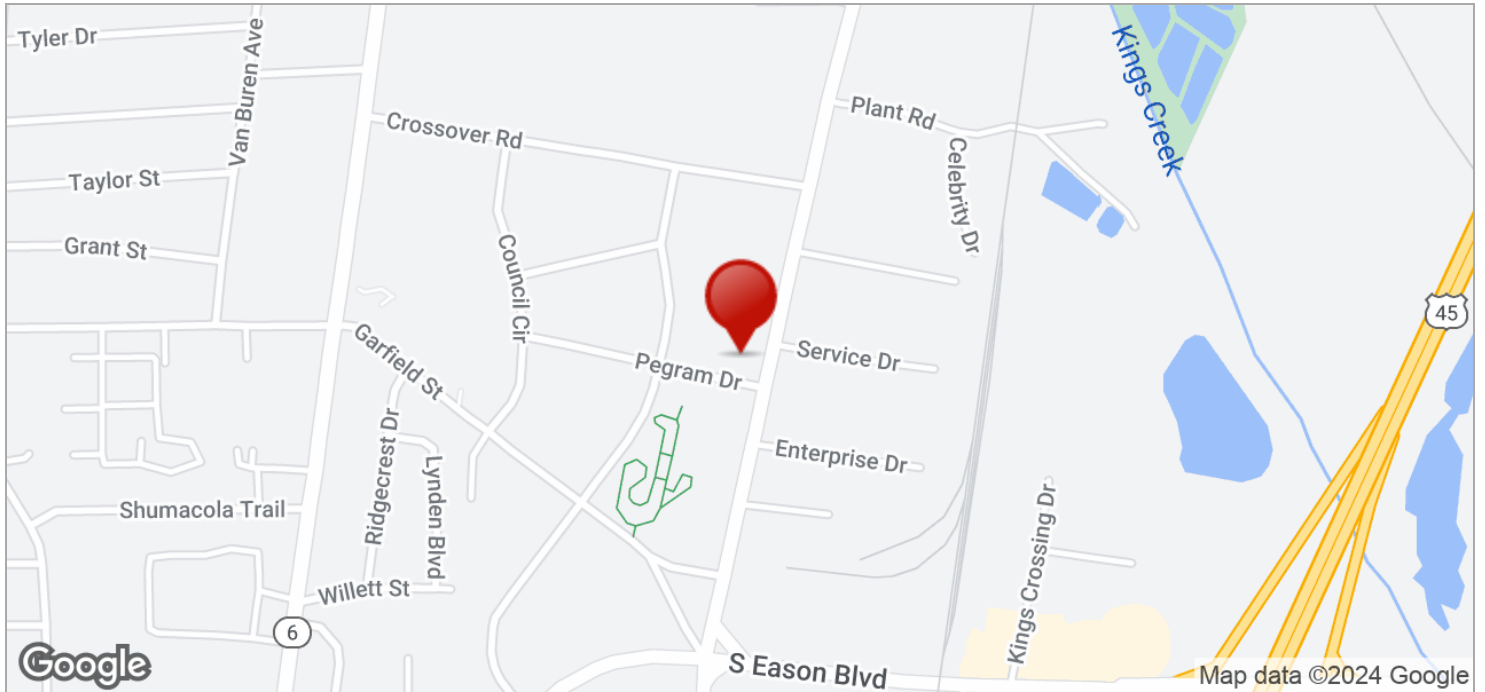
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MEDICAL OFFICE SPACES



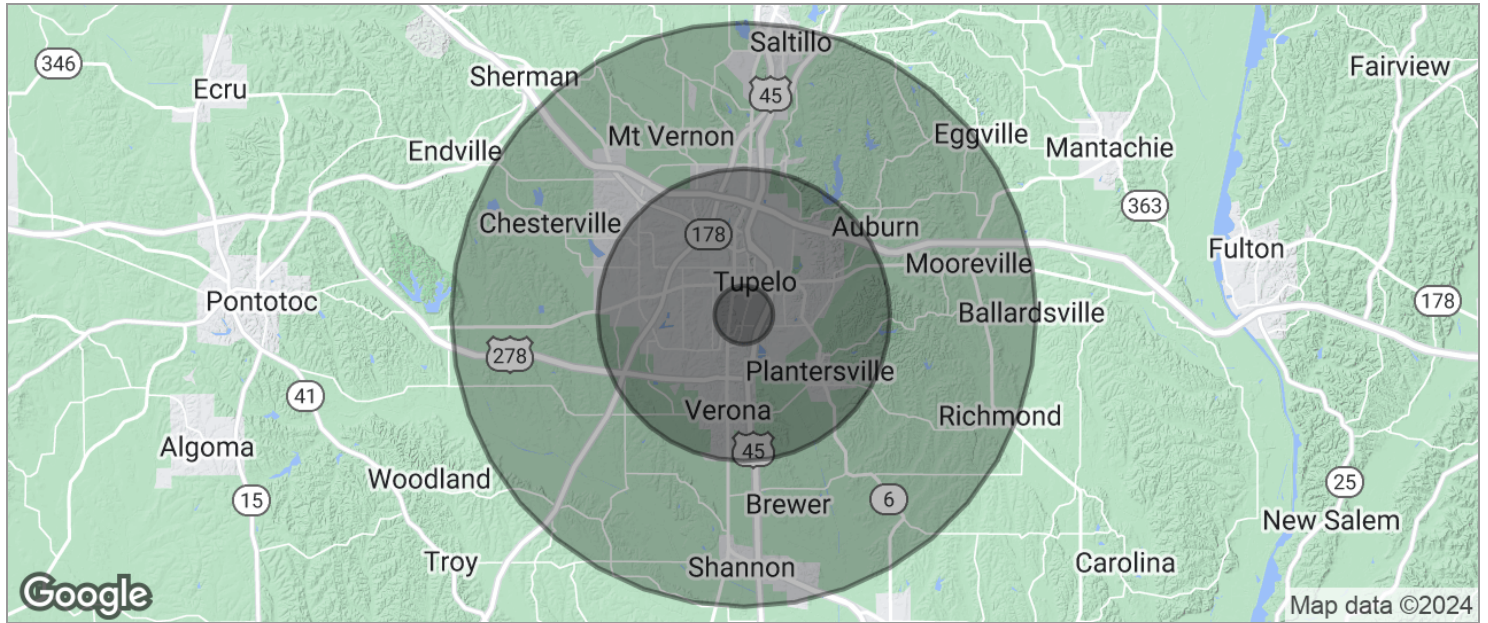
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MEDICAL OFFICE SPACES



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 2,339 | 39,840 | 71,337 |
| MEDIAN AGE | 37.7 | 36.5 | 38.3 |
| MEDIAN AGE (MALE) | 39.1 | 34.1 | 36.1 |
| MEDIAN AGE (FEMALE) | 39.8 | 37.8 | 39.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 1,143 | 17,491 | 31,397 |
| # OF PERSONS PER HH | 2.0 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$44,471 | \$58,112 | \$61,687 |
| AVERAGE HOUSE VALUE | \$165,202 | \$173,826 | \$160,782 |

* Demographic data derived from 2020 ACS - US Census

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