

*For More Information:*

CLAY SHORT

662.231.4262

[cshort@trirealestate.net](mailto:cshort@trirealestate.net)

Retail Property For Lease

*3466 McCullough Boulevard, Belden, MS 38826*

# MCCULLOUGH CENTER



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)



## OFFERING SUMMARY

**Available SF:** 2,500 SF

**Lease Rate:** \$18.00 SF/yr (MG)

**Lot Size:** 1 Acres

**Year Built:** 2014

**Building Size:** 7,500 SF

## PROPERTY OVERVIEW

This versatile 2,500 SF commercial space offers a well thought out layout ideal for professional offices, medical practices, or nonprofit organizations. The front entrance opens into a large open concept workspace perfect for cubicles or collaborative setups. A private conference room provides a dedicated for meetings, while a kitchenette offers convenience for staff. The layout also includes a small private office, a bathroom, and a storage area with a rear exit for easy access. With 2,500 SF of functional space, this property is designed to support productivity and efficiency in a professional setting. Plenty of space on building for signage + a roadside pylon.

## LOCATION OVERVIEW

Located on one of the primary business corridors in the Tupelo / Belden market within 1/4 mile of the intersection of US I-22. Immediate neighbors include upscale apartments, restaurants, a church, and heavier commercial / light industrial businesses. Average daily traffic volume = 17,000 +/- vehicles per day. Co-tenants include a pharmacy and liquor store.

### *For More Information:*

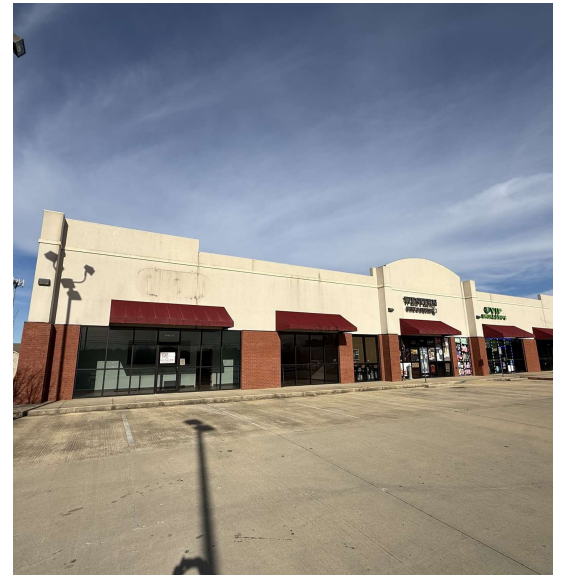
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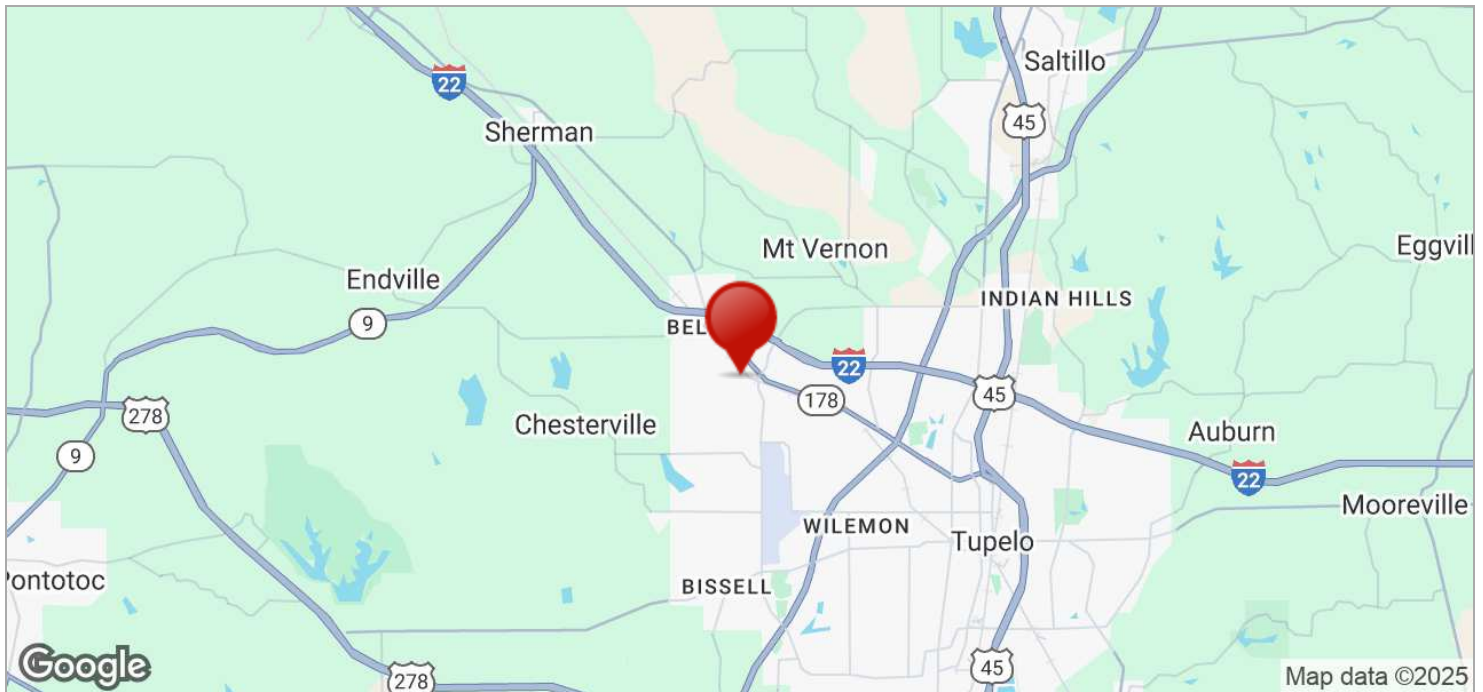
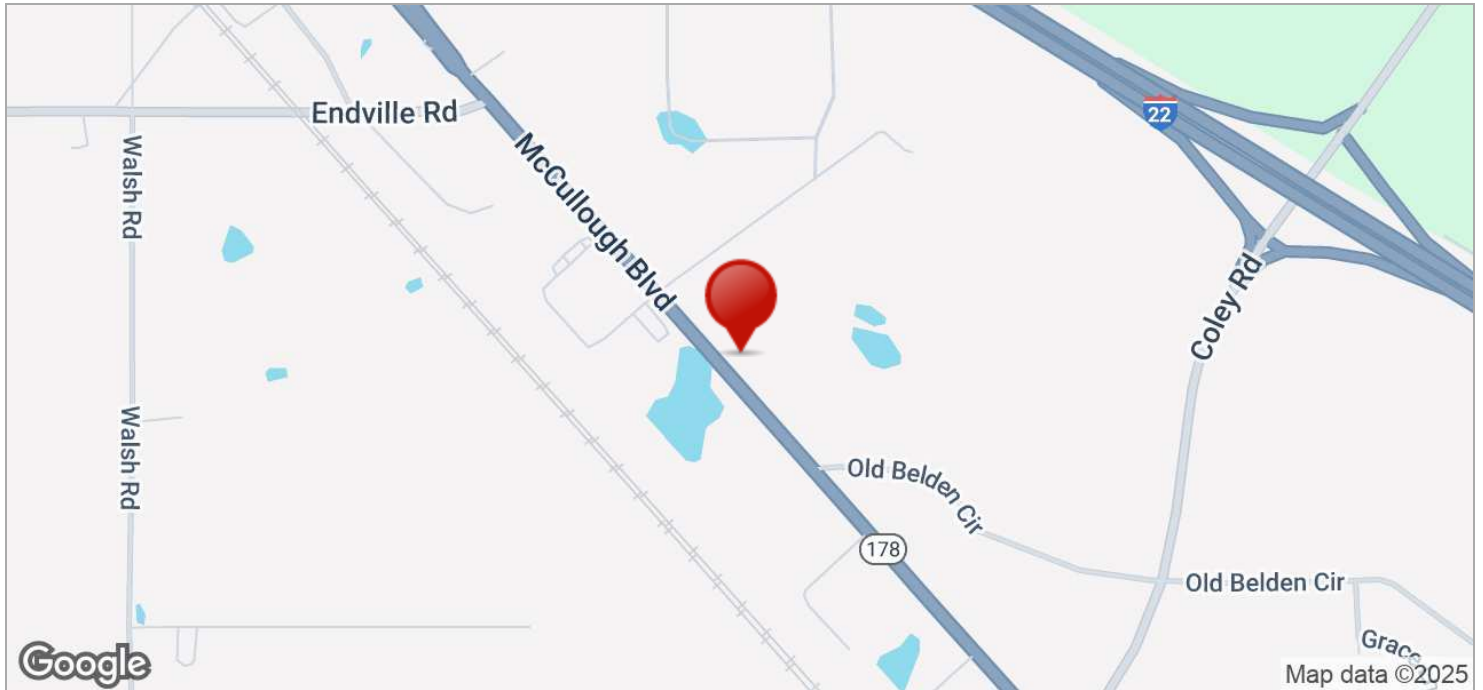
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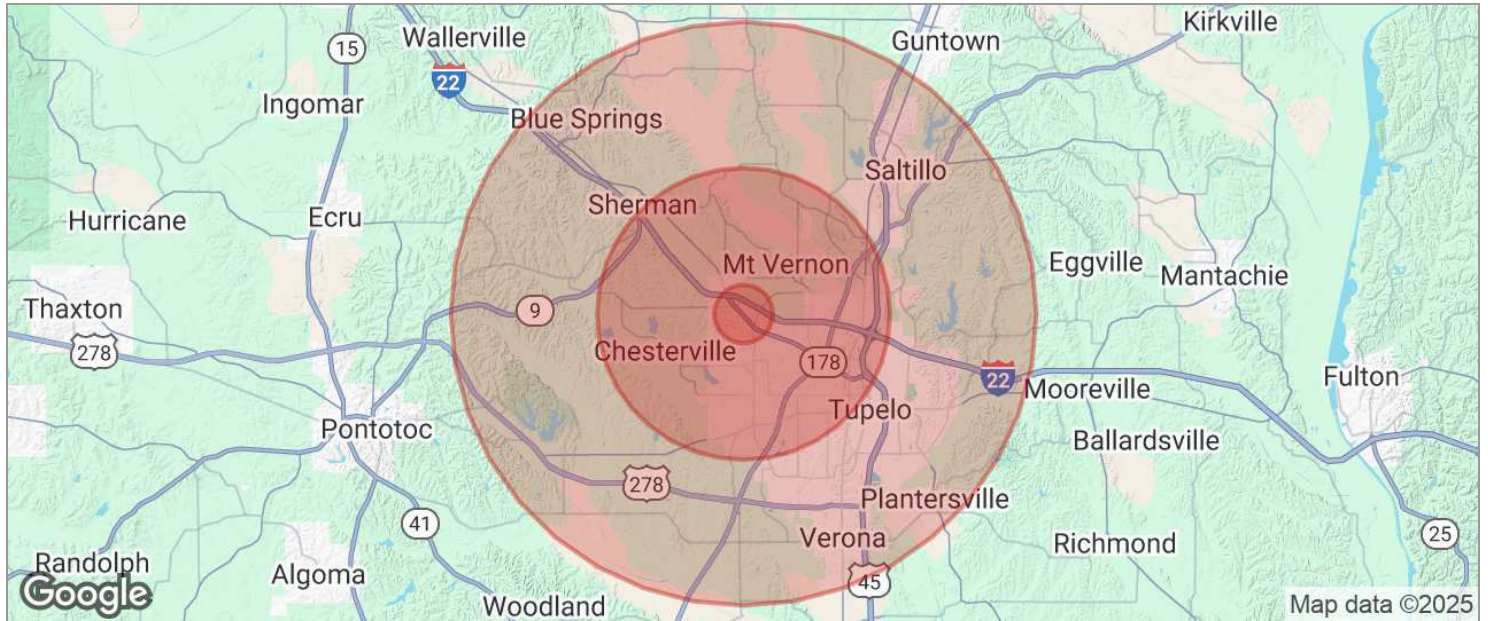


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	583	20,634	71,184
MEDIAN AGE	43.1	37.7	35.0
MEDIAN AGE (MALE)	40.3	36.1	33.6
MEDIAN AGE (FEMALE)	44.1	38.8	36.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	234	8,328	27,269
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$113,695	\$74,381	\$58,847
AVERAGE HOUSE VALUE	\$249,693	\$189,669	\$169,632

\* Demographic data derived from 2020 ACS - US Census

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