

For More Information:

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QuickCash

LI

Retail Property For Lease

1706 North Gloster Street, Tupelo, MS 38804

1706 NORTH GLOSTER



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$22 SF/yr (MG)

Year Built: 2015

Building Size: 10,200 SF

PROPERTY OVERVIEW

Highly adaptable 1,500 SF retail space in great condition. Space is approximately 22' x 68' with 22' x 35' sales floor, 22' x 32' finished rear area with ADA restroom. 40 shared lined parking spaces and pylon sign. Nets of Tax and Insurance (est \$2.72 SF)

Neighbors include Texas Roadhouse, Outback Steakhouse, Steak 'n Shake, banks, other restaurants, office users, retail strip centers and a newly constructed convenience store.

LOCATION OVERVIEW

Located on one of Tupelo's primary commercial corridors at the signalized intersection of North Gloster Street and Lakeshire Drive/Green Street. The property offers outstanding visibility and access along a five-lane roadway with dedicated turn lanes. Traffic counts exceed 23,000 vehicles per day, one of the highest in the Tupelo market.

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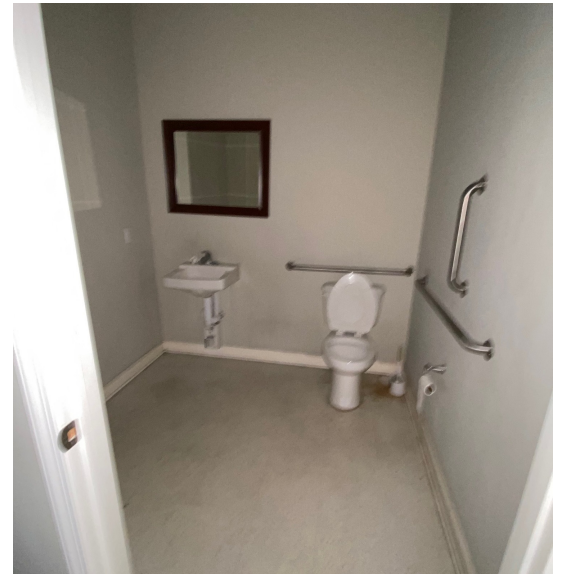
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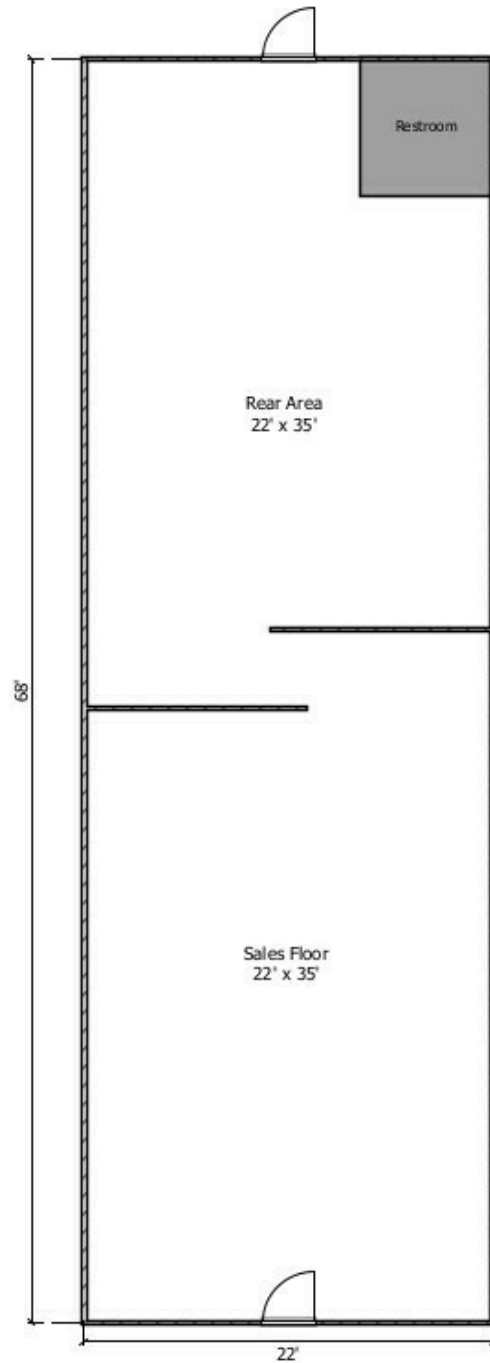
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1706 FLOOR PLAN

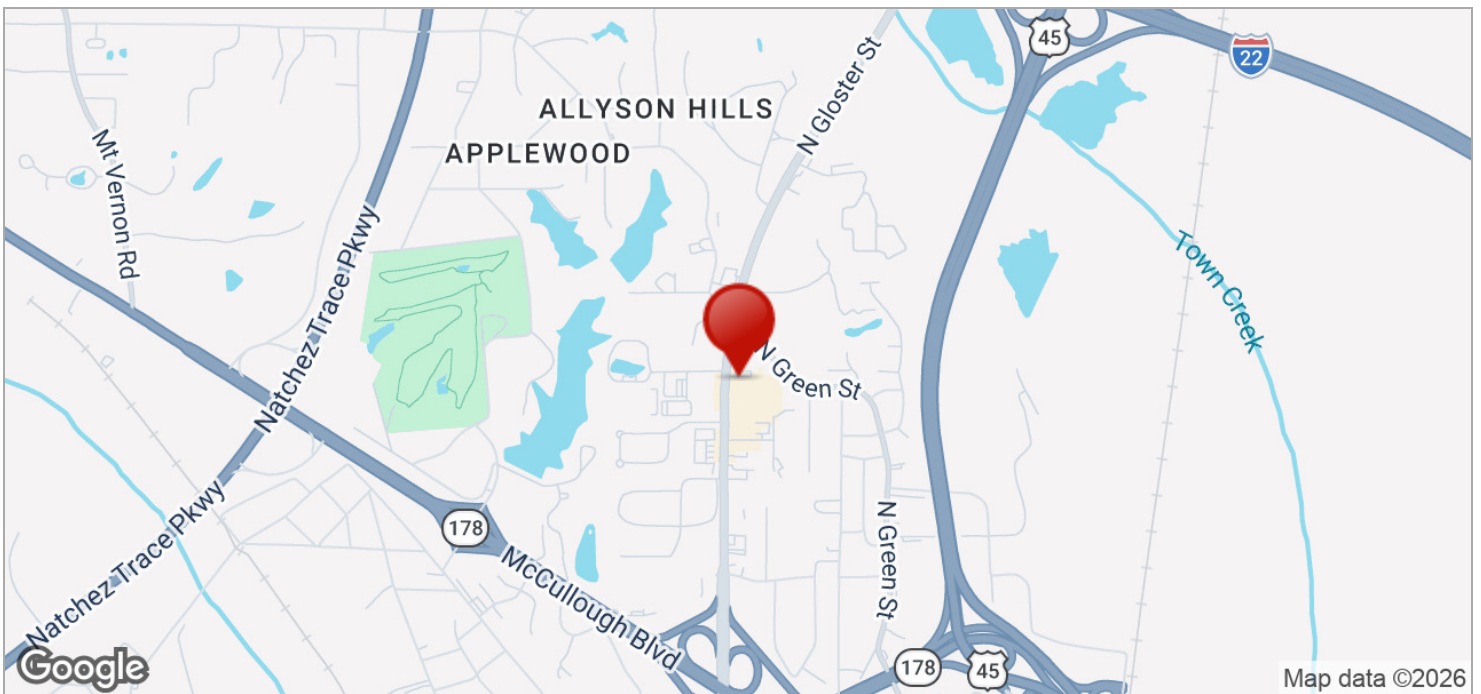


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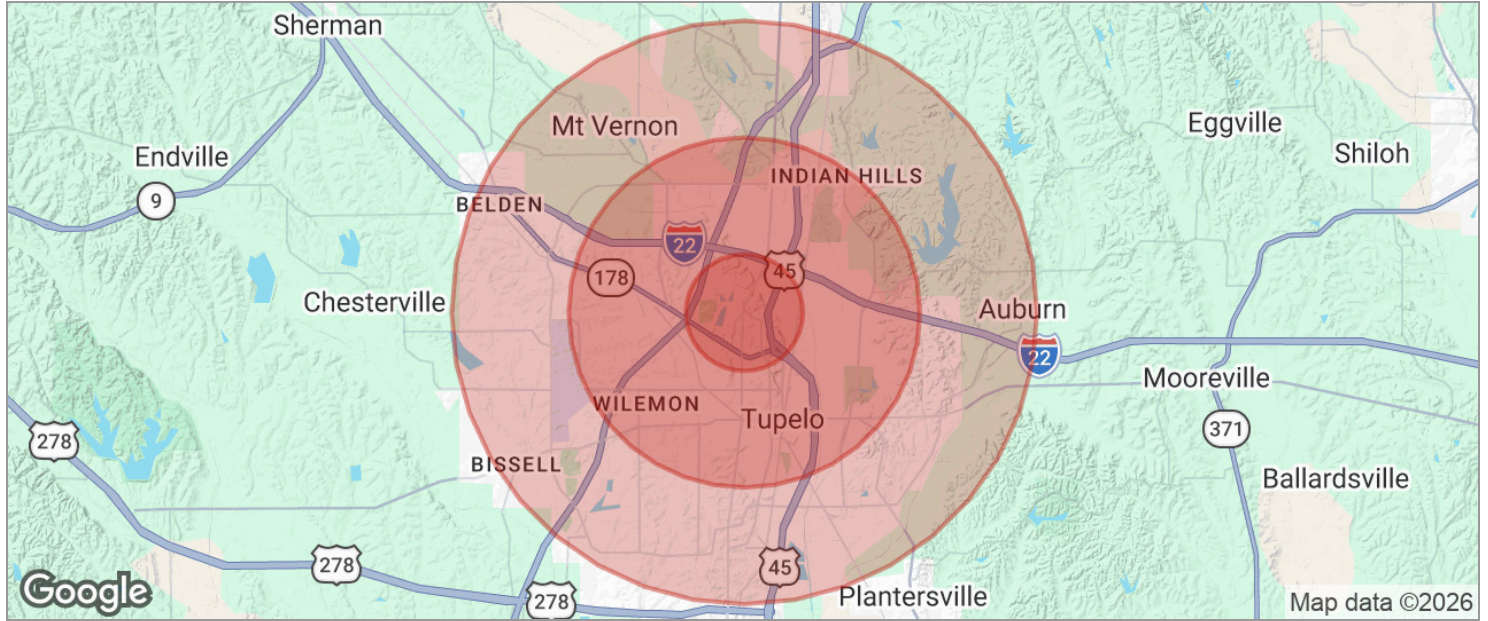


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,447	19,296	37,192
MEDIAN AGE	44.4	38.5	39.6
MEDIAN AGE (MALE)	43.3	36.5	38.4
MEDIAN AGE (FEMALE)	46.5	42.9	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	986	8,060	14,985
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$127,147	\$80,979	\$88,609
AVERAGE HOUSE VALUE	\$290,858	\$196,663	\$217,416

* Demographic data derived from 2020 ACS - US Census

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