

*For More Information:*

CLAY SHORT

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Retail Property For Lease

*Town Creek Drive, Saltillo, MS 38866*

TOWN CREEK



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

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



Town Creek Drive, Saltillo, MS 38866

# TOWN CREEK



## OFFERING SUMMARY

<b>Available SF:</b>	1,526 - 2,700 SF
<b>Lease Rate:</b>	\$10 - 12 SF/yr (Gross)
<b>Lot Size:</b>	3.4 Acres
<b>Year Built:</b>	2002
<b>Building Size:</b>	26,748 SF

## PROPERTY OVERVIEW

Town Creek Shopping Center offers 20 retail and office suites in a convenient Saltillo location. Spaces range from 616 SF up to 3,000 SF, providing flexible options for a variety of businesses. The center features competitive rental rates and excellent value. Positioned within a growing retail corridor, Town Creek is surrounded by strong co-tenancy including Cadence Bank, McDonald's, Snap Fitness, Subway, and IMPC Medical.

## LOCATION OVERVIEW

Located just off the State Highway 45 interchange in Saltillo, MS, this property sits in the heart of the city's primary retail corridor. Positioned at the prominent intersection of MS Highway 145 and US Highway 45, it enjoys exceptional visibility with a combined average daily traffic count of approximately 38,000 vehicles—making it the highest-traffic location in Saltillo

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## LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,526 - 2,700 SF

Lease Term:	Negotiable
Lease Rate:	\$10 - \$12 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
105	Available	2,108 SF	Gross	\$12.00 SF/yr	-
107 A	Available	1,609 SF	Gross	\$12.00 SF/yr	-
121	Available	1,526 SF	Gross	\$12.00 SF/yr	-
123 A	Available	2,400 SF	Gross	\$12.00 SF/yr	-
127	Available	2,700 SF	Gross	\$10.00 SF/yr	-

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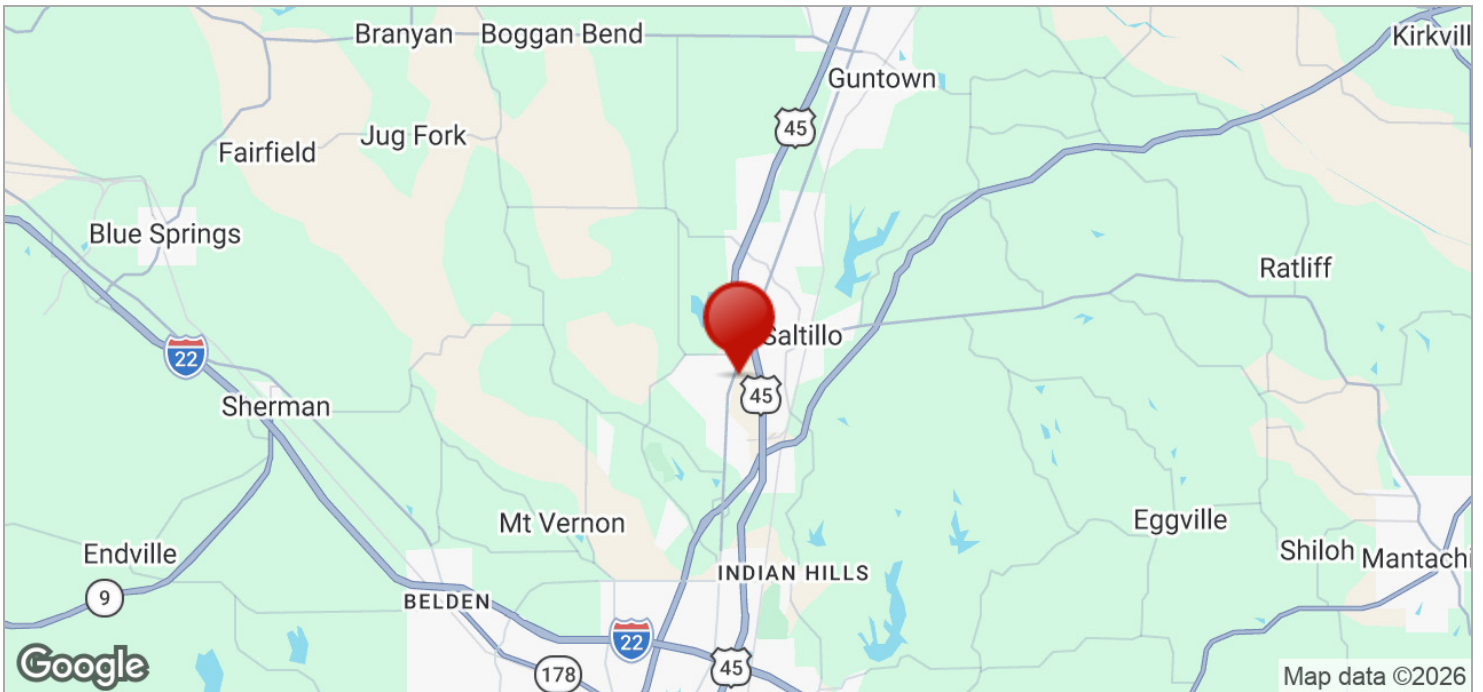
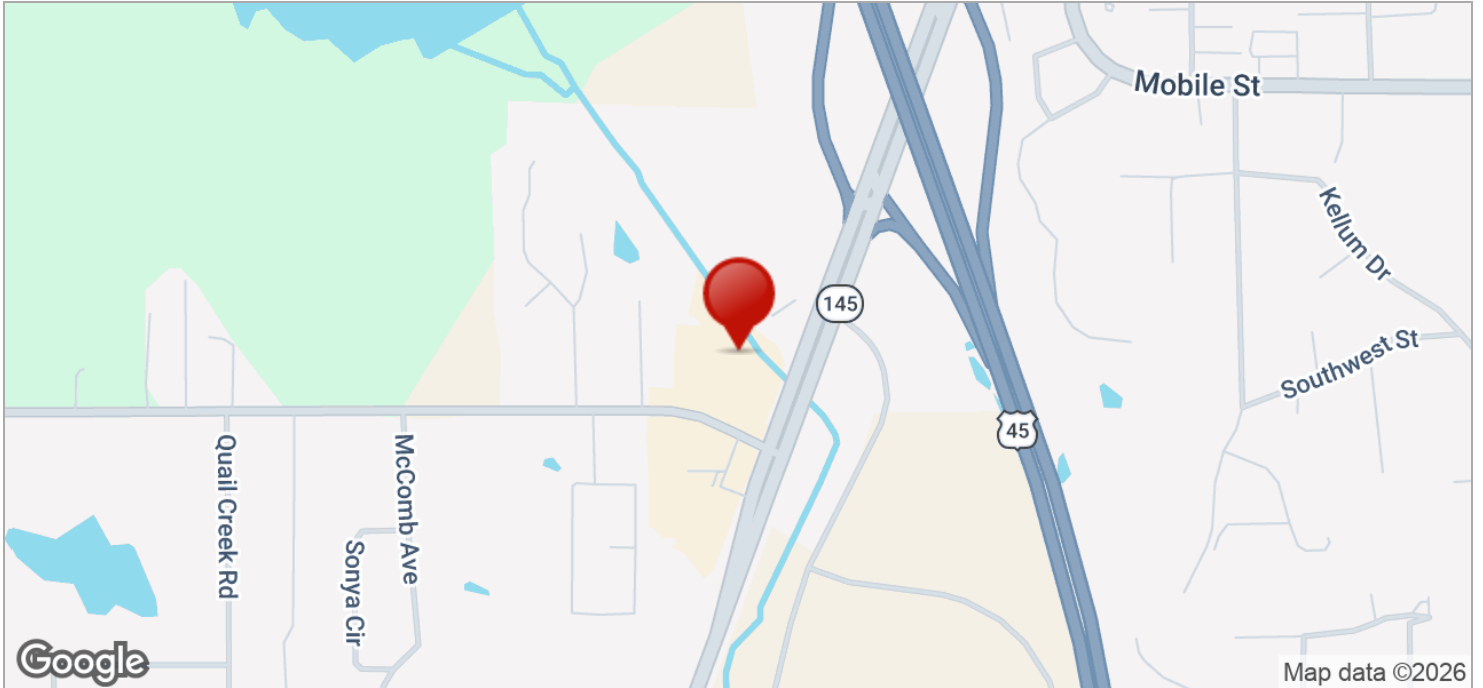
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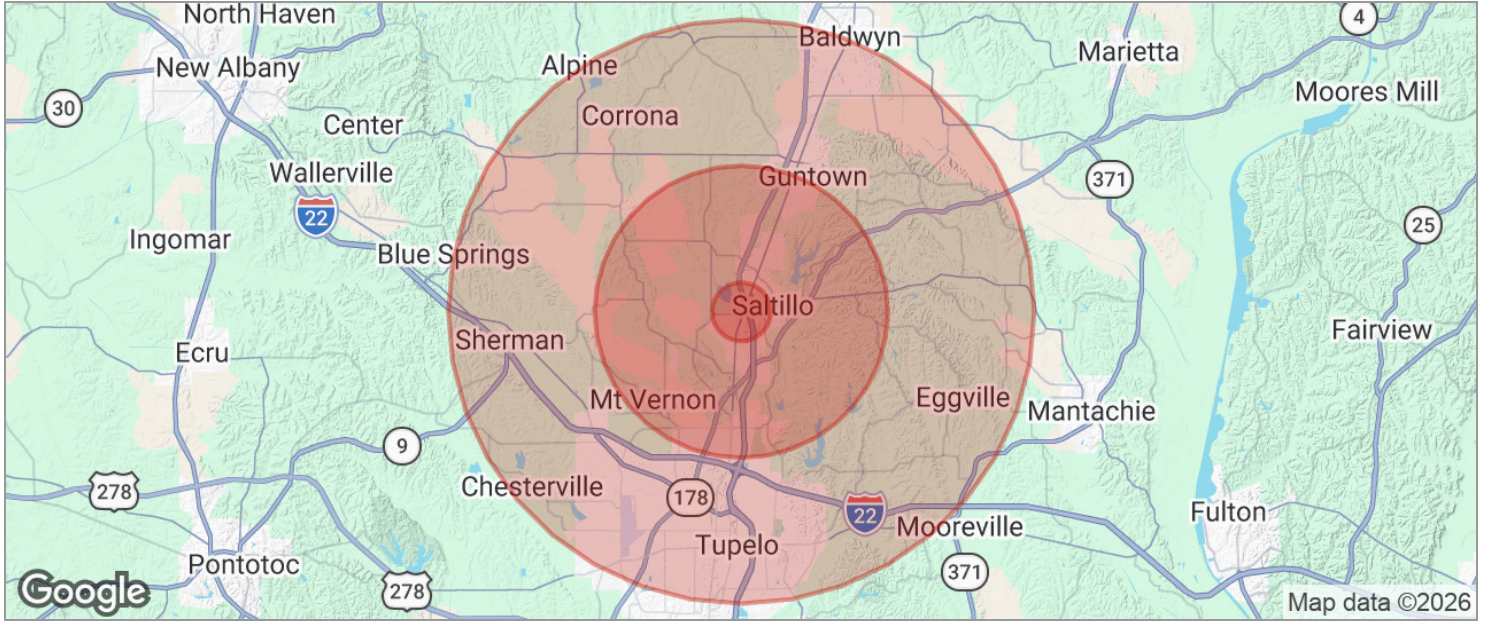
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	597	11,969	60,771
MEDIAN AGE	35.7	35.9	36.3
MEDIAN AGE (MALE)	34.3	33.8	34.9
MEDIAN AGE (FEMALE)	37.5	37.3	37.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	223	4,447	23,684
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$62,182	\$64,970	\$61,504
AVERAGE HOUSE VALUE		\$154,623	\$157,700

\* Demographic data derived from 2020 ACS - US Census

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