

SUMMARY

AERIAL

SITE PLAN

RETAIL
COMPETITION

PHOTOS

DEMO & TRADE
AREA

FOR LEASE

AVAILABLE

- Suite 3978-C 1,400 ± SF \$28 PSF NNN + \$4.91

ZONING

Regional Commercial

PROPERTY OVERVIEW

King's Crossing, located in Tupelo, MS, is a 116,952-SF power center anchored by Ross Dress For Less and Kohl's + Sephora (shadow-anchor). Situated in the primary retail corridor of Northeast Mississippi, it is close to US Highway 78, US Highway 45, and adjacent to the Super Regional Mall at Barnes Crossing. The mall draws in over 13.2 million customers annually and offers 700,000 square feet of retail space.

Currently available is a 1,400 SF front-facing space with great visibility from N. Gloster St. This space is situated on the main commercial corridor of Tupelo's high-density retail district which includes over 1.5 million square feet of retail space and restaurants, anchored by the Mall at Barnes Crossing. King's Crossing alone attracts an estimated 1.7 Million visits per year (Placer.AI) from the extended trade area.

North Gloster Street, Tupelo's prime retail corridor, has an average daily traffic volume of 23,920 vehicles. Immediate neighbors include Lowe's Home Improvement Warehouse, MALCO Theaters, Olive Garden, Starbucks, and Buffalo Wild Wings, among others. Shopping center co-tenants include Kohls + Sephora, Ross Dress For Less, Kirkland's, Petco, Newk's Eatery, and more.

Former Dispensary space available no later than 11/30/2026

Next to Sports Clips, Five Guys and Kays Jewelers. This unit faces N. Gloster Street which sees 21,000 VPD directly in front of site.

CO-TENANTS



SUITE 3978-C
1,400 ± SF
AVAILABLE NOVEMBER 2026

SUMMARY

AERIAL

SITE PLAN

RETAIL
 COMPETITION

PHOTOS

DEMO & TRADE
 AREA



SUMMARY

AERIAL

SITE PLAN

RETAIL
COMPETITION

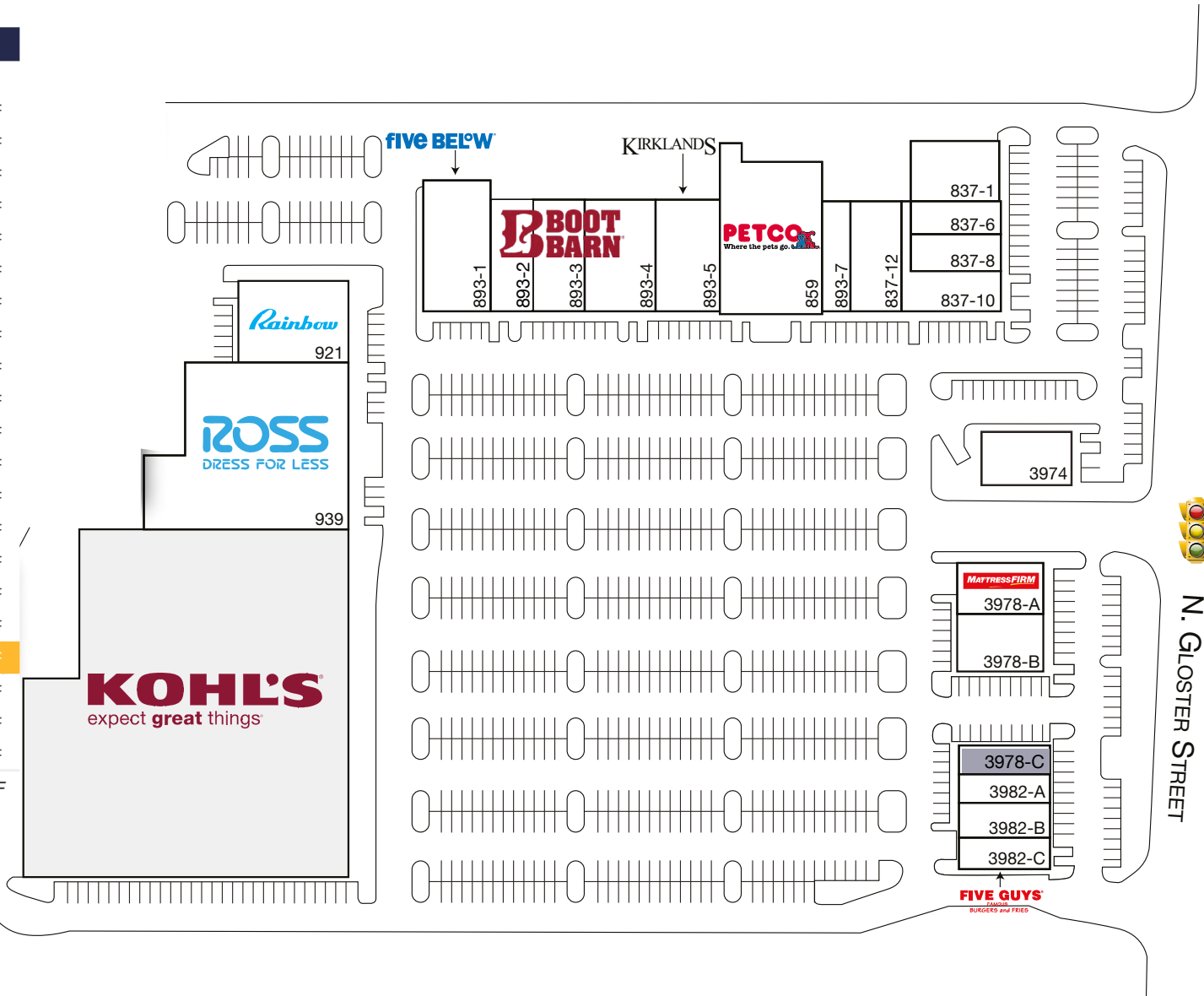
PHOTOS

DEMO & TRADE
AREA

TENANT ROSTER

SUITE	TENANT	SIZE
939	Ross Dress For Less	25,000 SF
921	Rainbow	7,500 SF
893-1	Five Below	8,253 SF
893-2	Boot Barn	4,000 SF
893-3	Boot Barn	4,800 SF
893-4	Boot Barn	4,867 SF
893-5	Kirkland's Stores	7,500 SF
859	Petco	14,105 SF
893-7	City Nails & Spa	2,002 SF
837-12	Don Julio's Mexican Restaurant	4,500 SF
837-10	Eyemart Express	4,700 SF
837-8	Mochi Crunch	2,000 SF
837-6	Crumbl Cookies	4,800 SF
837-1	Mt. Fuji Japanese Steakhouse	5,426 SF
3974	Newk's Cafe	4,000 SF
3978-A	Mattress Firm	4,110 SF
3978-B	Kay Jewelers	3,890 SF
3978-C	Available Nov 2026	1,400 SF
3982-A	Sport Clips	1,360 SF
3982-B	Taziki's Mediterranean Cafe	3,346 SF
3982-C	Five Guys	2,500 SF
TOTAL		116,952 SF

- LEASED
- AVAILABLE
- NOT OWNED



SUMMARY

AERIAL

SITE PLAN

RETAIL
 COMPETITION

PHOTOS

DEMO & TRADE
 AREA



SUMMARY

AERIAL

SITE PLAN

RETAIL
COMPETITION

PHOTOS

DEMO & TRADE
AREA



SUMMARY

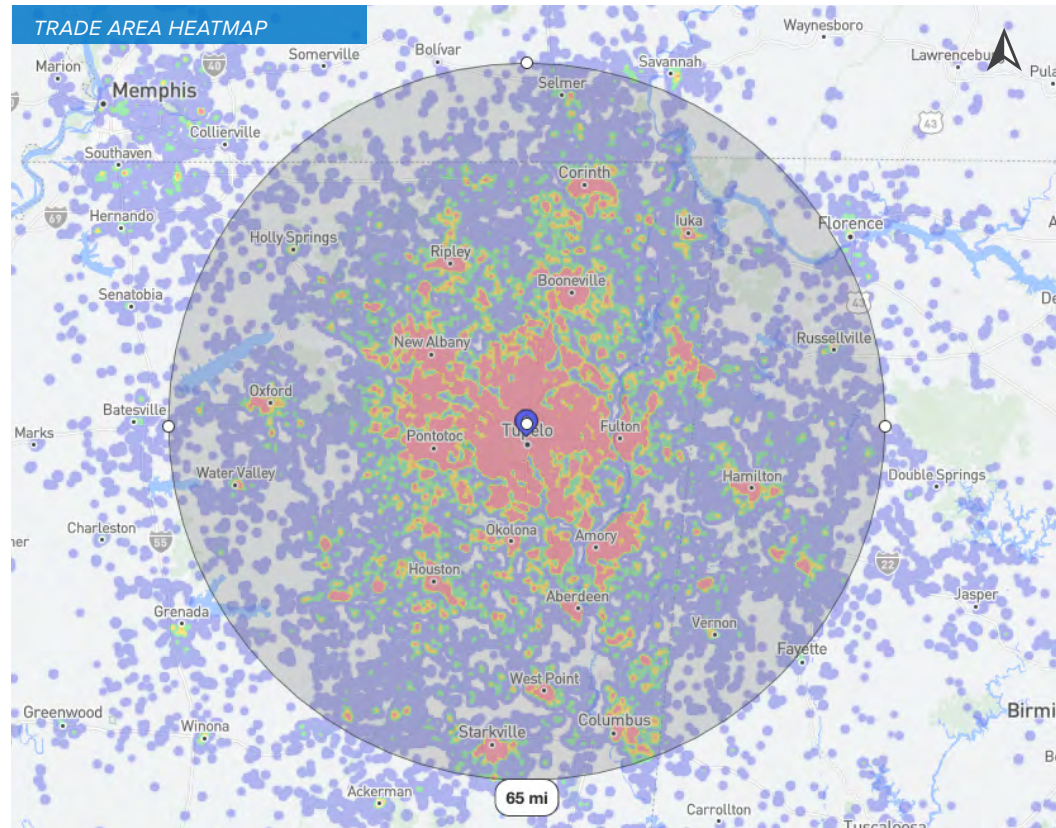
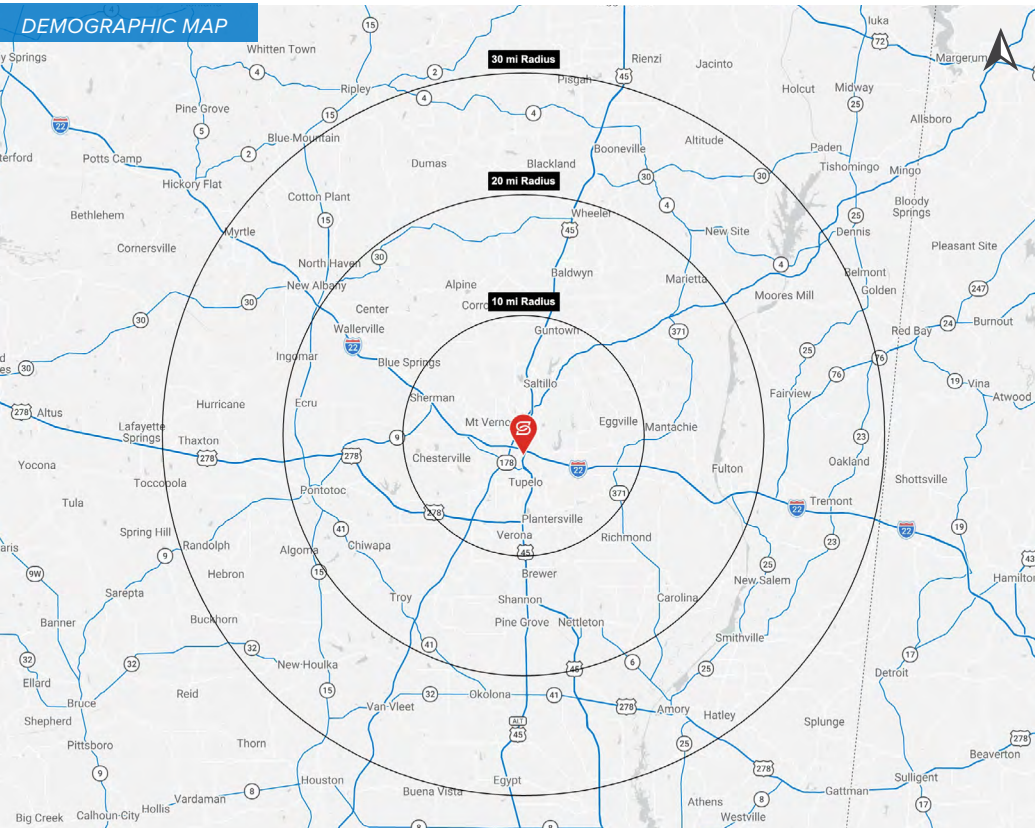
AERIAL

SITE PLAN

RETAIL
COMPETITION

PHOTOS

DEMO & TRADE
AREA



2025 DEMOGRAPHICS

