



# Home Depot Outparcel - Tupelo, MS

1074 Cross Creek Drive

Tupelo, MS 38866



## FOR LEASE

### Property Highlights

- Home Depot outparcel available for ground lease or build to suit - 1-2 lots available
- Surrounding Retail: Home Depot, Walmart, Academy, Dick's, Chick-Fil-A, TJ Maxx, Hobby Lobby, Kroger
- Restricted Uses: Auto, Home Improvement, Fitness, or Vet
- Excellent Visibility, Access, and Parking Available
- High Traffic Counts off HWY-45 (36,430 VPD)



ACRES  
+/- 1.5



TRAFFIC  
38,000 VPD



ACCESS  
Parkland Dr.

### Demographics

3 mile

5 mile

10 mile

	3 mile	5 mile	10 mile
Population	7,779	29,277	73,191
Households	3,163	12,033	29,049
Med HH Income	\$75,246	\$73,496	\$77,911

BROKER OF RECORD:  
DAVID ASHFORD  
LICENSE # B-24818

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retail specialists

# HD Outparcel

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## Market Aerial



**FOR LEASE**

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