

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Office Building For Lease

431 West Main Street, Tupelo, MS 38804

431 WEST MAIN PROFESSIONAL BUILDING



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	1,333 - 2,385 SF
Lease Rate:	\$16 - 18 SF/yr (NNN)
Lot Size:	2.5 Acres
Year Built:	1945
Building Size:	54,400 SF
Renovated:	2020
Zoning:	Mixed-Use Downtown
Market:	Lee County MS Micropolitan
Submarket:	Tupelo Central Business District

PROPERTY OVERVIEW

Multi-level, professional office building stabilized with a strong tenant mix. The roster includes professionals from architecture, construction, & engineering; governmental services (GSA), and legal & financial industries (rent roll included), and is anchored by Guaranty Bank. The parking lot is one of few private lots in the CBD.

All typical downtown occupants, including legal services of all kinds, four major banks, many restaurants, and diverse retail shopping can all be found within 1 mile of the property. Residential neighborhoods of various price points lay immediately on the borders of the CBD, surrounding the area.

LOCATION OVERVIEW

Located on Main Street at a signalized intersection in the Central Business District in Tupelo MS. Property is bordered on 3 sides with public roads and sidewalks, and is one of the few downtown Tupelo properties with a large private parking lot. Adjacent street parking is also available

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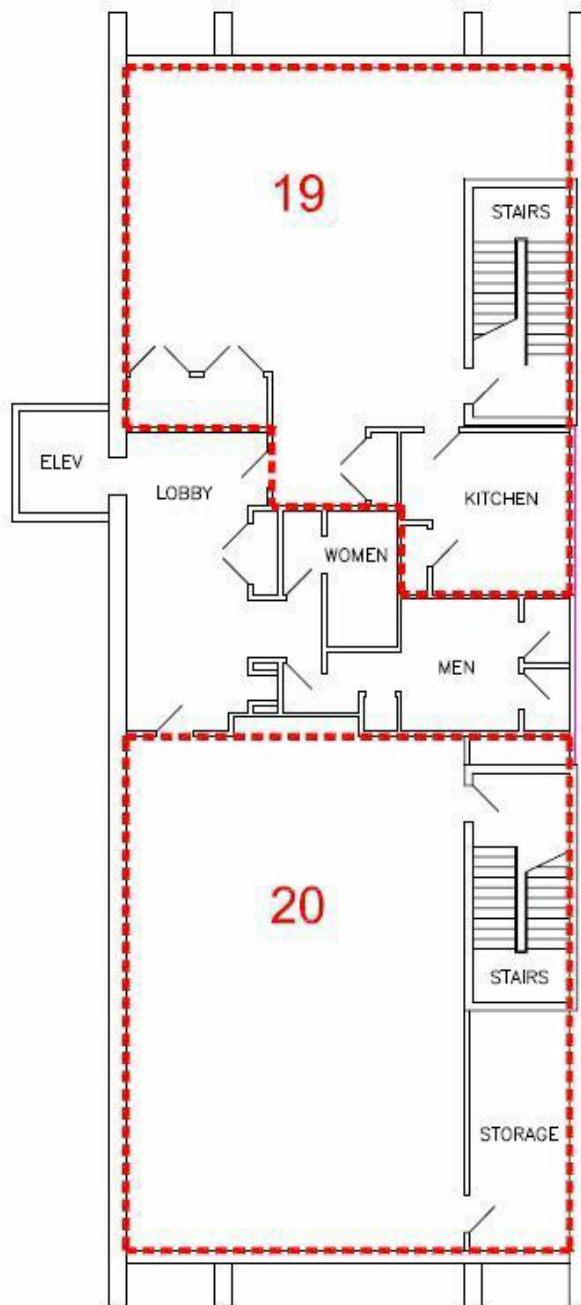
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417 - 431 WEST MAIN FLOOR PLAN



SQUARE FOOTAGE BY TENANT

19.	1,333	SQ. FT.
20.	1,535	SQ. FT.

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Lease Rate: \$16 - 18 SF/YR (NNN)

Total Space 1,333 - 2,385 SF

Lease Type: NNN

Lease Term:

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite 306	\$16.00 SF/YR	NNN	2,385 SF	Space includes 6 offices with a conference room and reception area.
Suite 501	\$18.00 SF/YR	NNN	1,333 SF	
Suite 502	\$18.00 SF/YR	NNN	1,535 SF	

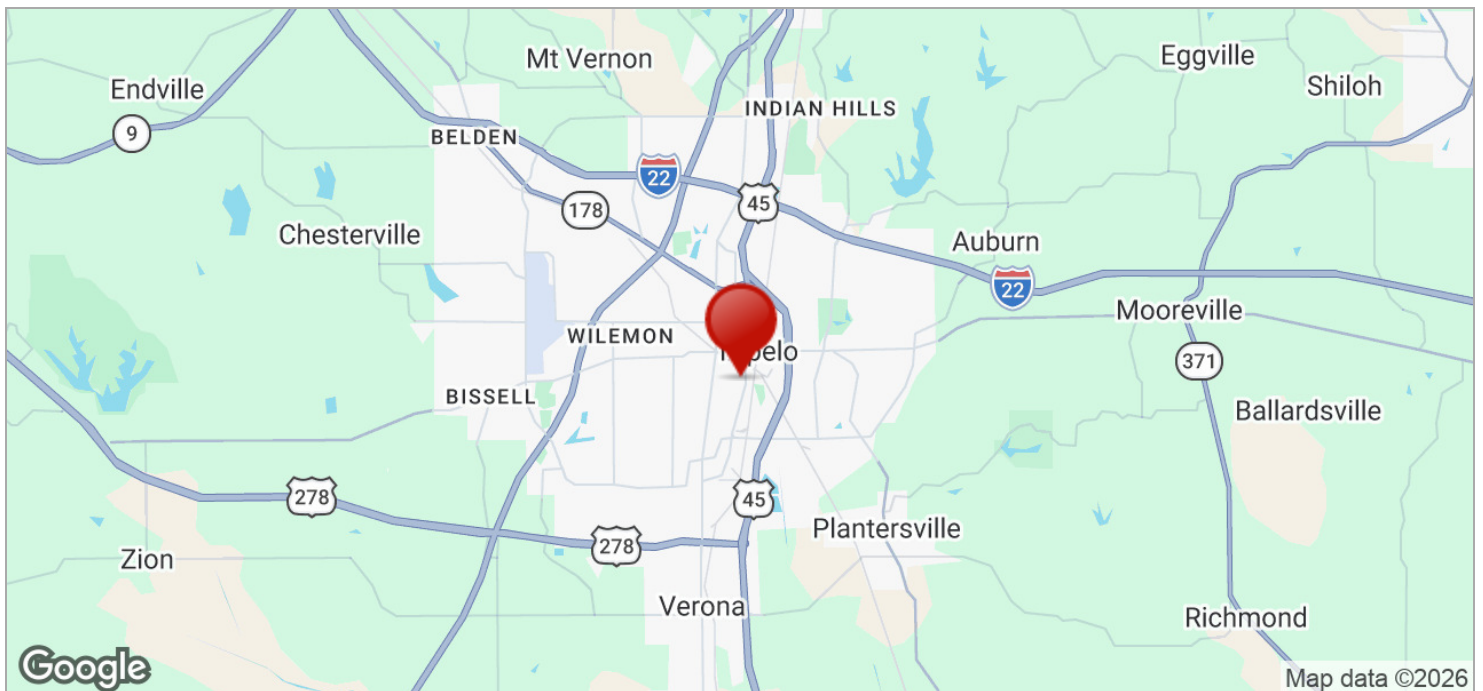
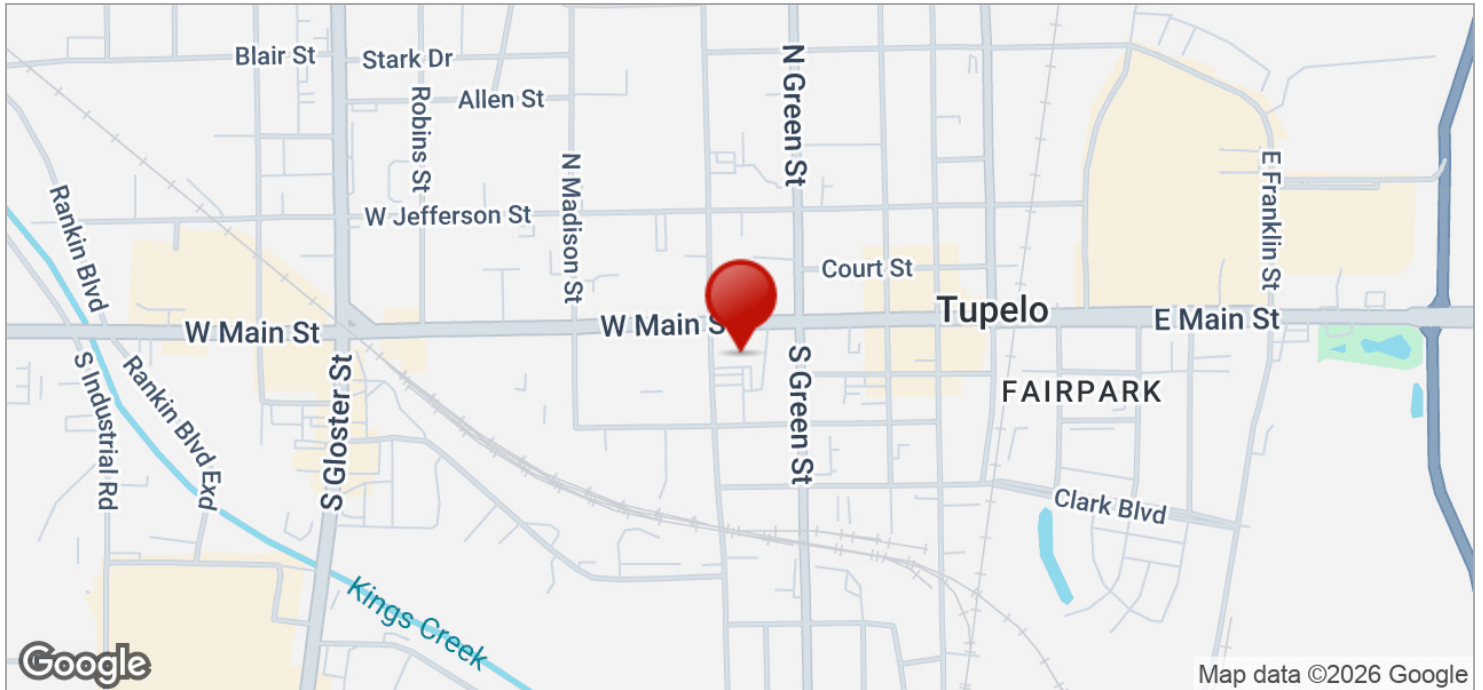
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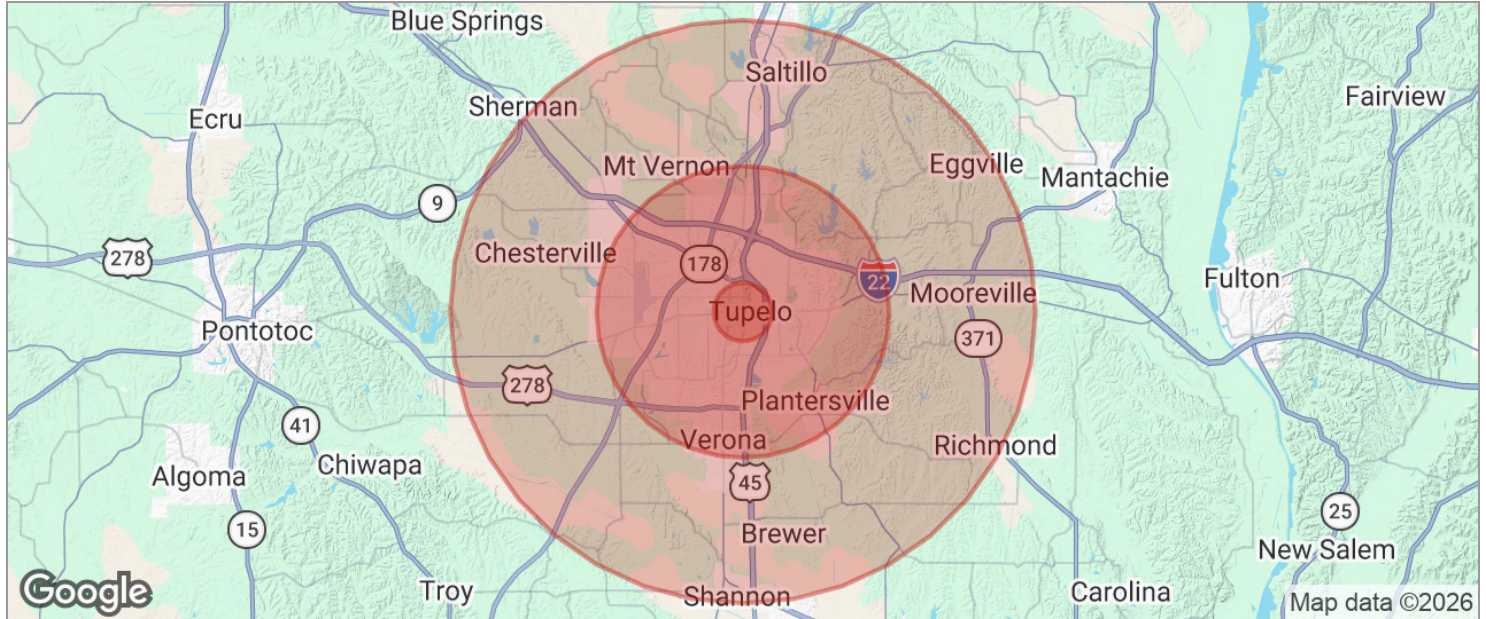
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,410	41,339	71,874
MEDIAN AGE	39	40	41
MEDIAN AGE (MALE)	37	39	39
MEDIAN AGE (FEMALE)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,567	17,040	29,407
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$65,130	\$87,690	\$89,898
AVERAGE HOUSE VALUE	\$201,850	\$244,677	\$241,660

* Demographic data derived from 2020 ACS - US Census

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