

For More Information:

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Service Industry Retail & Office Space Property For Lease

1713 - 1715 McCullough Boulevard, Tupelo, MS 38801

HUNTINGTON SQUARE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	2,600 - 19,800 SF
Lease Rate:	\$4 - 12 SF/yr (NNN)
Lot Size:	5.7 Acres
Year Built:	2004
Building Size:	80,000 SF
Renovated:	2008
Zoning:	Mixed-Use Employment
Market:	NE MS
Submarket:	Lee County
Traffic Count:	19,000

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PROPERTY OVERVIEW

Highly adaptable space in a service retail center with strong tenant mix of national brands, regional tenants, and strong locals. Landlord is seeking a multi-year lease with creditworthy tenants. Office and service retail uses preferred, although all proposals considered on a deal-by-deal basis

LOCATION OVERVIEW

Located on McCullough Boulevard (MS Hwy 178) which serves as a connector between the major highways in Tupelo, Interstate 22 (US Hwy 78) and MS Hwy 45. McCullough Blvd is an emerging commercial corridor which in the past has been a destination for heavy commercial / light industrial uses. Quality traffic from the everyday patron has provided a stimulus for retailer and restaurants' expansion into this area



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WAREHOUSE SPACE



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Lease Rate: \$4 - 12 SF/YR (NNN) **Total Space** 2,600 - 19,800 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
1713 McCullough - Warehouse D	Street Retail	\$4.00 SF/YR	NNN	19,800 SF	19,800 SF with 20' side walls, 23' center height, and 9 dock height doors.
1713- Suite A	Office Warehouse	\$8.00 SF/YR	NNN	6,000 SF	
Suite 1715B	Street Retail	\$12.00 SF/YR	NNN	2,600 SF	

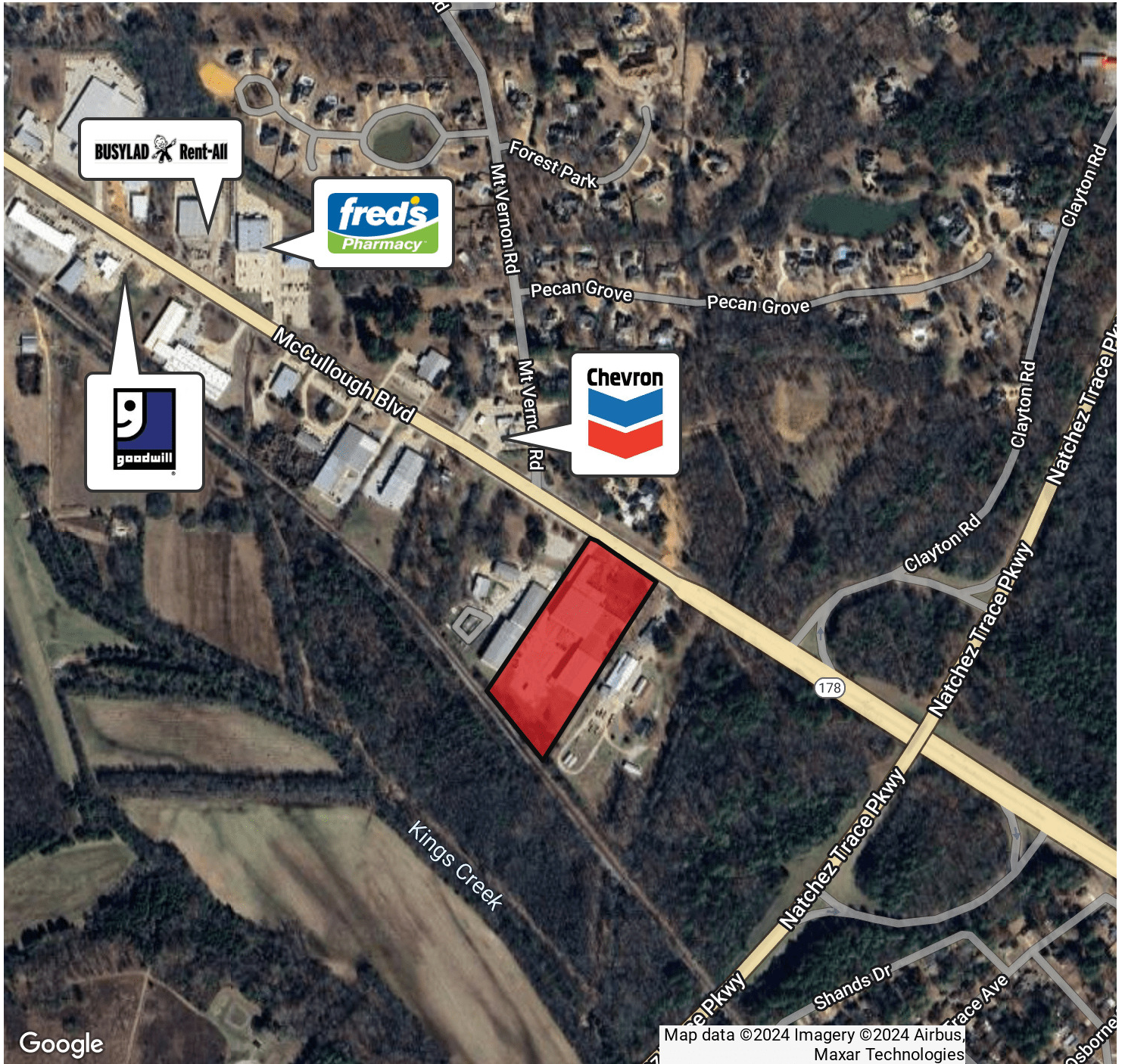
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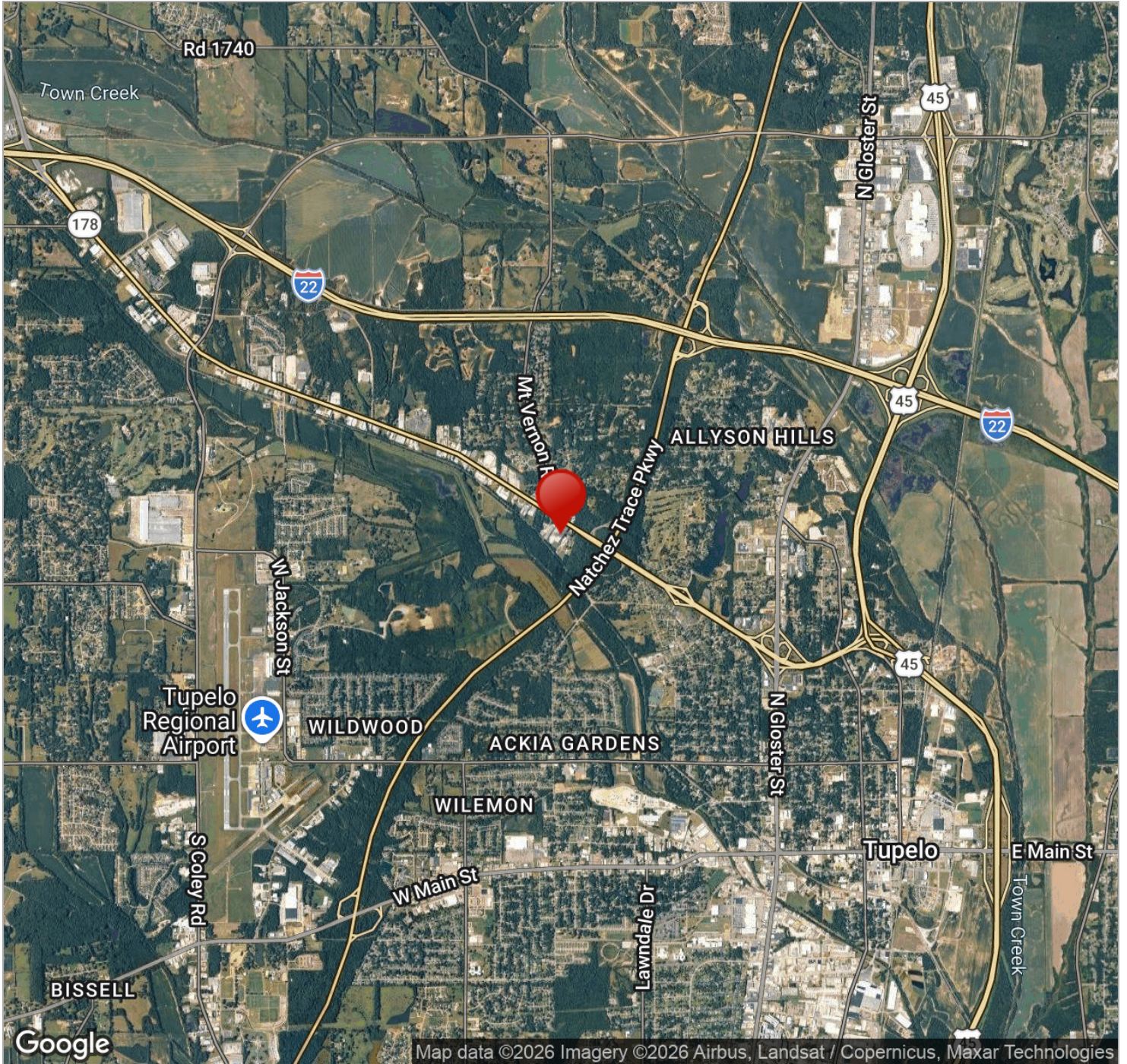
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