

*For More Information:*

CLAY SHORT

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Retail Property For Sale

*4970 Raymond Ave, Tupelo, MS 38801*

# REDEVELOPMENT OPPORTUNITY



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

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



4970 Raymond Ave, Tupelo, MS 38801

# VERONA RETAIL REDEVELOPMENT



## OFFERING SUMMARY

<b>Sale Price:</b>	\$498,000
<b>Price / SF:</b>	\$49.78
<b>Lot Size:</b>	50,247 SF
<b>Year Built:</b>	1988
<b>Building Size:</b>	10,004 SF

## PROPERTY OVERVIEW

10,004 SF block building measuring 80' x 126'. Building is currently demised into 5 separate spaces; (2) 1,000 SF, (2) 2,000 SF and (1) 4,000 SF spaces. Each space has at least (1) restroom. Large private parking lot.

## LOCATION OVERVIEW

Located on the primary commercial corridor in Verona MS just south of the State HWY 6 and only 2 miles from the South Lee Industrial complex with many manufacturing companies. Daily ADT: 8,200.

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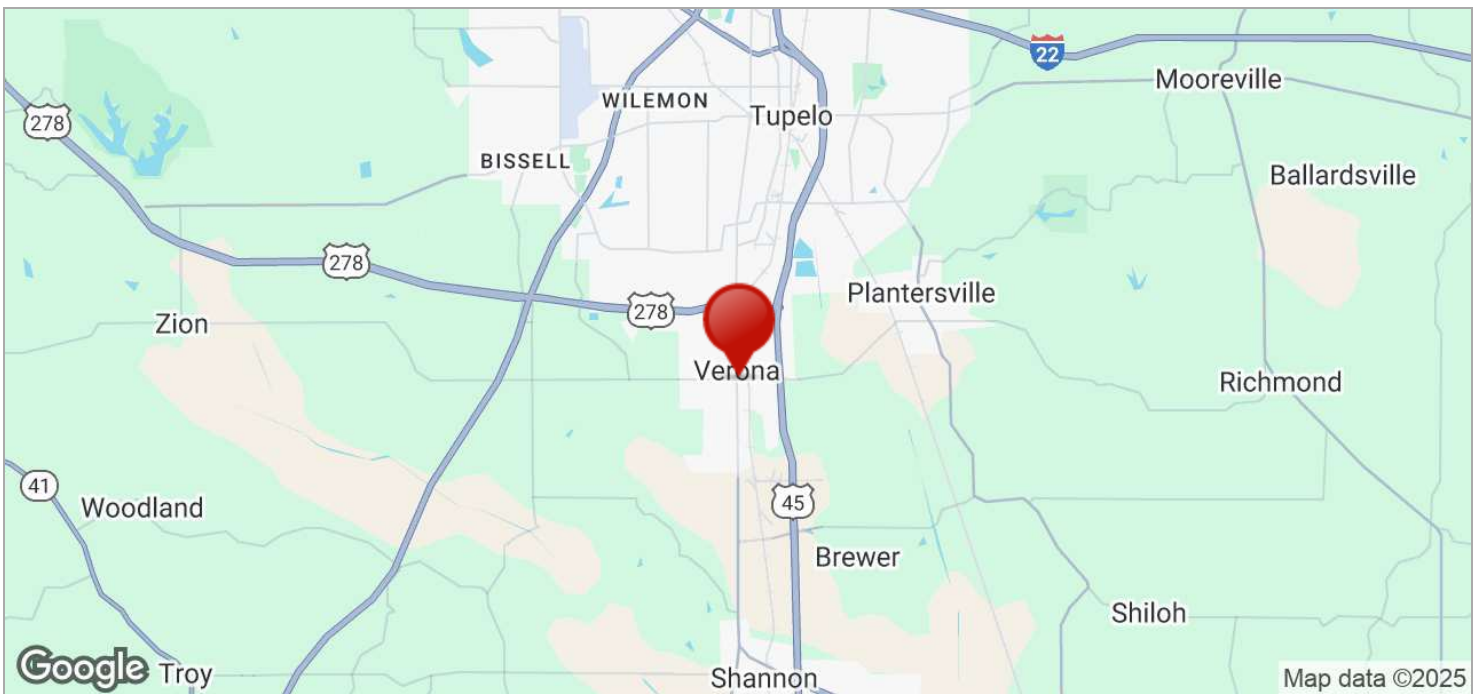
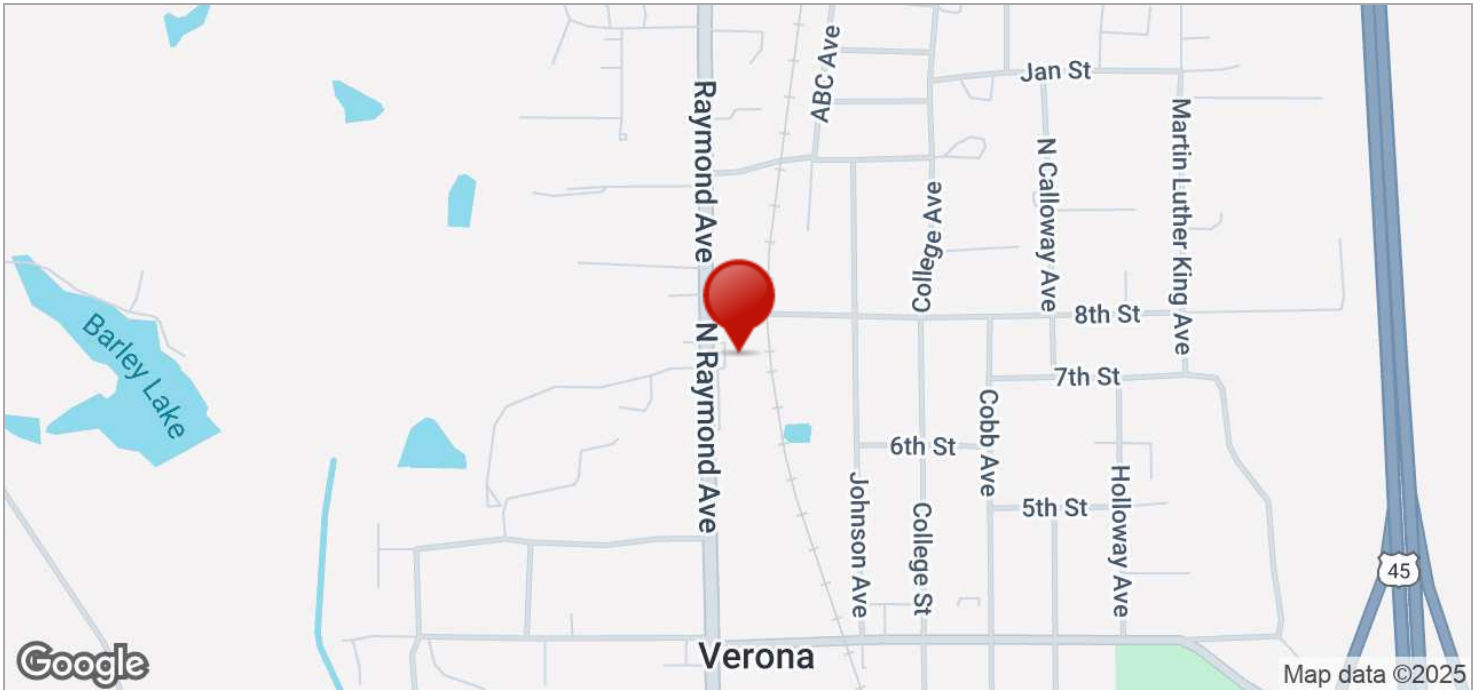
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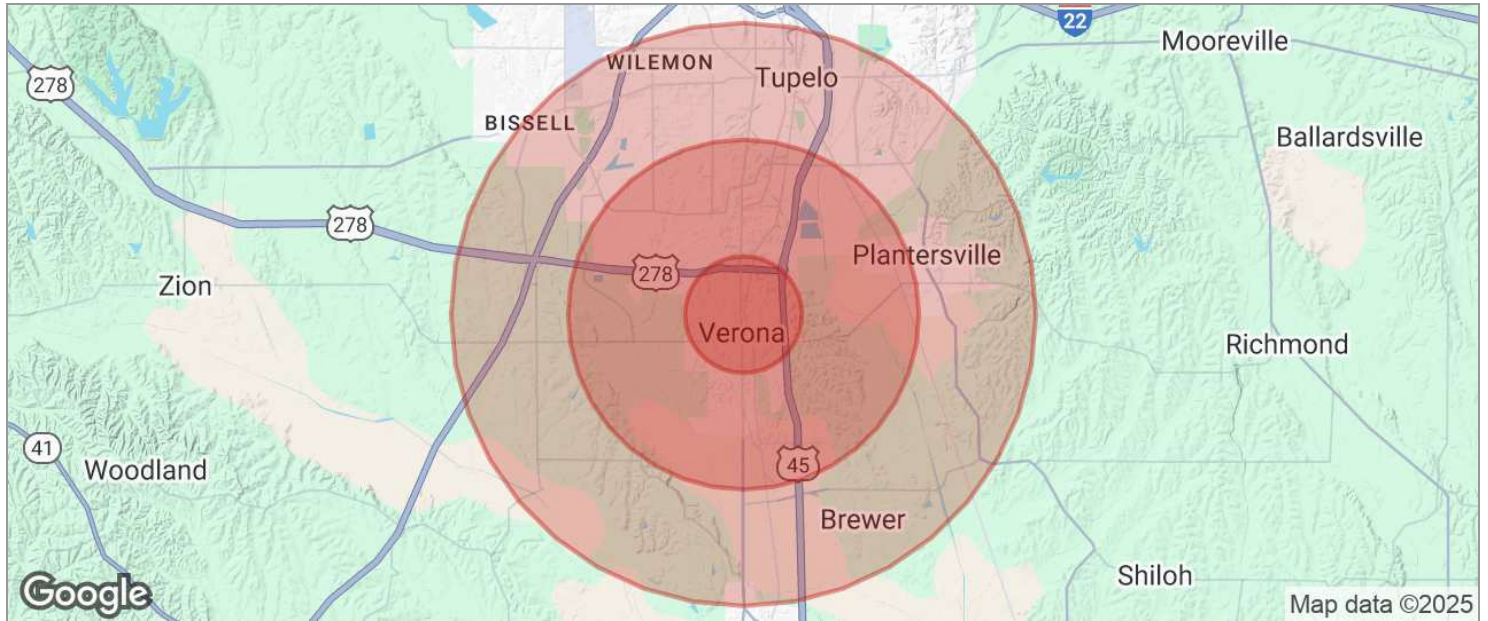
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,349	10,999	29,193
MEDIAN AGE	38	39	40
MEDIAN AGE (MALE)	36	37	38
MEDIAN AGE (FEMALE)	40	41	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	987	4,453	12,121
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$52,692	\$58,574	\$72,043
AVERAGE HOUSE VALUE	\$165,000	\$178,633	\$208,248

\* Demographic data derived from 2020 ACS - US Census

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