

*For More Information:*

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Office Building For Lease

*1167 South Green Street, Tupelo, MS 38801*

MEDICAL OFFICE SPACES



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

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



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACES



## OFFERING SUMMARY

<b>Available SF:</b>	2,016 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Lot Size:</b>	0.52 Acres
<b>Year Built:</b>	1968
<b>Building Size:</b>	6,350 SF
<b>Renovated:</b>	2023
<b>Zoning:</b>	MUCC

## PROPERTY OVERVIEW

This property is made up of 3 spaces. Space A is 2,400 SF and Space B is 2,016 SF. Landlord has completed exterior renovation including parking lot.

## LOCATION OVERVIEW

Discover the vibrant, growing community surrounding Bragg Canna Tupelo Dispensary. This location boasts proximity to the renowned North Mississippi Medical Center and the vibrant Downtown Tupelo Main Street district, offering an enticing array of amenities for medical and office professionals.

Property has great visibility and easy access on Green Street. Green street is one of the primary access points to the Tupelo medical district with 12,000 ADT and easy access to State HWY 45, I-22 and State HWY 6.

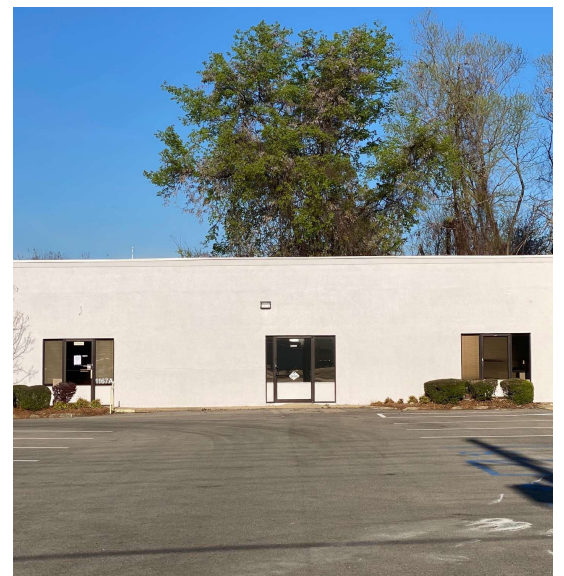
### *For More Information:*

CLAY SHORT  
662.842.8283  
cshort@trirealestate.net



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACES



***For More Information:***

CLAY SHORT

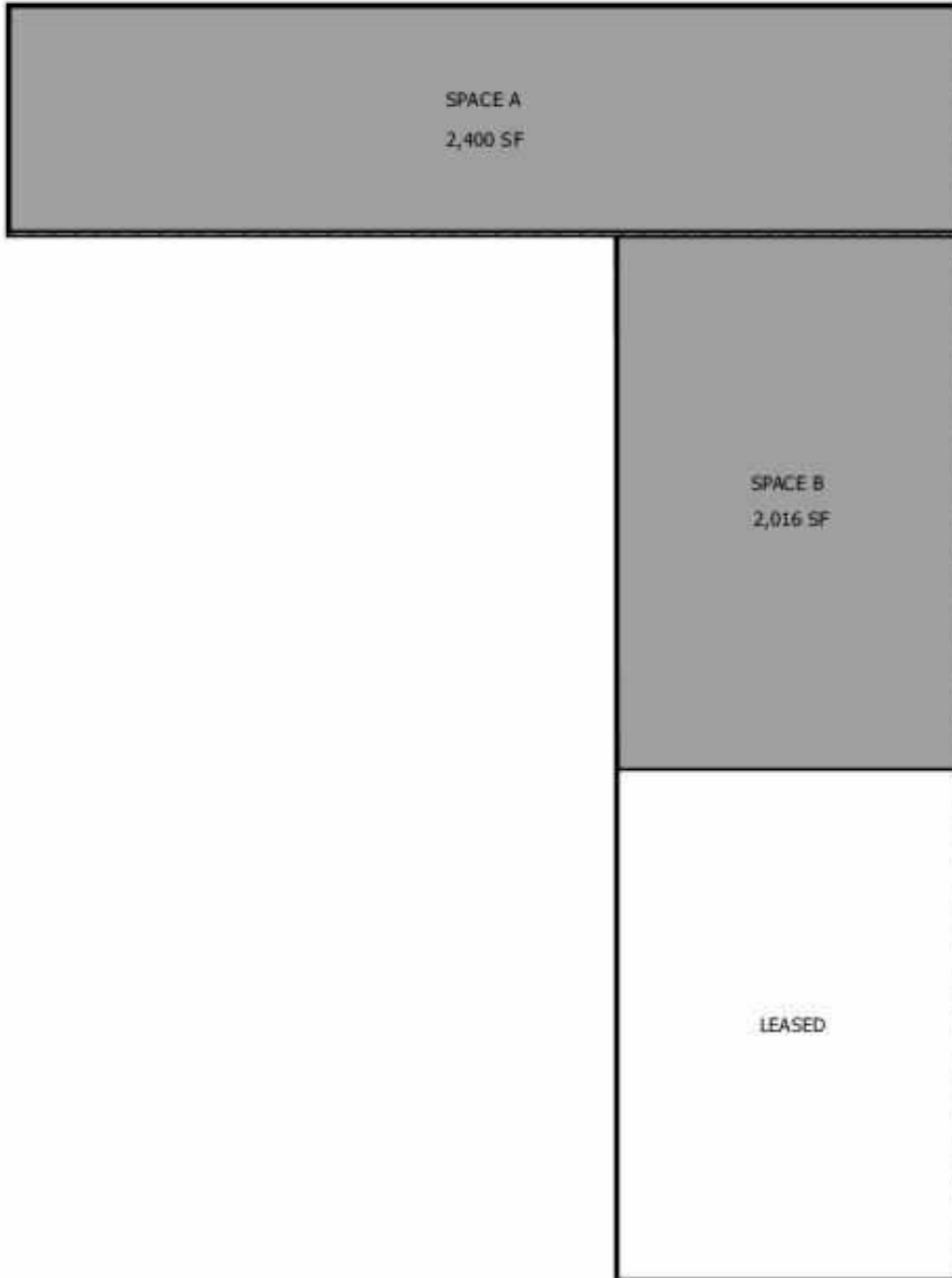
662.842.8283

[cshort@trirealestate.net](mailto:cshort@trirealestate.net)



1167 South Green Street, Tupelo, MS 38801

# SPACES AVAILABLE



***For More Information:***

CLAY SHORT

662.842.8283

cshort@trirealestate.net



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACES

**Lease Rate:** \$18.00 SF/YR (NNN)

**Total Space** 2,016 SF

**Lease Type:** NNN

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Space B		\$18.00 SF/YR	NNN	2,016 SF	Negotiable	

***For More Information:***

CLAY SHORT

662.842.8283

cshort@trirealestate.net



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACE A



***For More Information:***

CLAY SHORT

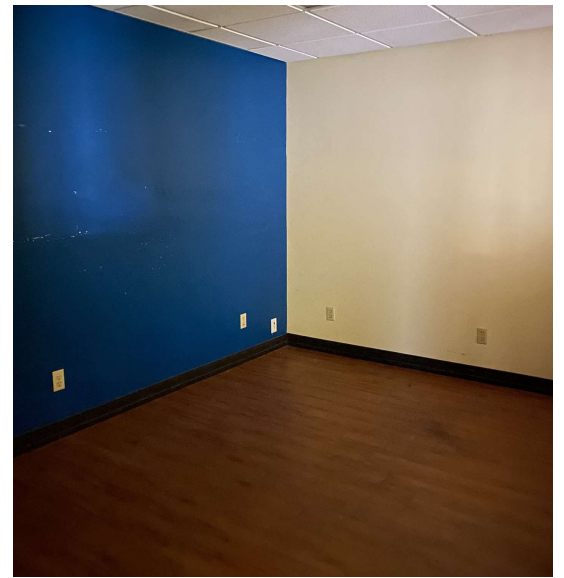
662.842.8283

cshort@trirealestate.net



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACE A



***For More Information:***

CLAY SHORT

662.842.8283

cshort@trirealestate.net



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACE B



***For More Information:***

CLAY SHORT

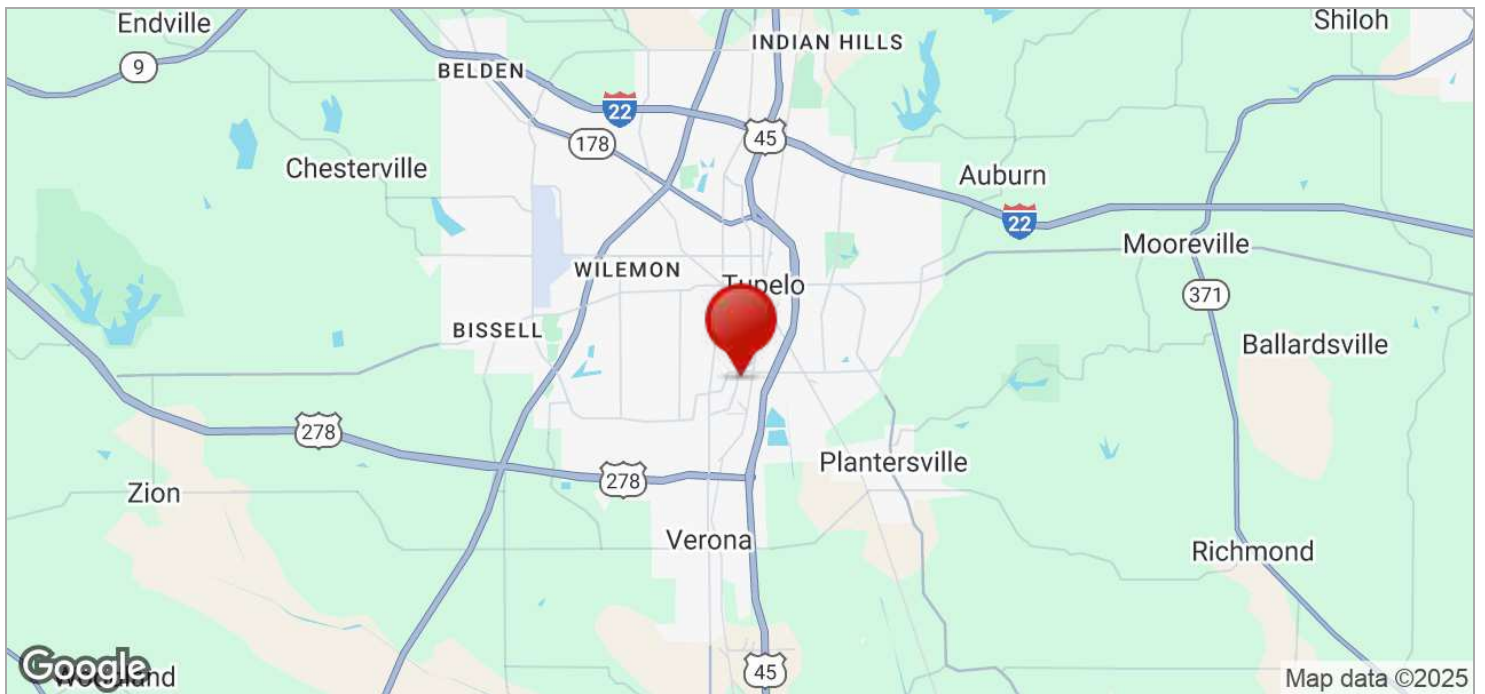
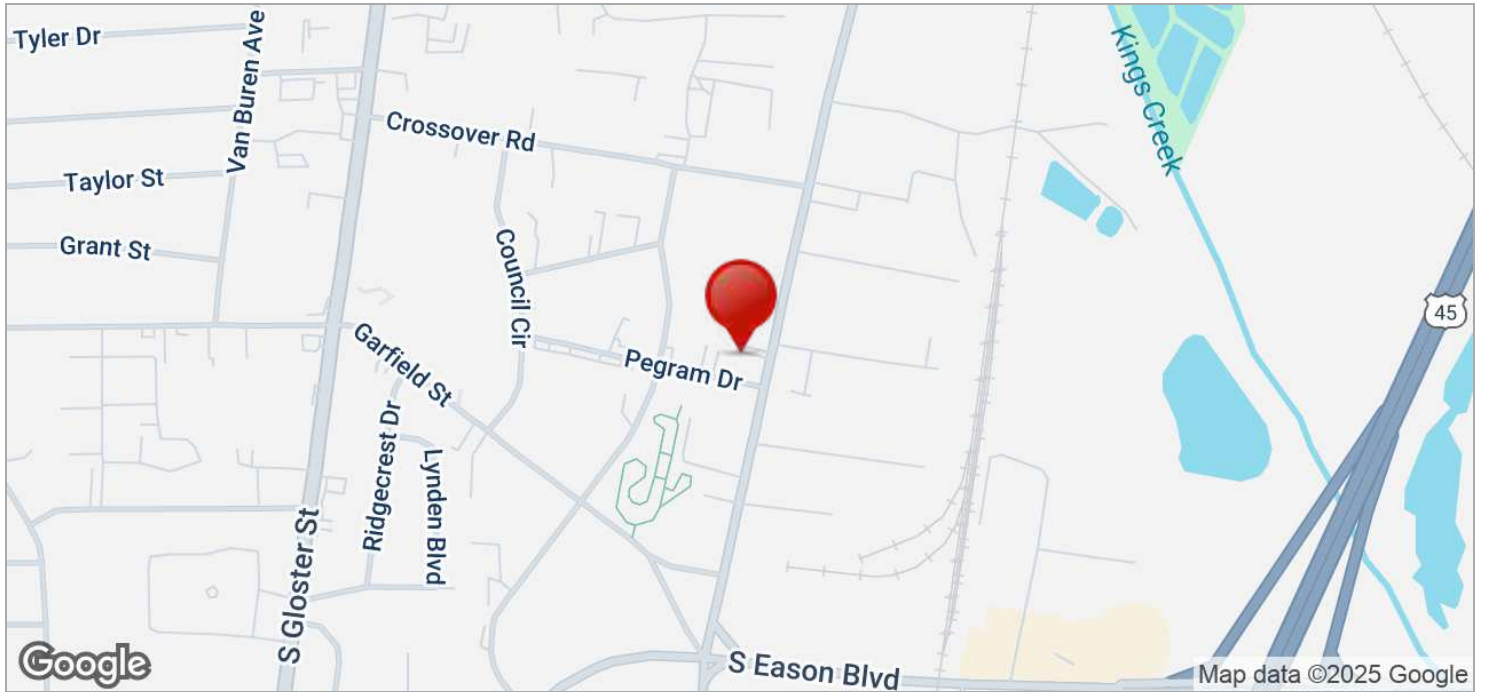
662.842.8283

cshort@trirealestate.net



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACES



**For More Information:**

CLAY SHORT

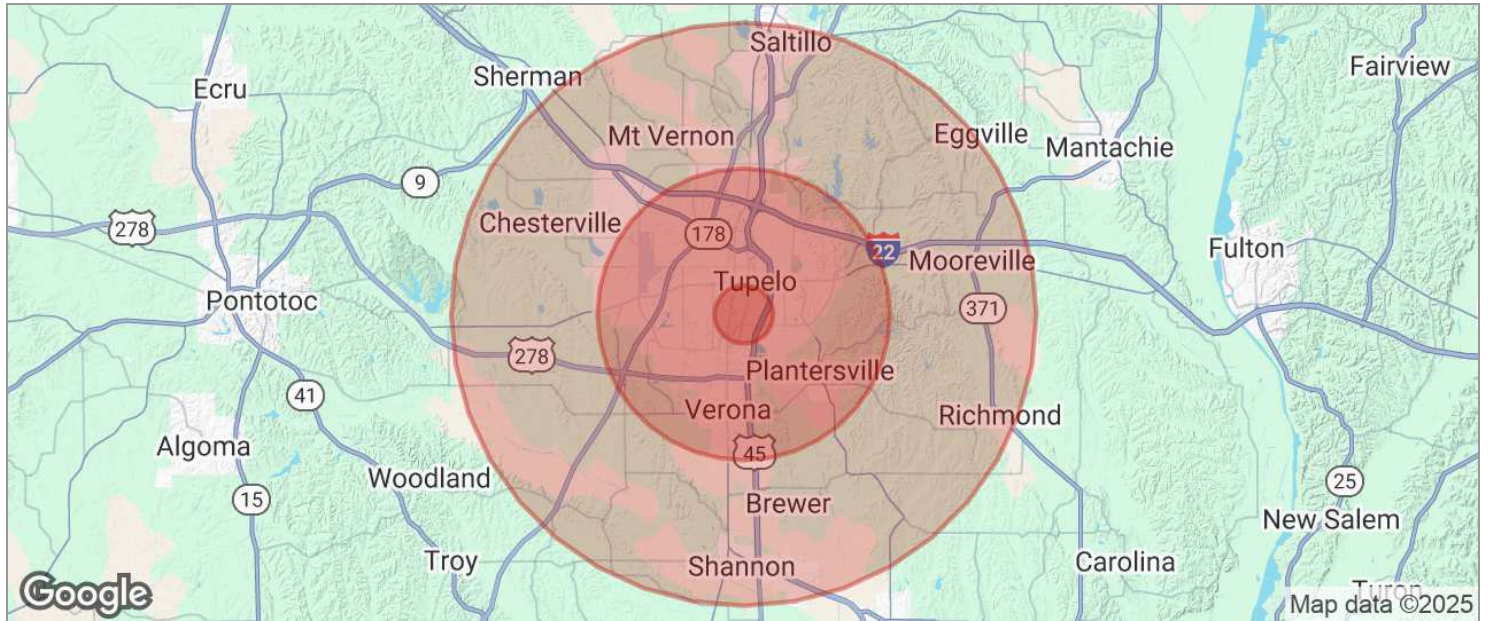
662.842.8283

cshort@trirealestate.net



1167 South Green Street, Tupelo, MS 38801

# MEDICAL OFFICE SPACES



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,339	39,840	71,337
MEDIAN AGE	37.7	36.5	38.3
MEDIAN AGE (MALE)	39.1	34.1	36.1
MEDIAN AGE (FEMALE)	39.8	37.8	39.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	1,143	17,491	31,397
# OF PERSONS PER HH	2.0	2.3	2.3
AVERAGE HH INCOME	\$44,471	\$58,112	\$61,687
AVERAGE HOUSE VALUE	\$165,202	\$173,826	\$160,782

\* Demographic data derived from 2020 ACS - US Census

**For More Information:**

CLAY SHORT

662.842.8283

cshort@trirealestate.net