

For More Information:

CLAY SHORT

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Office Building For Lease

84 Clark Boulevard, Tupelo, MS 38804

FAIRPARK OFFICE SPACE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	2,860 SF
Lease Rate:	\$16.50 SF/yr (NNN)
Year Built:	2004
Building Size:	2,860 SF
Zoning:	Mixed Use Downtown

PROPERTY OVERVIEW

Professional office space with a flexible two-story layout in Downtown Tupelo's Fairpark District. Property features a reception area with custom built-in workspace and cabinetry, 4-5 private offices, conference room, large training room with built-in kitchen, upstairs break room, and three restrooms. Ideal for professional office users requiring conference, meeting, or training space.

LOCATION OVERVIEW

Located in the heart of Downtown, 84 Clark Blvd offers a premier office location within one of the city's most active and rapidly growing areas. The property provides excellent walkability to downtown dining, hospitality, and entertainment amenities, creating a rare opportunity for office users seeking a strong downtown presence.

Neighboring tenants include The Retail Coach, Renasant Bank Wealth Management, Tupelo City Hall, Hotel Tupelo, Fairpark Grill, downtown banks, courthouses, restaurants and downtown businesses. Property is just off Main Street and approximately one-half mile from U.S. Highway 45, providing convenient access for employees and clients.

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FAIRPARK OFFICE FRONT & REAR



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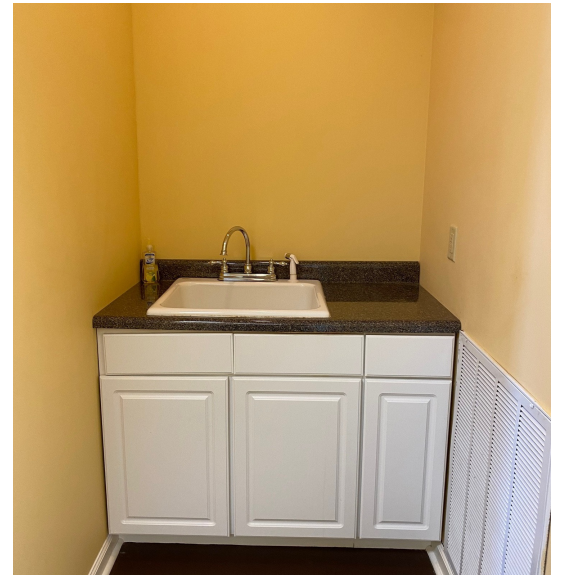
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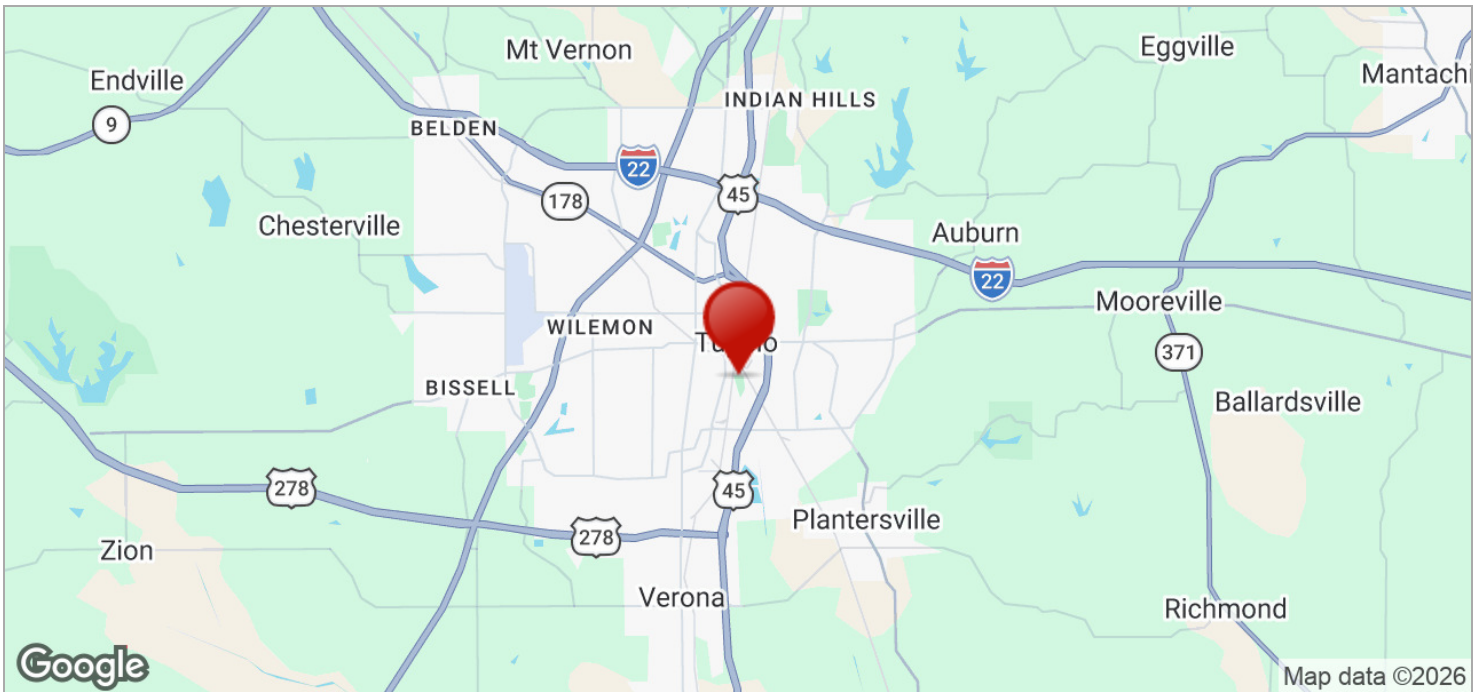
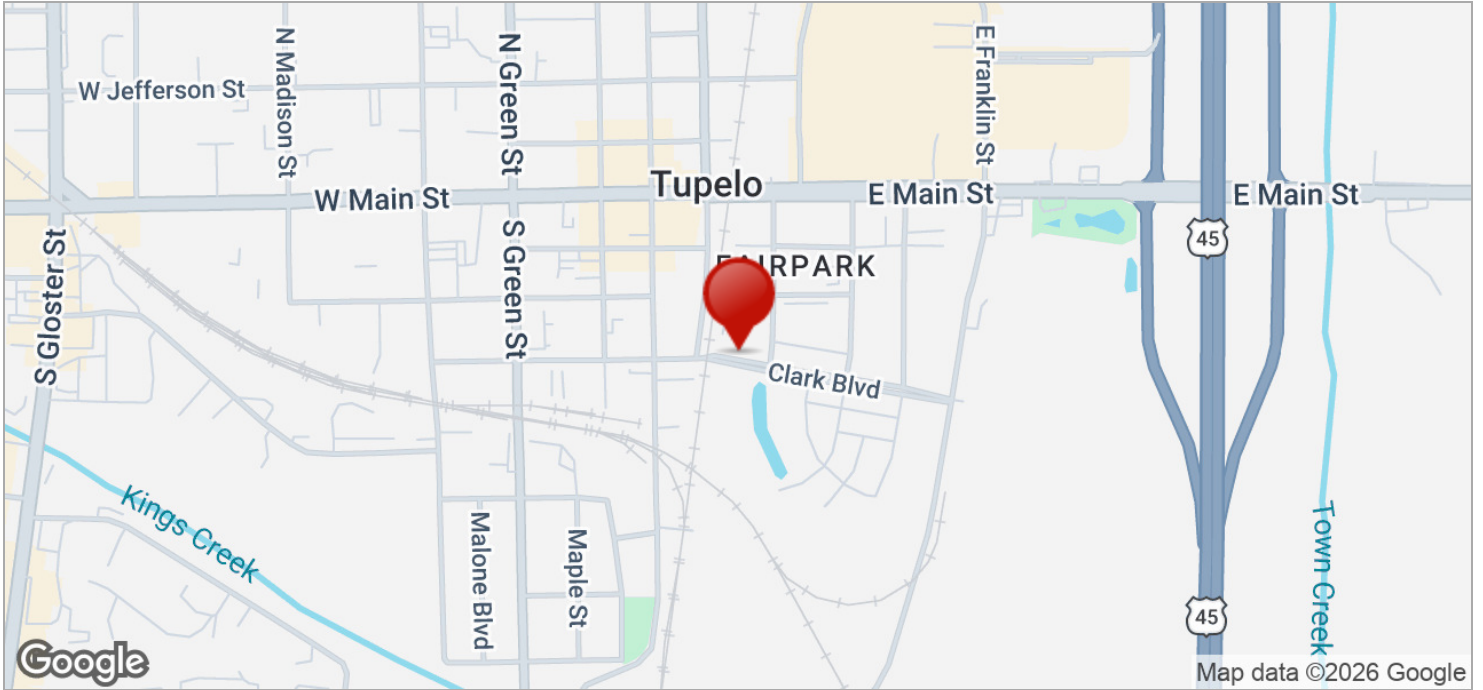
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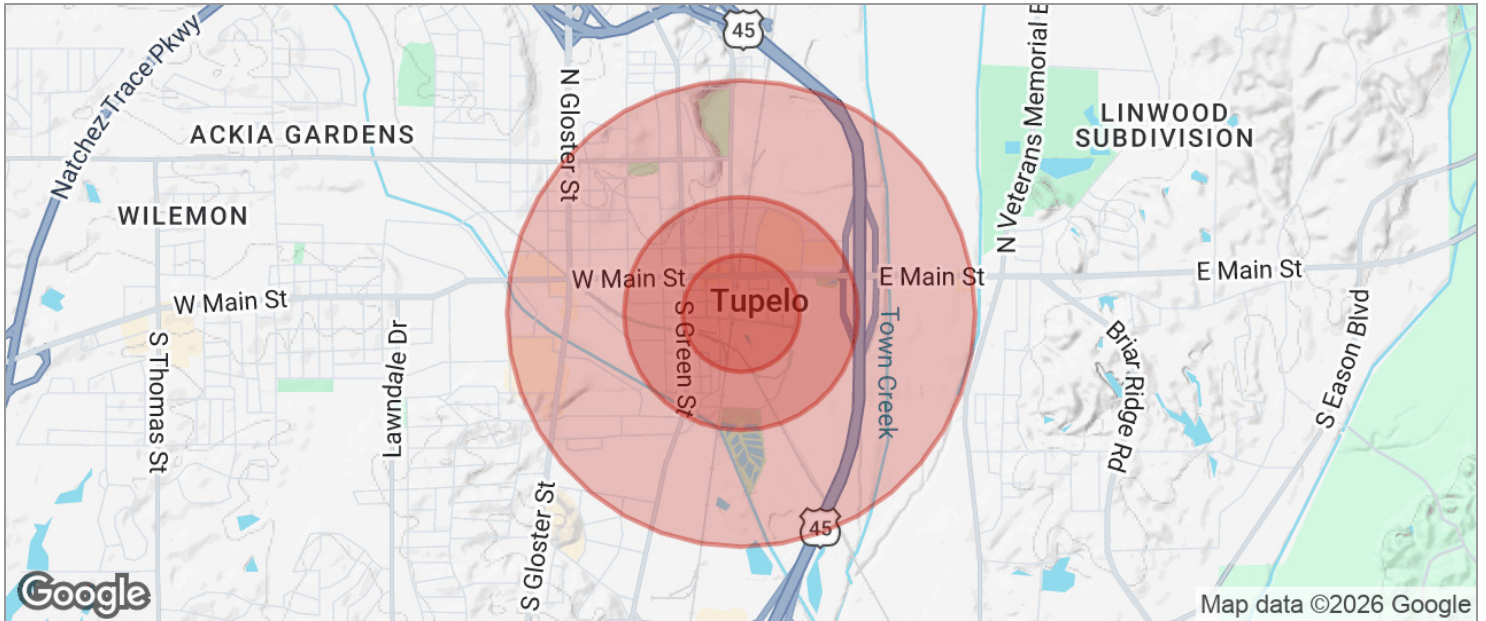
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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	113	506	2,166
MEDIAN AGE	48.5	44.2	39.6
MEDIAN AGE (MALE)	47.3	43.3	38.7
MEDIAN AGE (FEMALE)	58.0	50.9	42.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	70	285	1,032
# OF PERSONS PER HH	1.6	1.8	2.1
AVERAGE HH INCOME	\$28,782	\$38,219	\$56,696
AVERAGE HOUSE VALUE	\$172,603	\$161,147	\$162,234

* Demographic data derived from 2020 ACS - US Census

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