For More Information:

CLAY SHORT
662.231.4262
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Retail Property For Sale

1155 South Gloster Street, Tupelo, MS 38801

FEDEX RETAIL SHIPPING OFFICE

TRI INC. | REALTORS

324 Troy Street
Tupelo, MS 38804
662.842.8283
www.trirealestate.net

1155 South Gloster Street, Tupelo, MS 38801

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OFFERING SUMMARY

Sale Price:	$749,000
Price / SF:	$56.22
Cap Rate:	7.8%
NOI: Est *2026*	$58,414
Lot Size:	1.15 Acres
Year Built:	1974
Building Size:	13,322 SF
Renovated:	2020
Zoning:	Mixed Use Commercial Corridor

PROPERTY OVERVIEW

This property is occupied by a retail FedEx shipping center serving both local businesses and individual customers. In-store offerings include domestic and international shipping, professional packaging, returns processing, passport photo services, and secure document shredding.

Building is a corrugated metal building with a gabled roof constructed on a concrete slab foundation. The retail/office space totals approximately 3,000 square feet on the first floor. The second floor is unfinished space consisting of 3,120 SF. The warehouse space is 7,000 SF (70' x 100') with 7 ground level drive in doors, 6 (12' x 12') doors with 3 located on each side and 1 (14' x 19') door located on the rear of the building.

Longstanding lease since 1984. Current 5-year lease expires March 31, 2028, with two (2) five (5) year renewal options at 95% of fair market rent. Additional information available on request.

LOCATION OVERVIEW

Located on South Gloster a primary retail corridor in Tupelo MS. As a retail shipping center for FedEx this property provides convenient access to local businesses and residents in the Tupelo MS market with close proximity to State HWY 278 (1 mile), State HWY 45 (1.5 miles) providing convenient access to Interstate 22 (8 miles).

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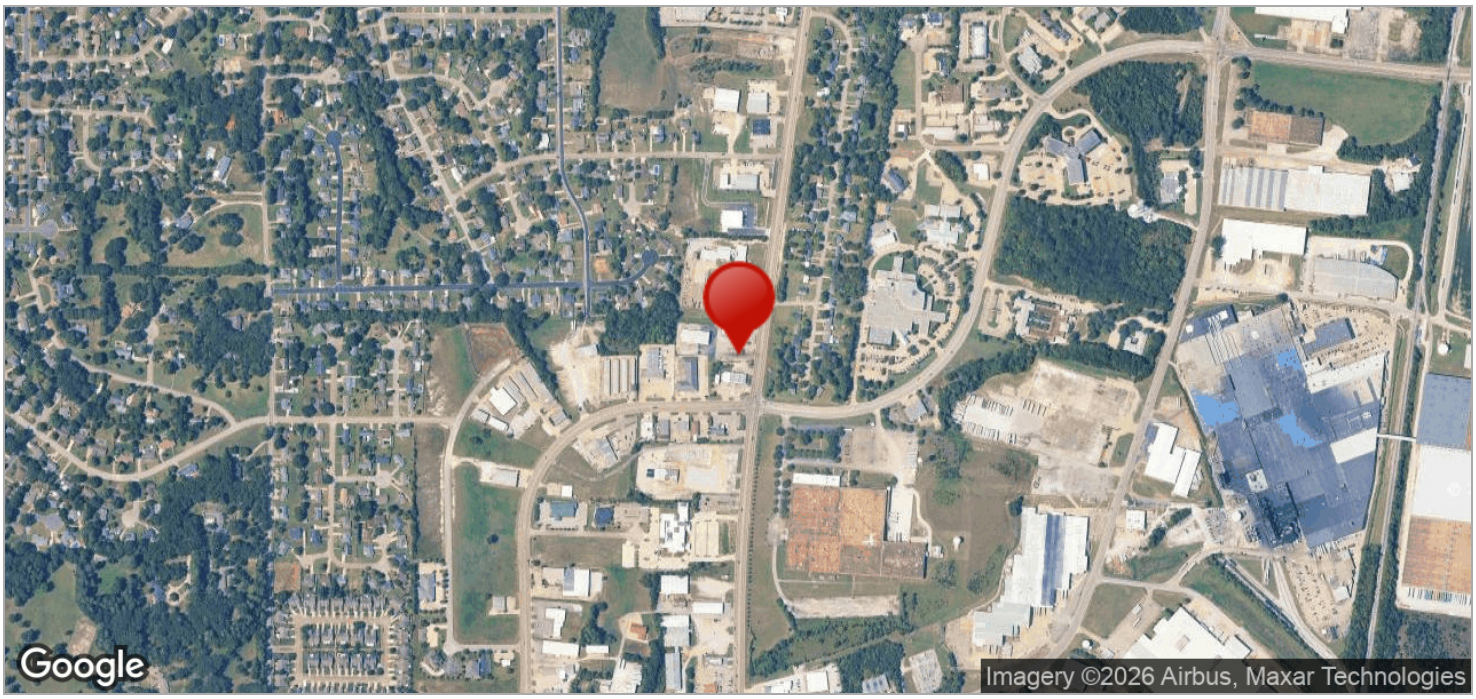

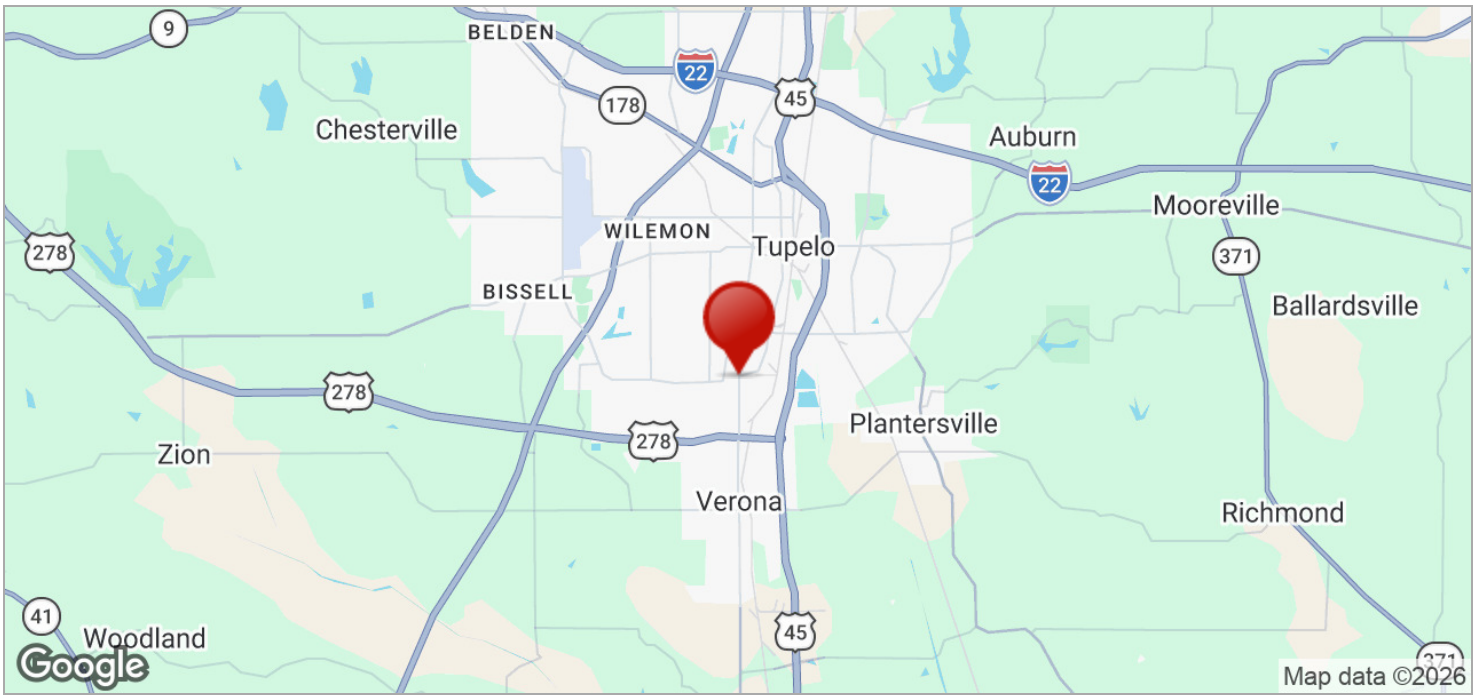

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