

For More Information:

CLAY SHORT

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DOLLAR FAMILY
TREE DOLLAR

Retail Property For Lease

511 West Monroe Ave, Okolona, MS 38860

FREE STANDING RETAIL
PROPERTY



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF:	16,799 SF
Lease Rate:	Negotiable
Lot Size:	1.6 Acres
Year Built:	2012
Building Size:	16,799 SF
Renovated:	2021

PROPERTY OVERVIEW

This property boasts a prime location and a spacious interior, making it ideal for a wide range of businesses or uses such as retail, office, or medical. With ample parking and excellent visibility, this property adds great convenience for both customers and employees.

The property includes a large concrete parking lot consisting of 50 lined parking spaces, a covered sunken truck dock on the west side of the building, a convenient drive-thru window, and a large pylon sign for maximum visibility.

It is constructed with concrete block and durable metal roof. It was built in 2012 and provides excellent accessibility, and prominent signage.

LOCATION OVERVIEW

This building is located near the intersection of West Monroe Street (State Highway 41) and Church Street, the two primary retail arteries in Okolona MS has 295' of road frontage. Neighbors include Food Giant Grocery Store, NAPA Auto Parts and A&M Discount Furniture.

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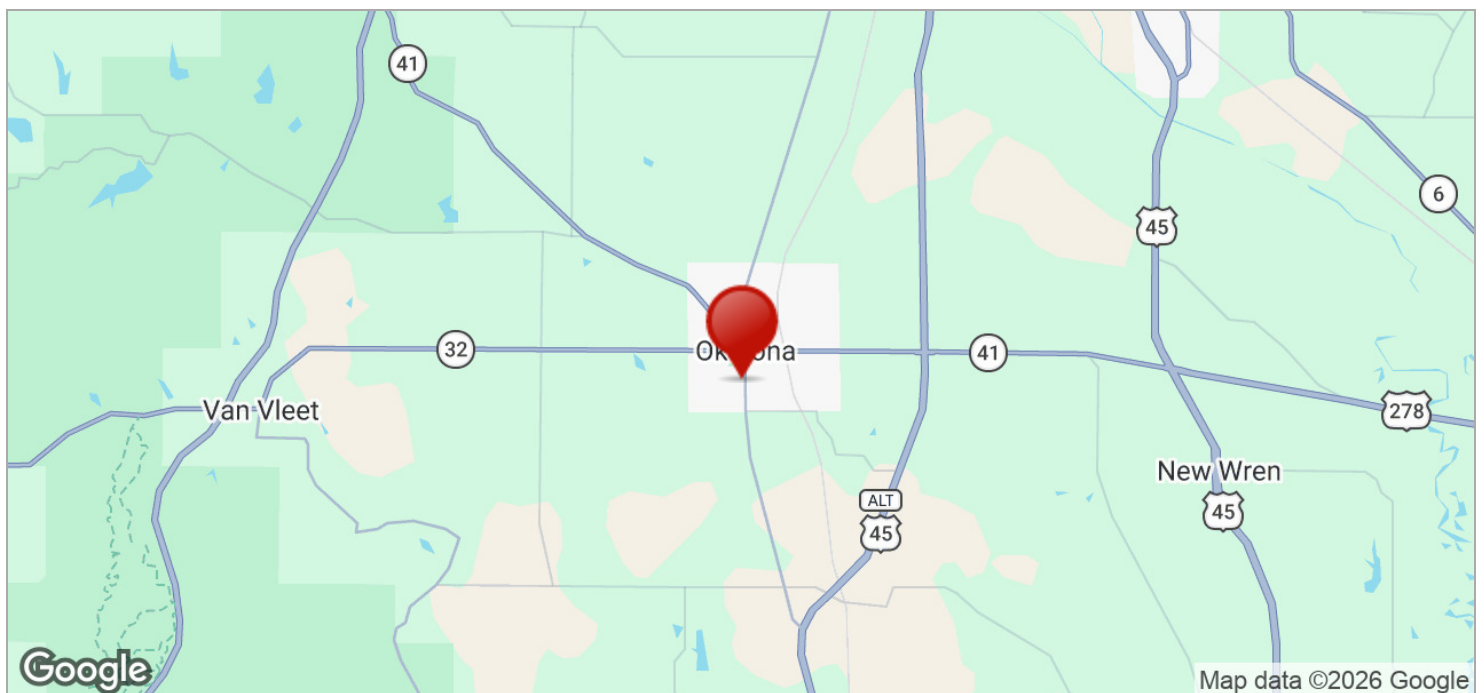
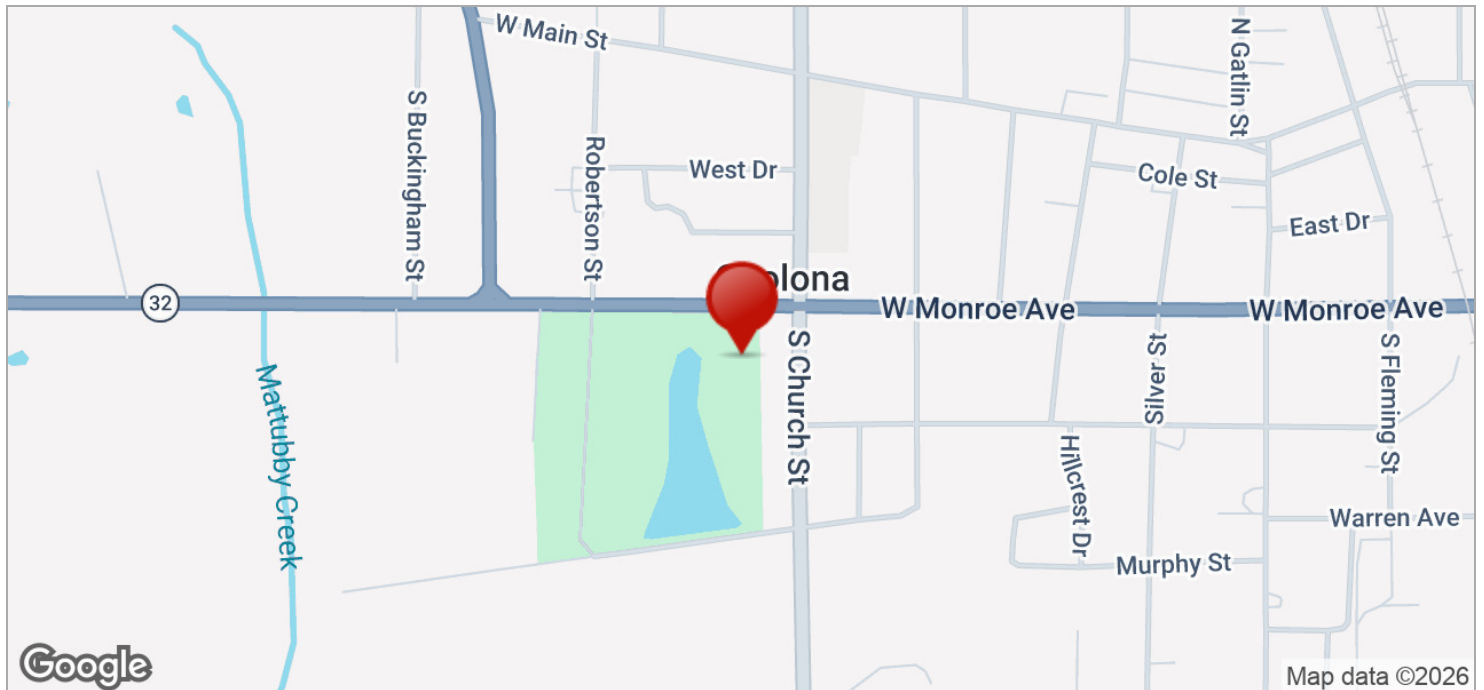
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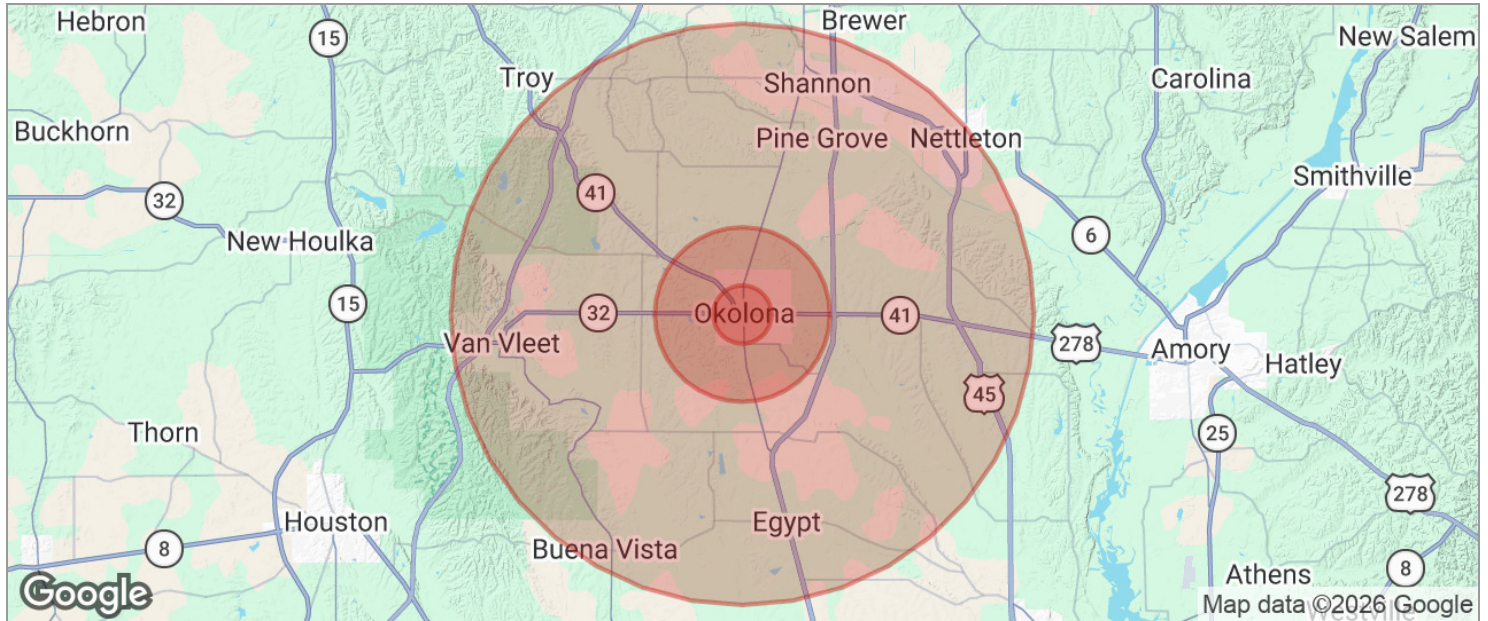


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POPULATION	1 MILE	3 MILES	10 MILES
TOTAL POPULATION	1,890	2,720	12,842
MEDIAN AGE	41	42	43
MEDIAN AGE (MALE)	39	39	41
MEDIAN AGE (FEMALE)	43	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
TOTAL HOUSEHOLDS	775	1,129	5,448
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$50,783	\$51,590	\$64,975
AVERAGE HOUSE VALUE	\$112,882	\$114,395	\$152,530

* Demographic data derived from 2020 ACS - US Census

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