

For More Information:

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Office Building For Lease

1167 South Green Street, Tupelo, MS 38801

MEDICAL - OFFICE SPACE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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MEDICAL - OFFICE SPACE



OFFERING SUMMARY

| | |
|-----------------------|------------------------|
| Available SF: | 1,908 - 3,960 SF |
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Lot Size: | 0.52 Acres |
| Year Built: | 1968 |
| Building Size: | 6,350 SF |
| Renovated: | 2023 |
| Zoning: | MUCC |

PROPERTY OVERVIEW

This concrete block building has undergone a complete exterior renovation, including upgrades to the asphalt parking lot. The site features an upgraded and newly striped parking lot with 33 spaces, including 3 handicapped spaces, providing an excellent 5.19 spaces per 1,000 SF parking ratio.

The property offers three spaces: Space A: 2,400 SF (Leased), Space B: 2,052 SF (Shell) and Space C: 1,908 SF (Fully Renovated). Co-Tenant: Vascular and Vein Institute of the South.

LOCATION OVERVIEW

Located in the Heart of Tupelo's Medical District with close 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.

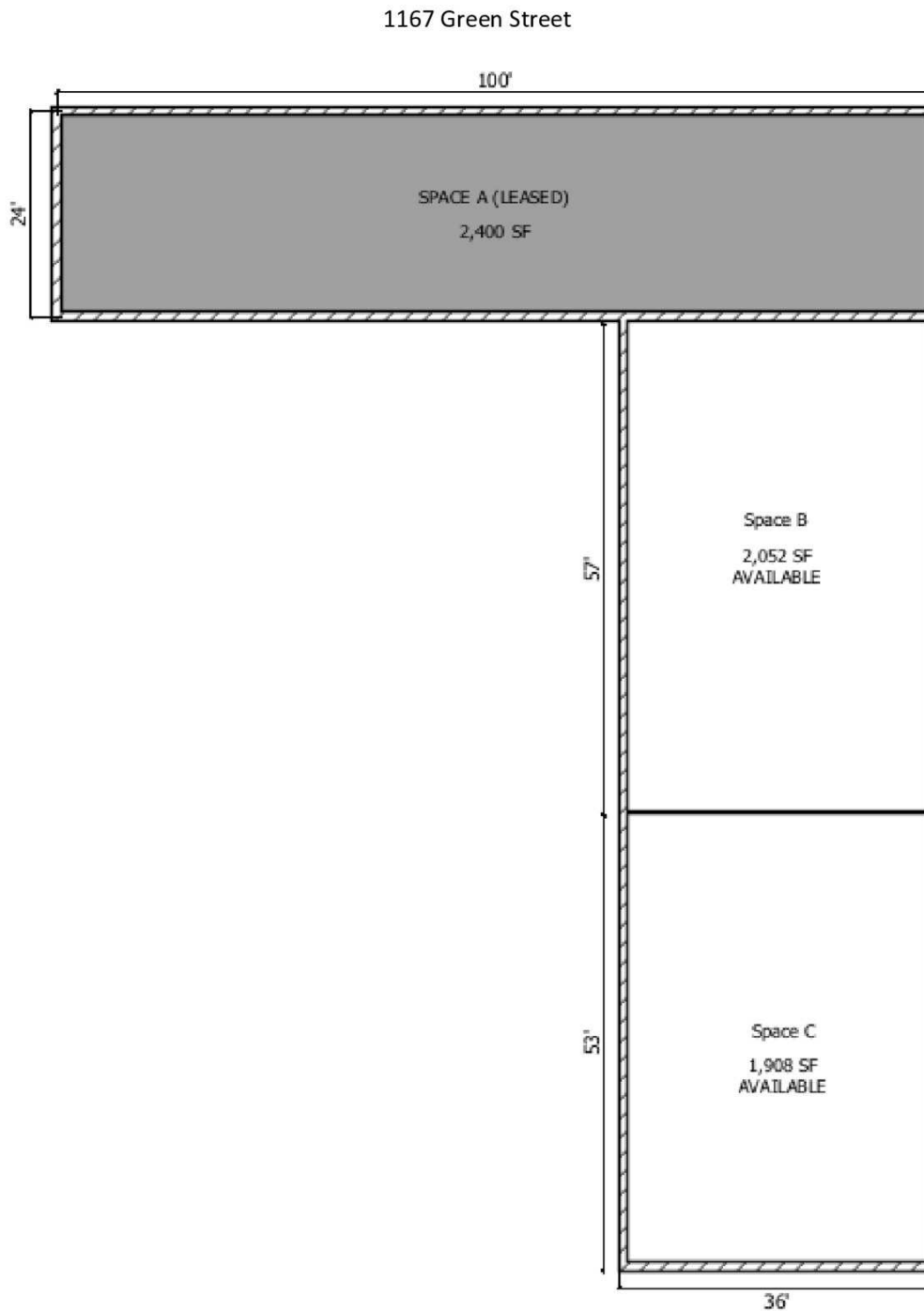
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SPACES AVAILABLE



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1167 South Green Street, Tupelo, MS 38801
SPACE C



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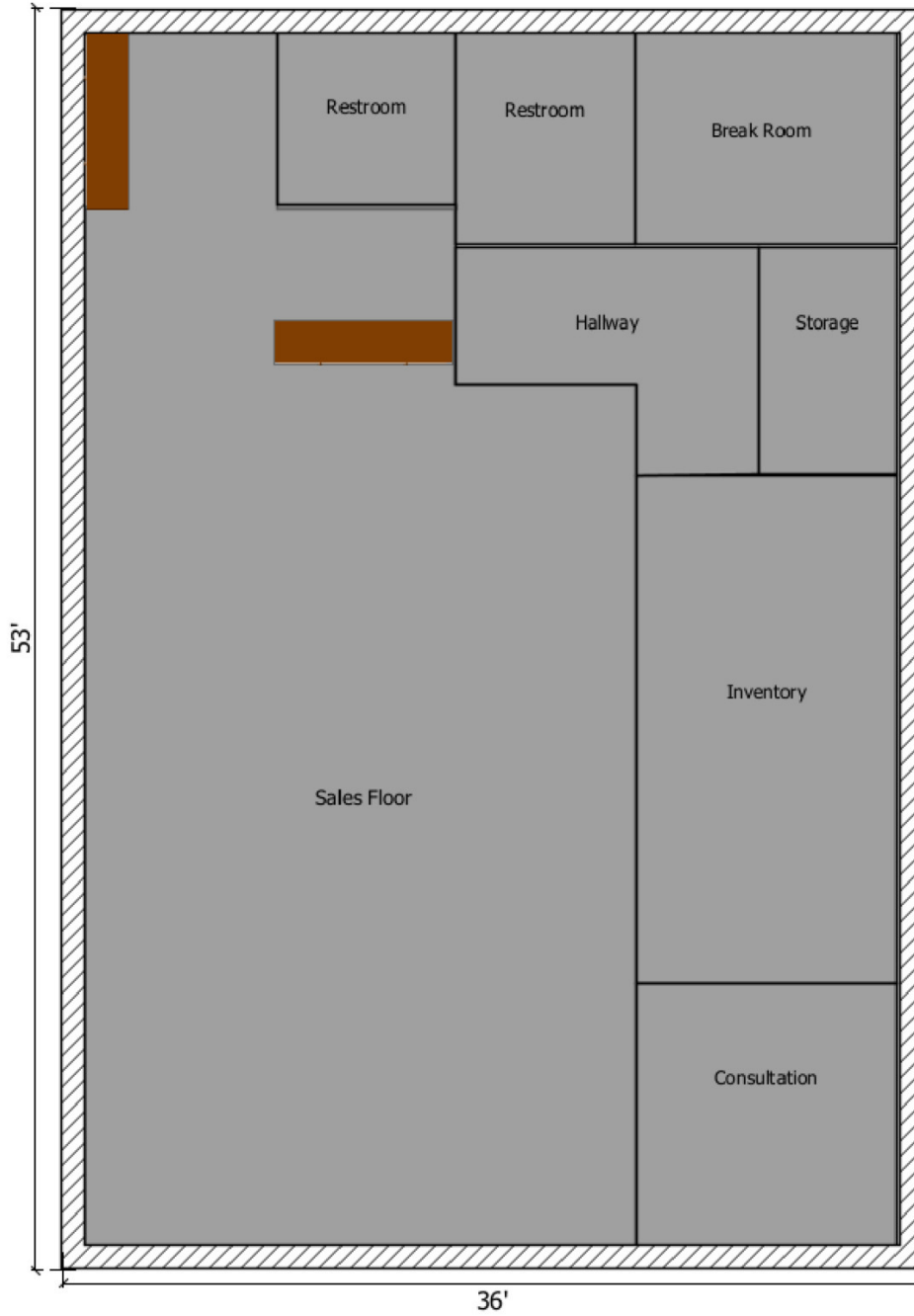
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SPACE C FLOOR PLAN

1167C Green Street Floor Plan



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SPACE B



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MEDICAL OFFICE SPACES

Lease Rate: \$18.00 SF/YR (NNN) **Total Space** 1,908 - 3,960 SF
Lease Type: NNN **Lease Term:**

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|---------|-----------|---------------|------------|------------------|------------|----------|
| Space B | | \$18.00 SF/YR | NNN | 2,052 - 3,960 SF | Negotiable | |
| Space C | | \$18.00 SF/YR | NNN | 1,908 - 3,960 SF | Negotiable | |

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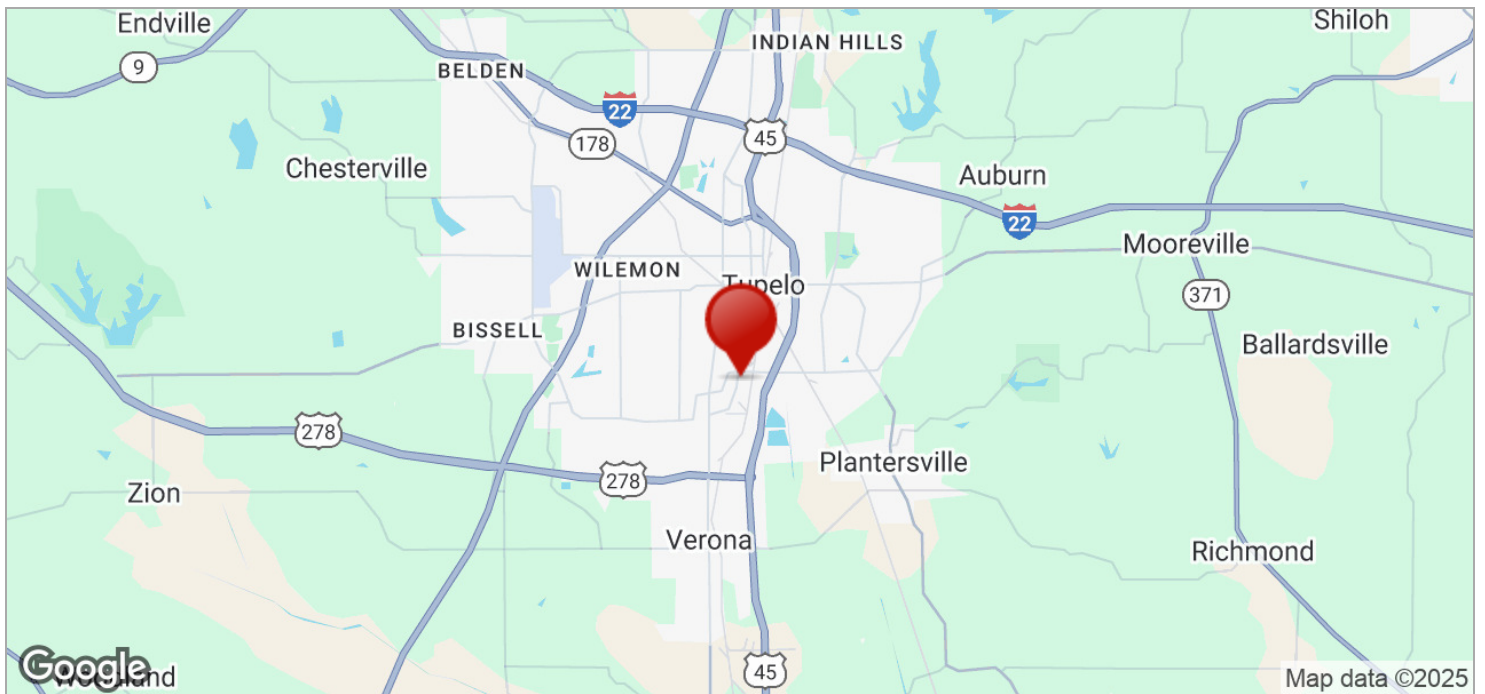
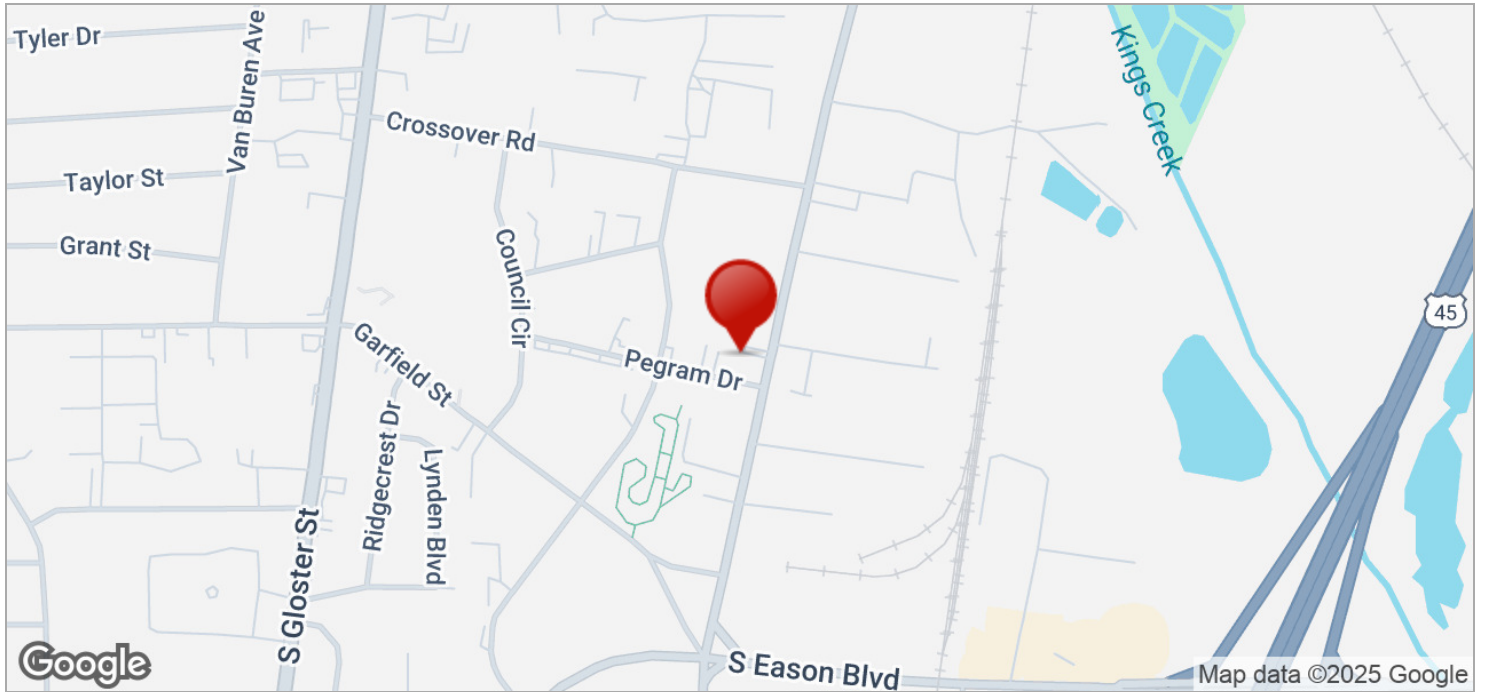
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MEDICAL OFFICE SPACES



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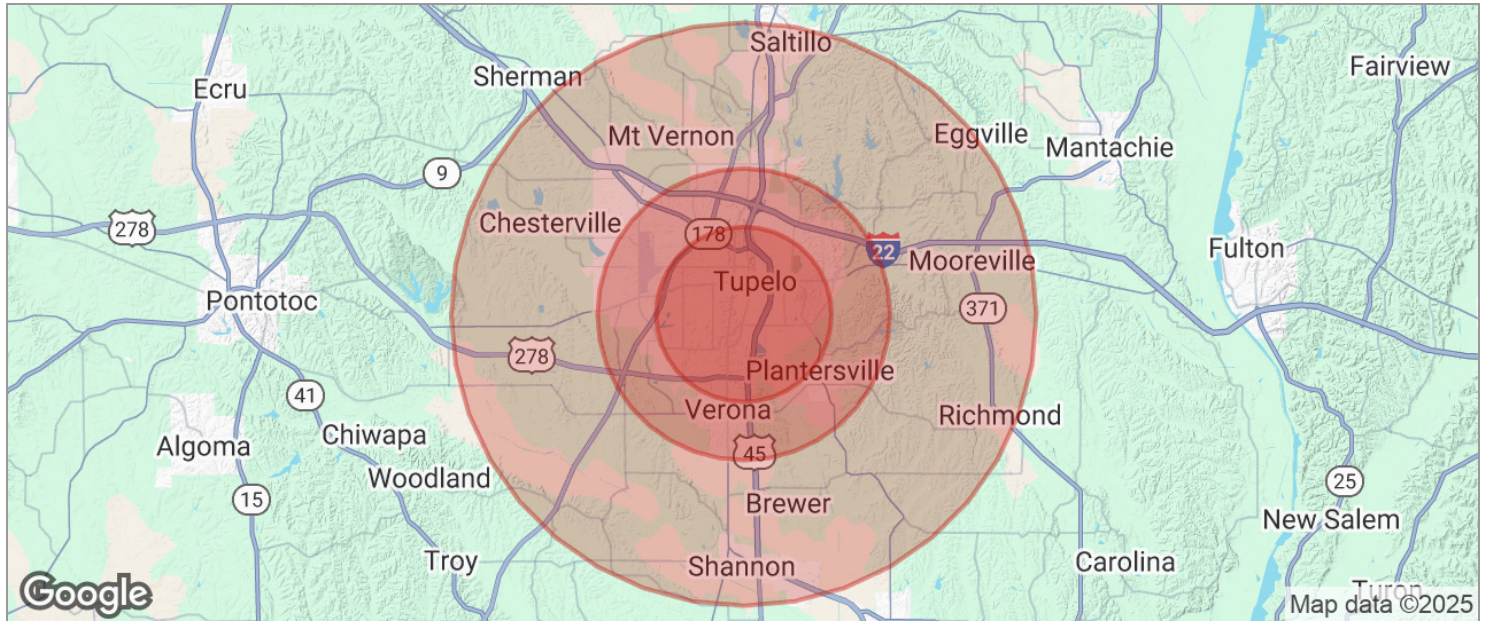
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MEDICAL OFFICE SPACES



| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|--------------------------------|----------------|----------------|-----------------|
| TOTAL POPULATION | 24,321 | 38,694 | 68,468 |
| MEDIAN AGE | 40 | 40 | 41 |
| MEDIAN AGE (MALE) | 38 | 38 | 39 |
| MEDIAN AGE (FEMALE) | 42 | 42 | 42 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 10,071 | 15,999 | 28,078 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$75,665 | \$82,102 | \$89,369 |
| AVERAGE HOUSE VALUE | \$214,112 | \$234,258 | \$243,082 |

* Demographic data derived from 2020 ACS - US Census

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