

For More Information:

CLAY SHORT

662.231.4262

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Retail Space For Lease

893 Kings Crossing Drive, Tupelo, MS 38804

KING'S CROSSING RETAIL CENTER



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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RETAIL SPACE FOR LEASE



OFFERING SUMMARY

Available SF: 4,000 - 8,800 SF

Lease Rate: \$20.00 SF/yr
(NNN \$3.59)

Year Built: 2008

Building Size: 207,000 +/- SF

PROPERTY OVERVIEW

2 spaces available: Contiguous 4,000 SF and 4,800 SF of attractive retail space. The depth of the space is 100'. All finishes are in good to excellent condition including dressing rooms and sales counter. TIA is available to credit-worthy tenants. The property offers 1006 lined parking places which represents a ratio of 4.64 / 1000 SF.

LOCATION OVERVIEW

The property is well positioned on the primary commercial corridor of the high-density retail district of Tupelo, anchored by the super-regional Mall at Barnes Crossing. The mall plus other retail centers in the proximate area provide over 1.5 million square feet of retail space and restaurants. The district also includes 2 movie theaters among other entertainment venues making it a regional draw for an extended trade area estimated at over 200,000 people and 85,000 households. The subject center includes Kohls, Ross Dress for Less, Five Below, Kirkland's, Petco, Newk's Eatery and others.

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KOHL'S - TUPELO



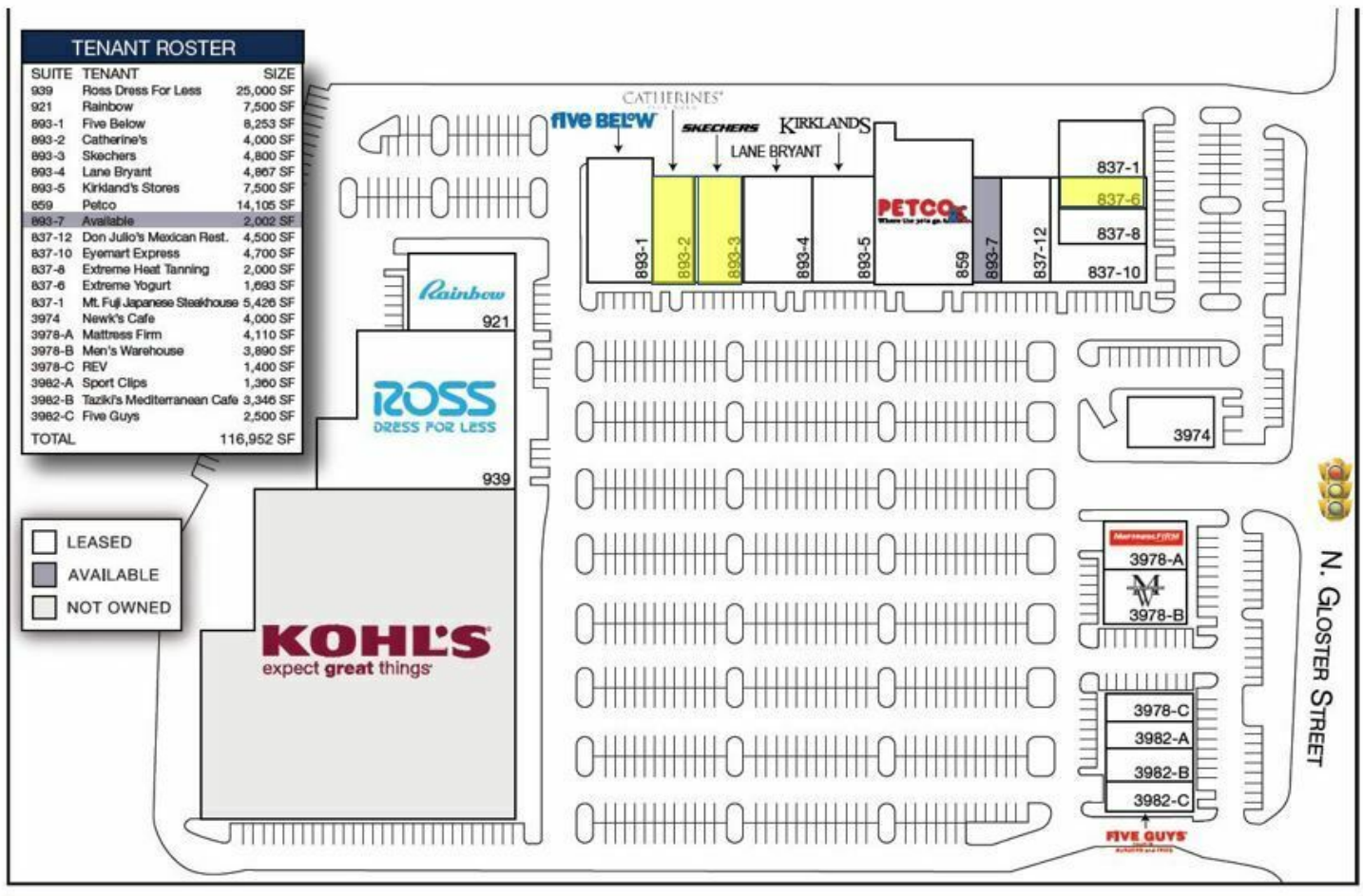
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#1 SHOPPING DESTINATION IN NORTHERN MISSISSIPPI



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