

For More Information:

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Retail Property For Lease

809 Varsity Dr, Tupelo, MS 38801

809 VARSITY - PROSPER PROFESSIONAL COMPLEX



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	2,203 - 22,169 SF
Lease Rate:	\$4.00 - 20.00 SF/yr (NNN)
Lot Size:	3.25 Acres
Year Built:	1968
Building Size:	27,762 SF
Zoning:	MUCC

PROPERTY OVERVIEW

This 27,762 SF brick and masonry building includes multiple configuration opportunities. Sizes ranging from 2,200 to 22,169 SF. Space is currently in shell condition and will be delivered with demising wall, 4 interior sheetrock walls taped and mudded, HVAC to serve a typical retail location, stubbed-out plumbing, a 200 amp electrical panel, and open ceiling to decking. 58 parking spaces with room to expand the parking lot. TIA available per negotiation.

LOCATION OVERVIEW

Located on Varsity Drive near a signalized intersection on South Gloster Street (ADT = 19,000), one of 2 primary commercial traffic arteries in the market. Surrounded by strong local, regional and national brand retailers and restaurants. Adjacent to the largest collection of professional office and medical businesses in the market and just 1/2 mile from North MS Medical Center.

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809 VARSITY - DRAWING



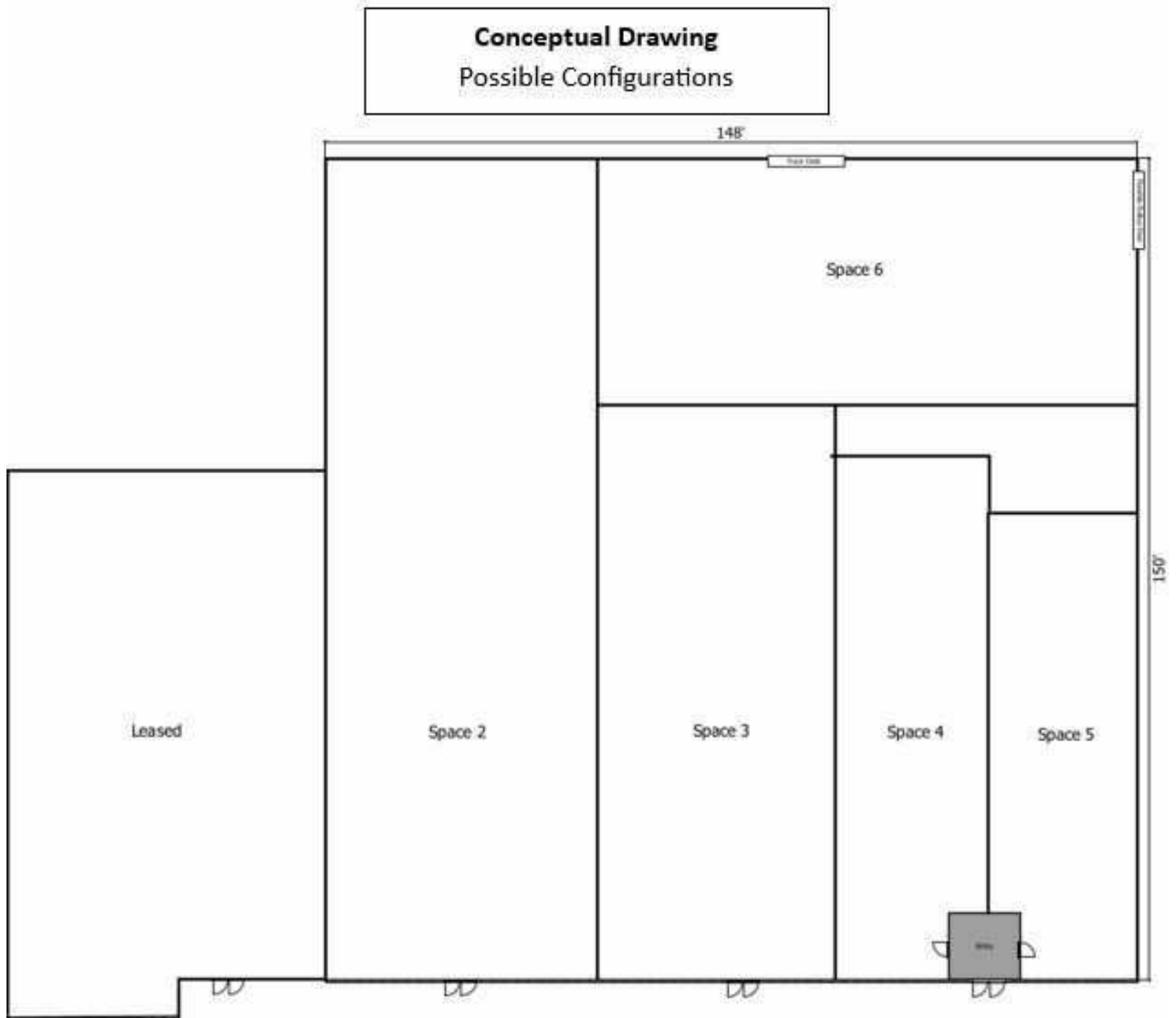
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CONCEPTUAL DRAWING



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Lease Rate: \$4.00 - 20.00 SF/YR (NNN)

Total Space 2,203 - 22,169 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Space 2		\$14.00 SF/YR	NNN	7,375 - 22,169 SF	Negotiable	Conceptual size.
Space 3		\$15.00 SF/YR	NNN	5,112 - 22,169 SF	Negotiable	Conceptual size.
Space 4		\$18.00 SF/YR	NNN	2,519 - 22,169 SF	Negotiable	Conceptual size.
Space 5		\$20.00 SF/YR	NNN	2,203 - 22,169 SF	Negotiable	Conceptual size.
Space 6		\$4.00 SF/YR	NNN	4,747 - 22,169 SF	Negotiable	Conceptual size.

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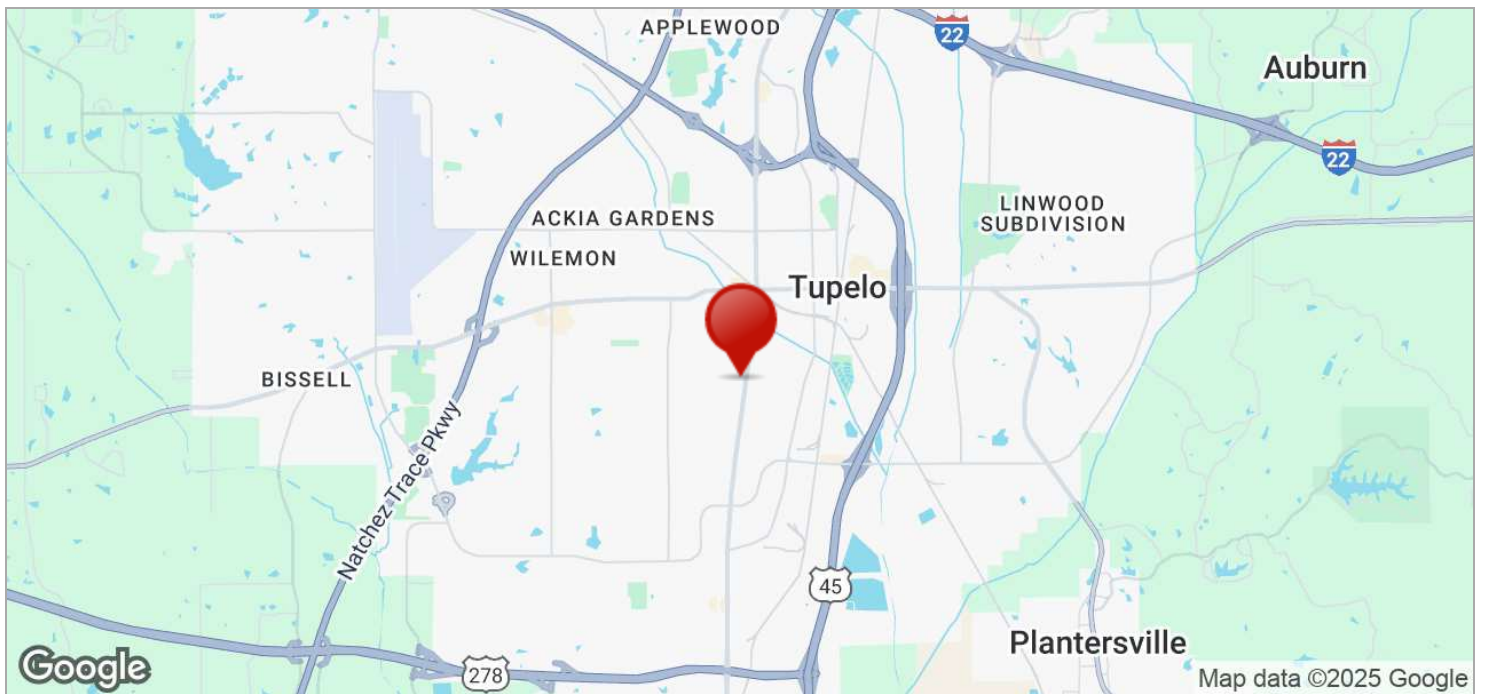
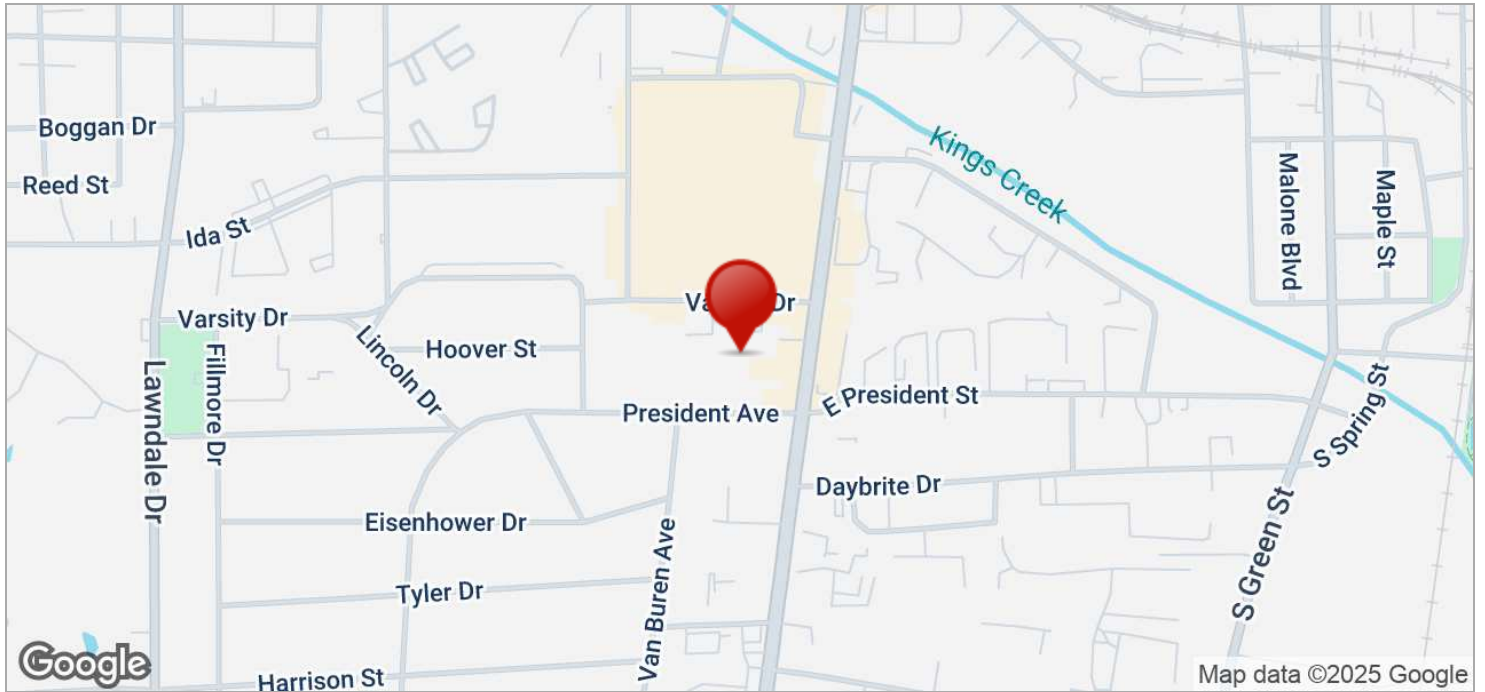
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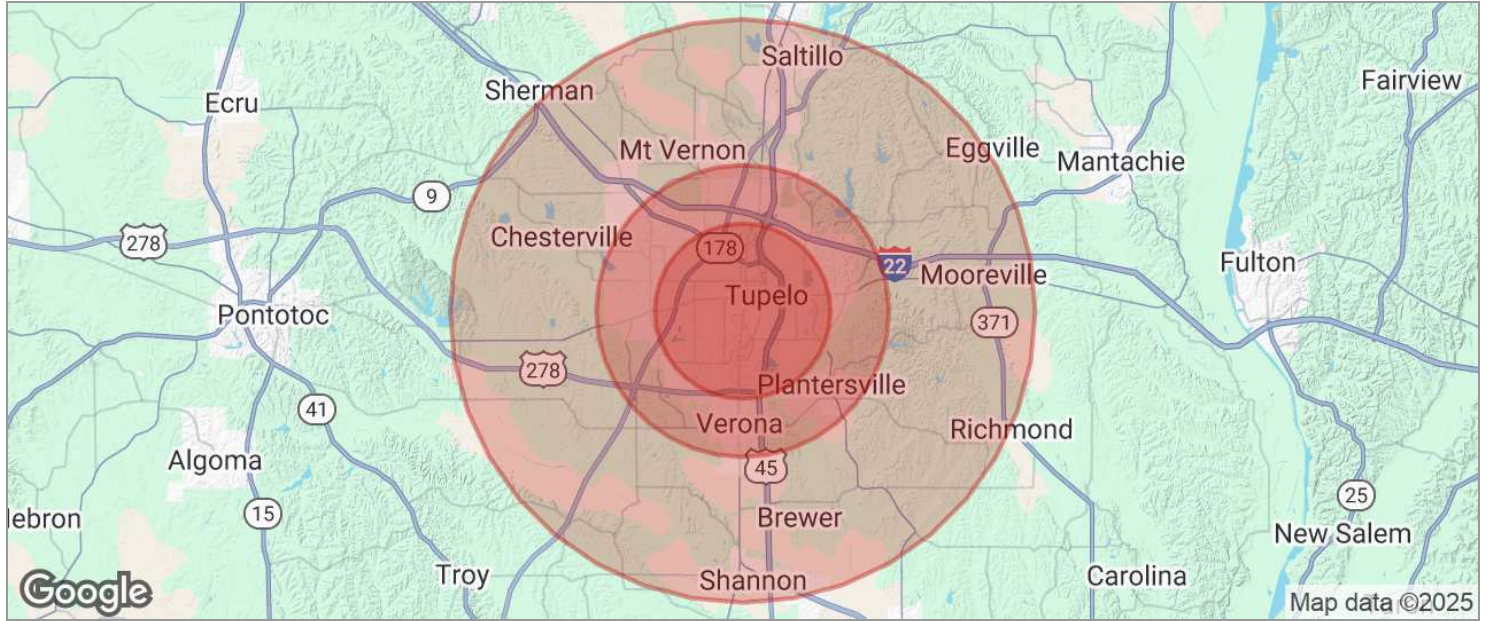
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,598	41,477	70,499
MEDIAN AGE	40	40	41
MEDIAN AGE (MALE)	38	38	39
MEDIAN AGE (FEMALE)	42	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,198	17,063	28,867
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$78,481	\$86,516	\$90,042
AVERAGE HOUSE VALUE	\$224,941	\$242,355	\$242,593

* Demographic data derived from 2020 ACS - US Census

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