

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Walmart

Retail Property For Lease

3875 North Gloster Street, Tupelo, MS 38801

WALMART SHADOW-ANCHOR
SPACE AVAILABLE



600 West Main Street Suite B

Tupelo, MS 38804

662.842.8283

www.trirealestate.net

WALMART SHADOW-ANCHOR SPACE AVAILABLE



OFFERING SUMMARY

| | |
|-----------------------|------------------------|
| Available SF: | 1,458 - 1,600 SF |
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Op Ex: | \$2.89 / SF (2019) |
| Building Size: | 350,000 SF |

PROPERTY OVERVIEW

Space available in a Walmart & Sams Cub anchored shopping center. Other key tenants include JoAnn Fabrics, AT&T, Tuesday Morning, and CATO, among others. Small shop space includes 66,000 +/- SF. Availability and sizes vary. Traffic volume on primary commercial corridor, North Gloster St, averages 20,000 vehicles per day. Dynamic location ranking among the most visited in the market

LOCATION OVERVIEW

Located strategically between major shopping districts in Memphis, TN & Birmingham, AL on I-22, the Mall at Barnes Crossing District delivers an all-in-one place for shopping and dining. A super regional mall and strip centers in the surrounding area provide over 1.5 million square feet of retail space that is still growing. Large anchor stores include Belk, Barnes & Noble, Dick's Sporting Goods, Best Buy, Old Navy, Sam's Club, and Walmart. More than 90 specialty shops, a variety of restaurants, a 600-seat food court, the Cinemark Movies 8, and the Malco Cinema 10 complete the collection making the Barnes Crossing District the shopping destination located between Memphis TN and Birmingham AL, along the I-22 corridor

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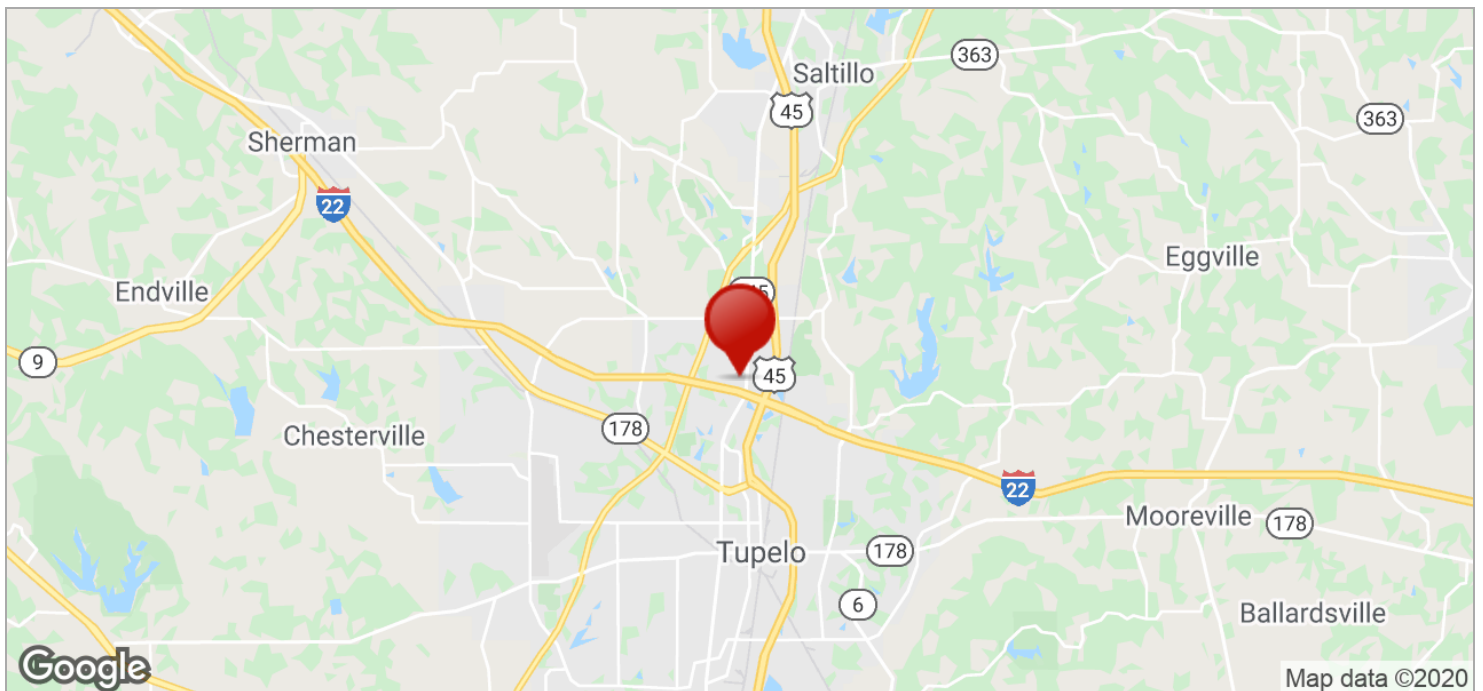
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SITE PLAN



| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) | COMMENTS |
|----------------------------|---------------|------------|-----------|----------------------------------------------------------|
| Big Oaks Crossing Suite 29 | \$25.00 SF/YR | NNN | 1,600 SF | Space formerly occupied by check / cash advance business |
| Big Oaks Crossing Suite 33 | \$25.00 SF/YR | NNN | 1,458 SF | Space formerly occupied by deli restaurant |

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