



Property Highlights

Strategically positioned in Northern Mississippi's #1 Retail District, pulling from a 50-mile radius with 17.6 Million Annual Visitors!

Tupelo is home to a diverse economy with such major employers as North MS Health Services (7,400 employees), Ashley Furniture (3,000 employees), and Toyota Motor (2,400 employees).

The North Mississippi Medical Center (650 beds) is located in downtown Tupelo and serves 700,000+ people in 24 counties.

The Tupelo Public School District is the 6th largest employer in Lee County with 7,500 students and more than 700 teachers.

| DEMOGRAPHICS | 3 Mile | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| TOTAL POPULATION | 7,556 | 31,268 | 72,429 |
| TOTAL HOUSEHOLDS | 3,063 | 12,657 | 28,162 |
| AVG HH INCOMES | \$88,186 | \$74,811 | \$76,767 |
| DAYTIME EMPLOYEES | 7,982 | 25,916 | 55,882 |





| UNIT | TENANT | SIZE (SF) |
|-------------|------------------------------|----------------|
| 1 | Family Urgent Care | 4,200 |
| 5 | Dentures and Dental Services | 4,200 |
| 7 | Pizza Hut | 1,400 |
| 8 | Whole Body Clinic | 1,400 |
| 9 | Copy Critters | 1,400 |
| 56 | PetSmart | 19,207 |
| 61 | Goodwill | 23,942 |
| 70 | Cracker Barrel | 9,520 |
| OP 1 | AVAILABLE OUTPARCEL | 1.45 AC |