



Main Street Development - Tupelo, Mississippi

Conceptual Design



# MAIN STREET DEVELOPMENT ~ RETAIL AND OFFICE

1507 West Main Street | Tupelo, MS 38801

Proposed construction of 23,000+ sq. ft. shopping center

Brought to you by KIAMIE REAL ESTATE, LLC

[www.kiamierealestate.com](http://www.kiamierealestate.com)



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## DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM: 1507 WEST MAIN STREET, TUPELO, MS 38801

The information provided within this Marketing Package has been obtained from sources that are believed to be reliable, but Kiamie Real Estate, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information has been may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested lessee to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential lease.

Kiamie Real Estate, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past performance, expected or projected performance do not guarantee future performance. Property owners/lessee bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed lease agreement has been executed, seller and Kiamie Real Estate, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against the Owner or Kiamie Real Estate, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

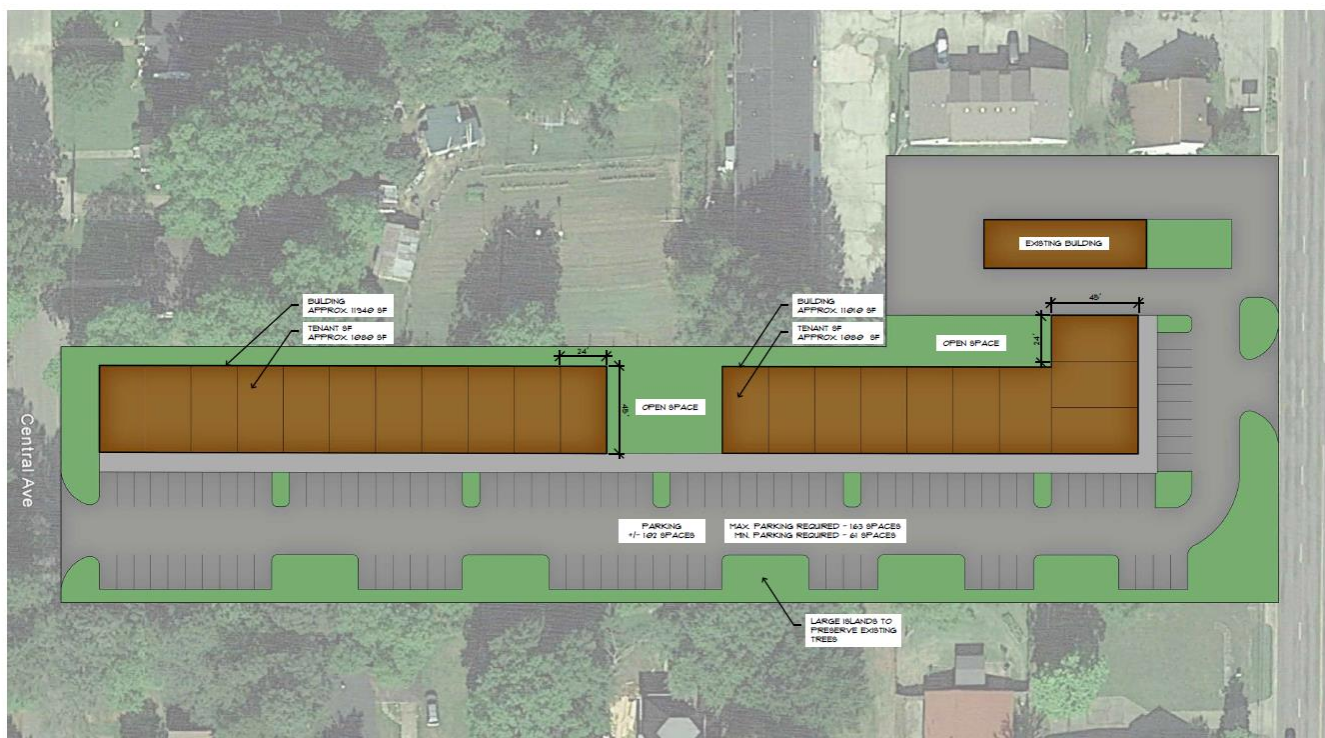
## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW:

Kiamie Real Estate, LLC is pleased to exclusively offer for lease this brand new, free standing commercial retail and office building located in Tupelo, MS. The tenant leases shall be NNN. The property is located on West Main Street, on the south side of the street, near the intersection of South Gloster Street and Main Street.

### PROPERTY DETAILS:

- Proposed construction.
  - Phase 1: Retail space near the West Main entrance
  - Phase 2: Office space in the rear of the property
- 23,000 square foot building.\*
- Minimum space available is 1080 sq. ft.
- The Landlord will begin construction once 60% of the center is committed by letters of intent.



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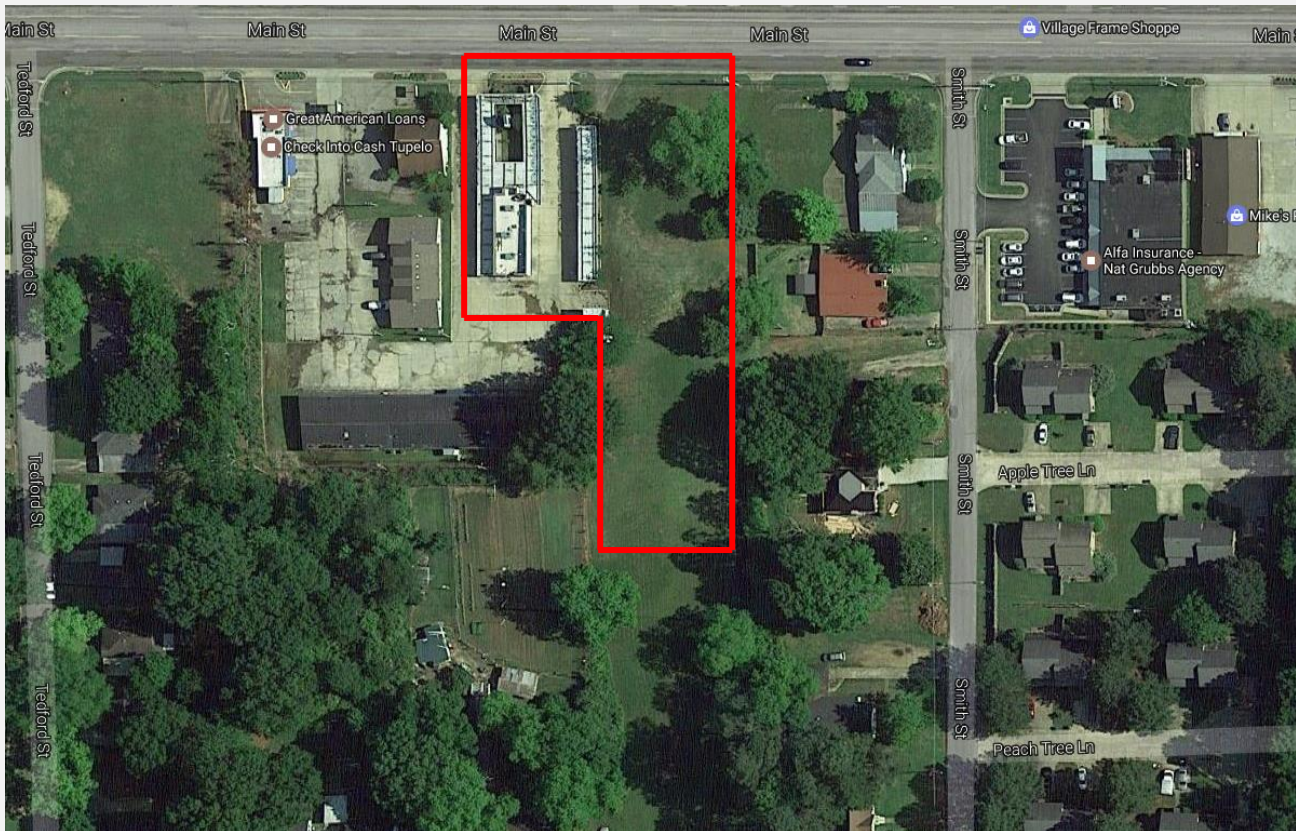
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WATKINS & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS & PLANNERS

\* Information provided by Landlord.



## EXECUTIVE SUMMARY (CONT.)

### SATELLITE AERIAL:



### LOCATION SUMMARY:

- Average daily volume is 23,000 vehicles/day.\*\*
- Within less than 1 mi. from Rankin Elementary, Pierce Street Elementary, and Tupelo Middle School.
- Centrally located among many residential areas.

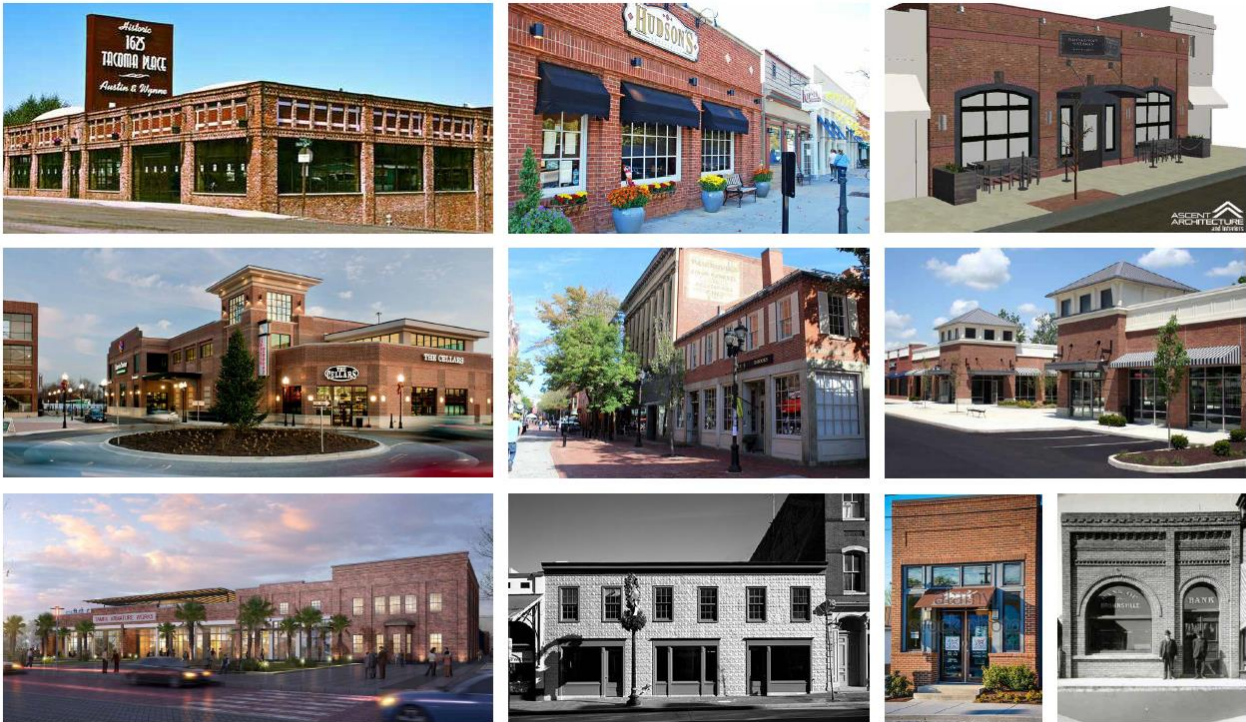
**\*\* Information provided by Mississippi Department of Transportation.**

### LEASE CONDITIONS:

- \$17/sq. ft. for a 1080 sq. ft. space. As the required size for the tenant increases, the cost/sq. ft. decreases.
- All leases are 5 year terms with two-five year options unless otherwise stated.
- Tenants will provide a one month deposit as well as the first month rent at the signing of the lease.
- Tenant improvements will be addressed on a case-by-case basis.

## PROPERTY CONCEPT IMAGES

The exterior of the shopping center will feature a classic brick architectural style for the building facade. The concept design was provided by the Landlord and is subject to change.



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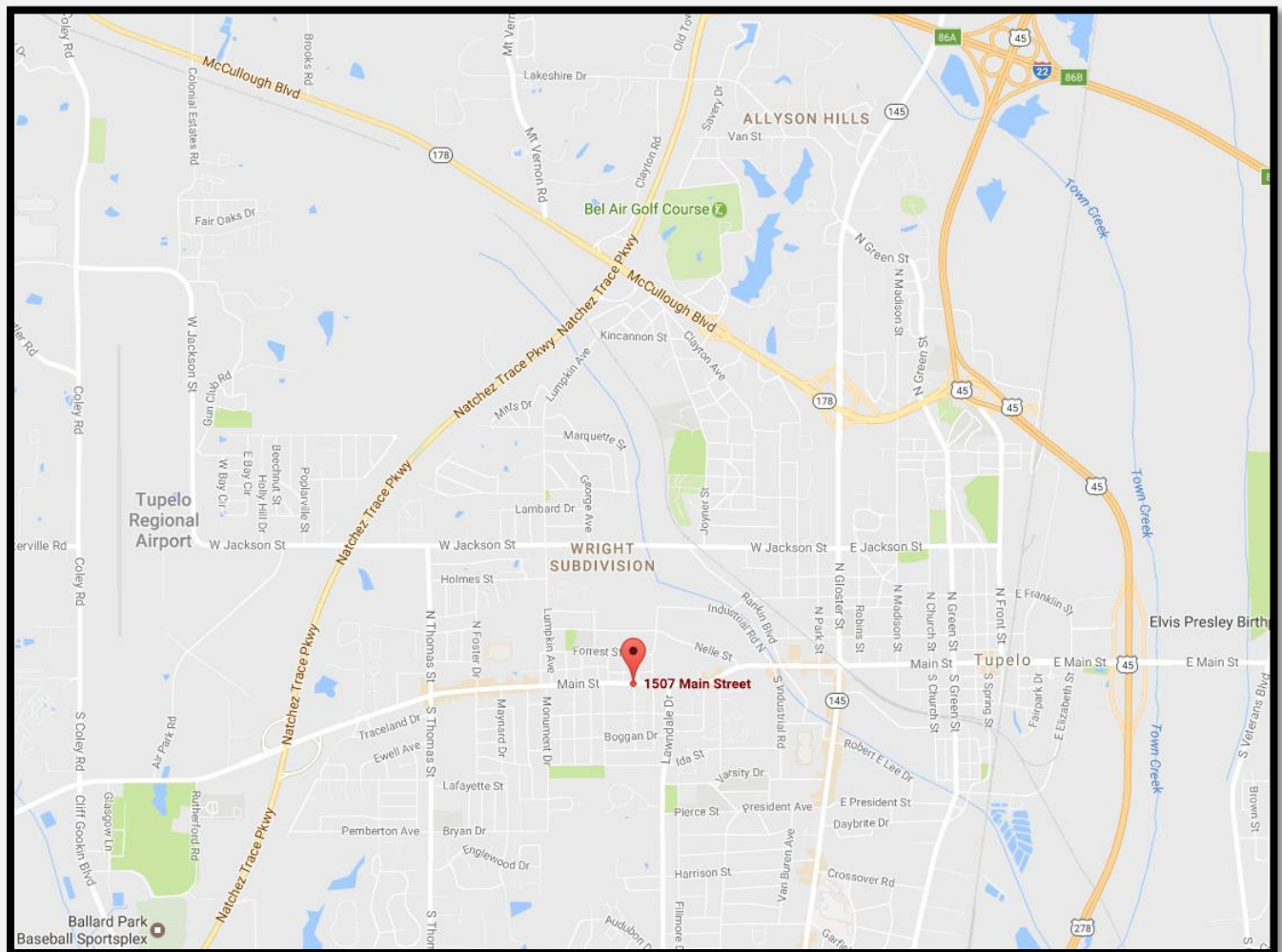
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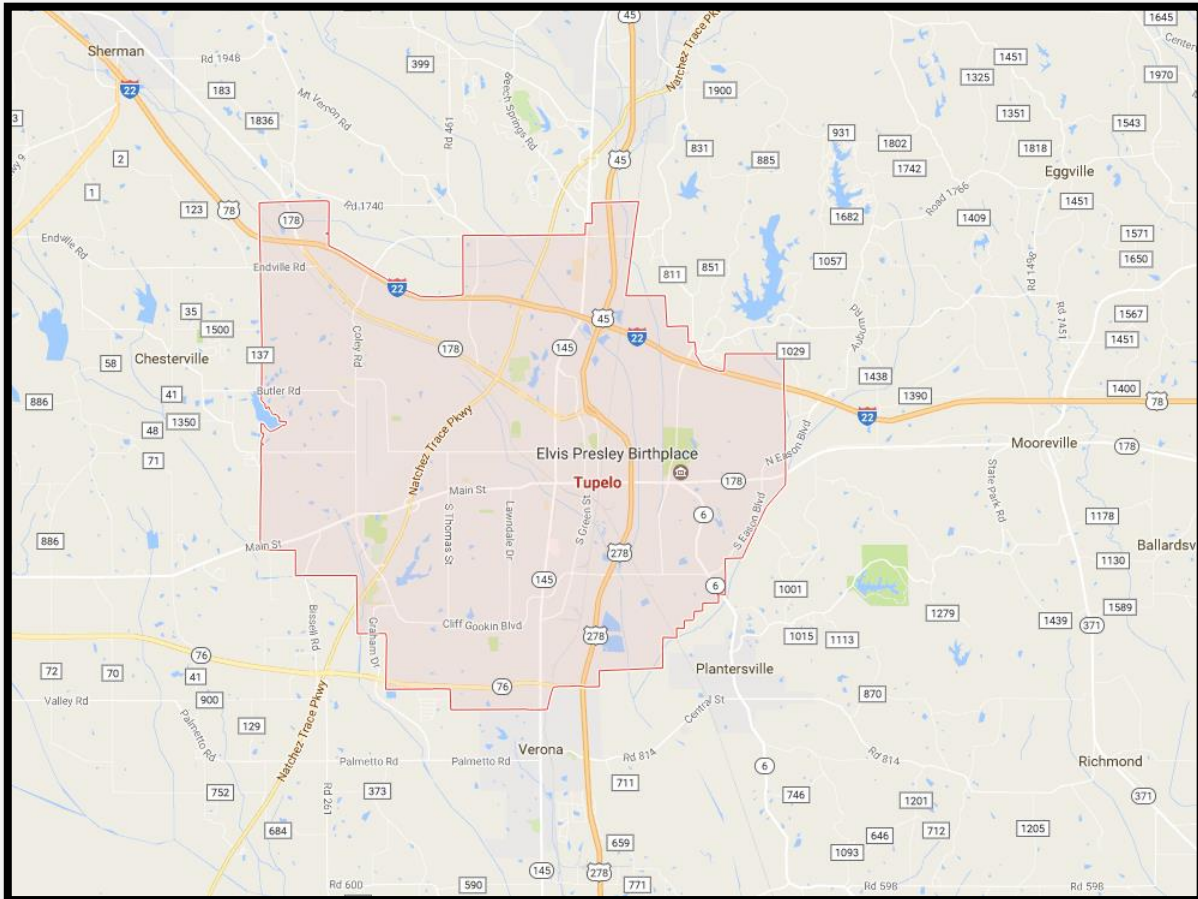


## PROPERTY LOCATION MAP



## DEMOGRAPHICS

### TUPELO

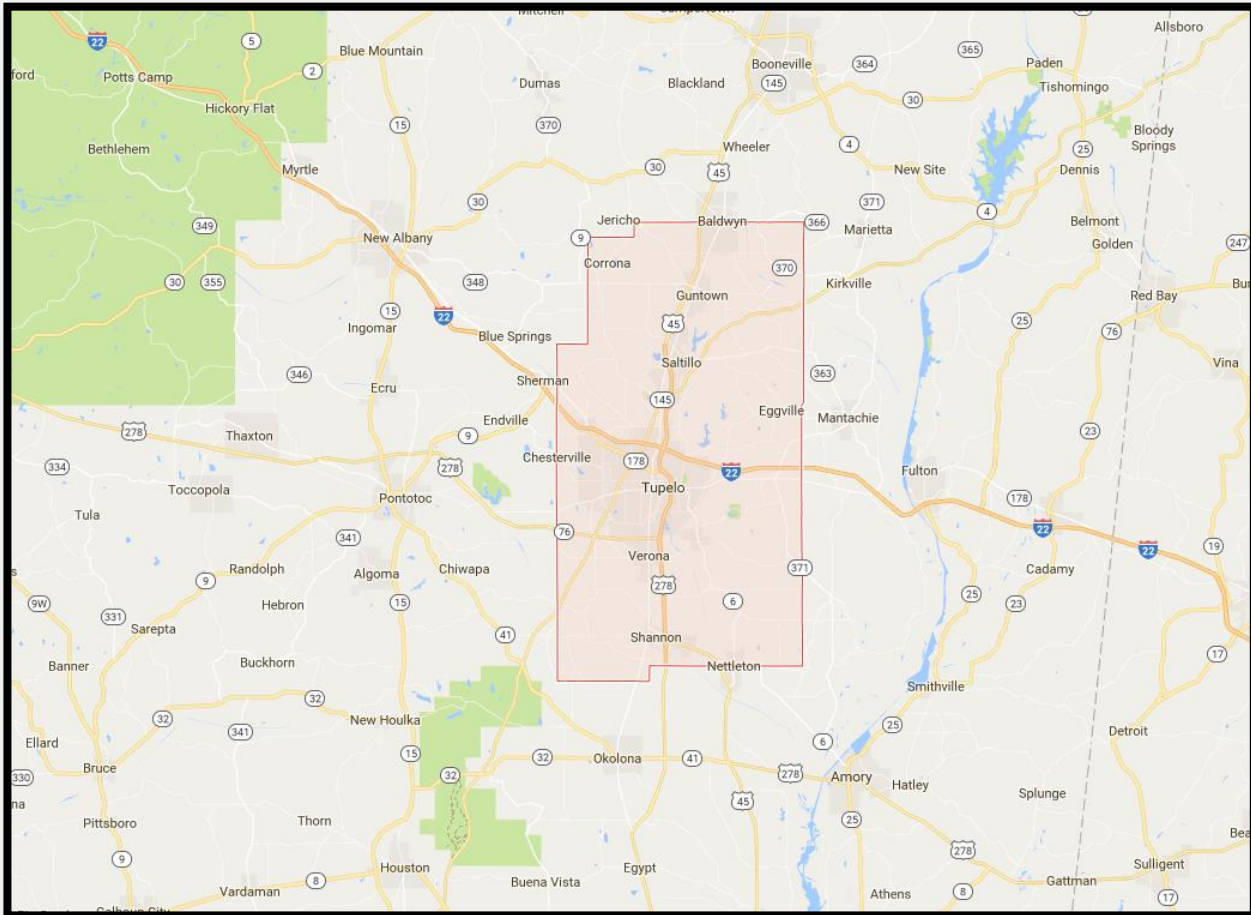


- County Seat of Lee County, MS
- Population – 34,546 (2017 Est.)
- Median Age – 36
- Avg. Household Income – \$38,401



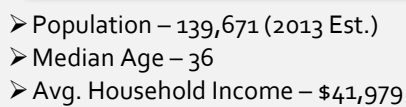


**LEE COUNTY**



- Population – 82,910 (2017 Est.)
- Median Age – 36
- Avg. Household Income – \$39,581

## TUPELO MICROPOLITAN STATISTICAL AREA (30 MILES)





## AREA EMPLOYERS AND ATTRACTIONS



TOYOTA MOTOR MANUFACTURING MISSISSIPPI

### MAJOR EMPLOYERS

- North Mississippi Health Services – 4286 employees
- Toyota Motor Manufacturing Mississippi – 2000 employees
- Lane Furniture Industries – 1678 employees



LANE FURNITURE

- Cooper Tire and Rubber Company – 1628 employees
- MTD Products – 1050 employees

### AREA HIGHLIGHTS

- Elvis Presley Birthplace & Museum.



ELVIS PRESLEY'S BIRTHPLACE

- Natchez Trace Parkway connects Natchez, MS to Nashville, TN. The parkway follows the route of the ancient Natchez Trace trail, a path used by indigenous people.
- Tupelo Automobile Museum is one of the largest of this type featuring over 150 rare automobiles. It is designated as the official automobile museum in the state.



- BancorpSouth Headquarters – 800 employees



**BANCORPSOUTH**

- H.M. Richards – 670 employees
- Omega Motion – 360 employees
- Bauhaus USA – 270 employees
- FMC Technologies – 228 employees



**TUPELO AUTOMOBILE MUSEUM**

- BancorpSouth Arena is a venue for large events.
- Tupelo Buffalo Park and Zoo.
- Tombigbee State Park featuring cabins, trails, and a lake.
- Tupelo National Battlefield.



**BANCORPSOUTH ARENA**



## CONTACTS

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Kiamie Real Estate has over twelve years of experience in the commercial retail real estate industry. The team manages commercial property in Oxford, MS appraised over \$10 M covering 100,000 sq. ft. over 20 retail and restaurant businesses as well as service industry and office space. The Kiamie Real Estate team are licensed brokers and active members of the National Association of REALTORS® (NAR), the Mississippi Association of REALTORS® (MAR), and North Central Mississippi REALTORS®.