



Spring Plaza Shopping Center

1525 Bienville Blvd, Ocean Springs, Mississippi 39564

Property Highlights

- Established Winn-Dixie Anchored Property
- Substantial Tenant Investment in Site - Winn Dixie has occupied the property for 27 years.
- Value Add Potential
- Recently Renovated in 2017
- Strategically Situated in Commercial Corridor

Sale Price

\$10,750,000



For more information

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SALE PRICE: **\$10,750,000**

LOT SIZE: **8.19 Acres**

BUILDING SIZE: **109,591 SF**

YEAR BUILT: **1962**

RENOVATED: **2017**

ZONING: **C-3 Highway
Commercial District**

MARKET: **Pascagoula MSA**

SUB MARKET: **Ocean Springs**

TRAFFIC COUNT: **29,000**



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	2,030	\$77,966
5 MILES	39,448	\$67,859
10 MILES	100,169	\$66,453

* Figures shown represent estimates



Property Overview

The subject property is located in Ocean Springs, MS on Bienville Blvd. The site is near the intersection of Bienville Blvd and Washington Avenue which connects Ocean Springs to Interstate 10. Bienville Blvd is also known as Highway 90 is a major east to west highway connecting Ocean Springs to Gulfport, Biloxi, and Pascagoula, which are the major cities on the coast of Mississippi. Located in the retail center of Ocean Springs, the subject property provides excellent access and traffic counts of 27,000 vehicles per day making this a strategic location for retailers.

Location Overview

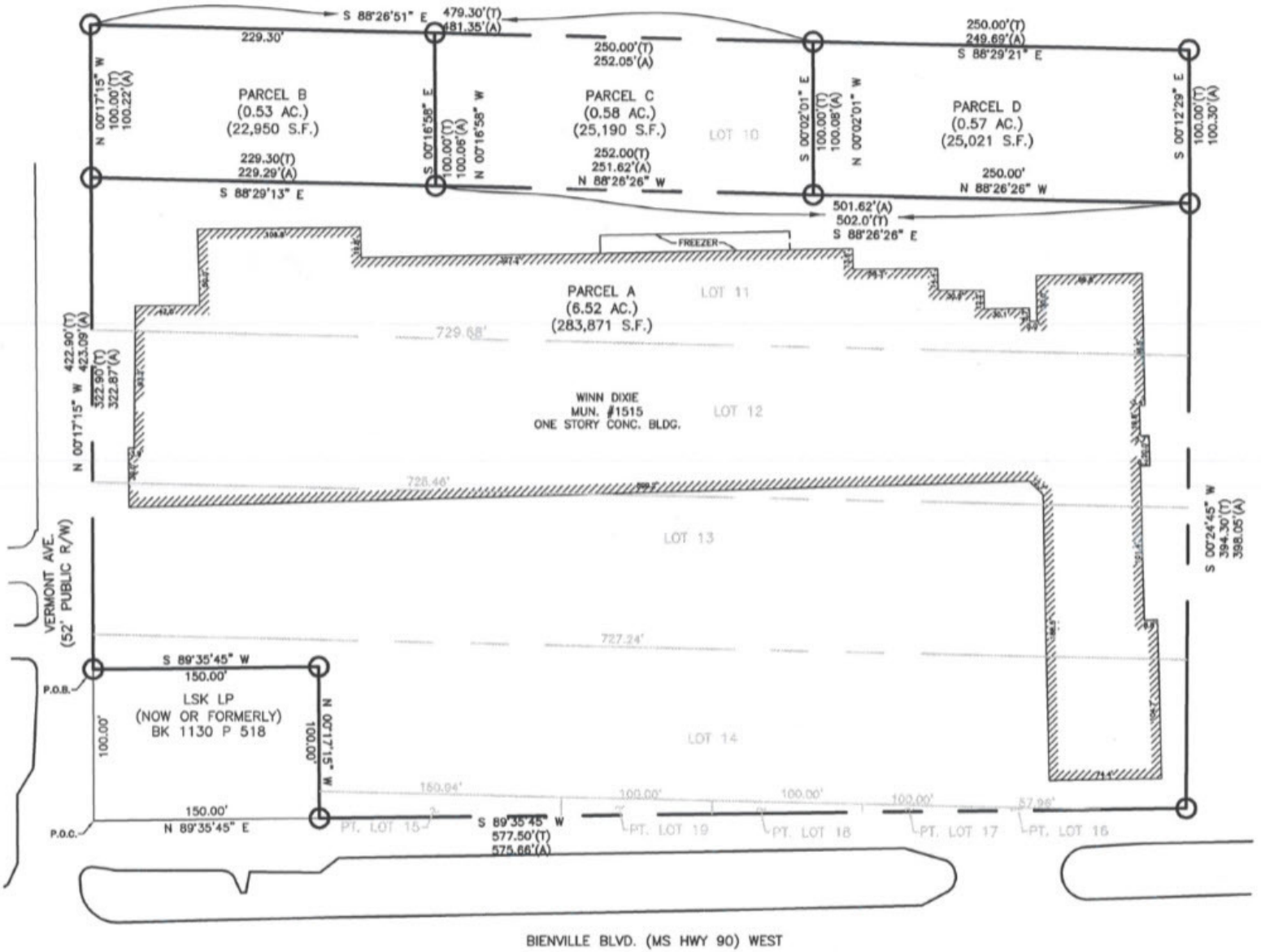
The subject is located at the northeast corner of Bienville Boulevard and Vermont Avenue within the City of Ocean Springs, Mississippi.

Ocean Springs is a city in Jackson County, Mississippi, approximately 2 miles east of Biloxi and west of Gautier. It is part of the Pascagoula, Mississippi Metropolitan Statistical Area. The population was 17,652 in 2016.

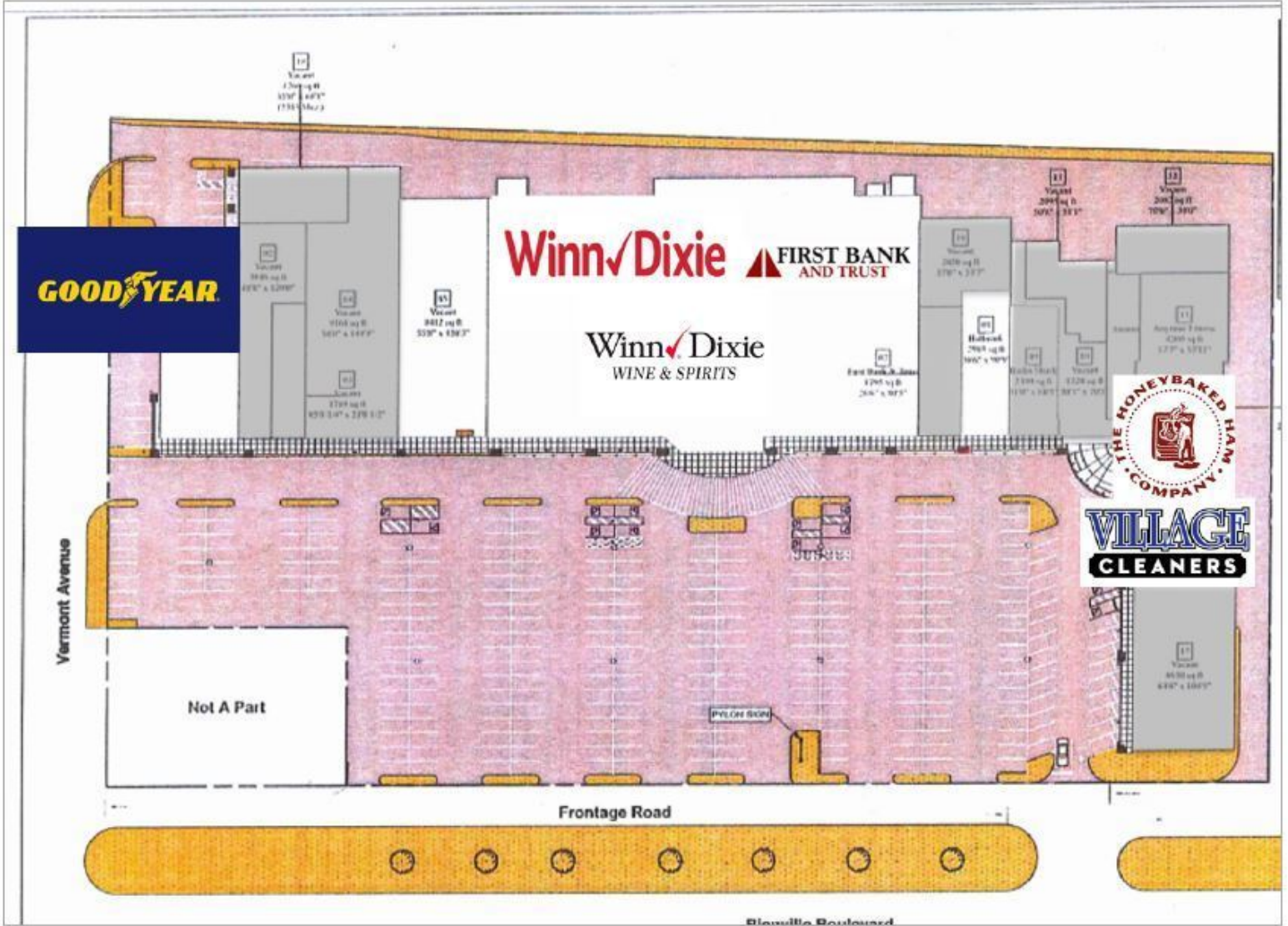
Biloxi, 2 miles east of Ocean Springs, is home to several casino resort hotels, with 24-hour gambling, concert entertainment shows, and several restaurants. Some of the casino resorts include (dates reflect business status after Hurricane Katrina): Beau Rivage Resort & Casino, reopened August 29, 2006, on the first anniversary of Hurricane Katrina, Golden Nugget Biloxi, formerly Isle of Capri Casino, Hard Rock Hotel & Casino, opened in June 2007, Harrah's Gulf Coast, formerly Grand Casino Biloxi, IP Casino Resort & Spa, reopened on December 22, 2005, formerly Imperial Palace, Margaritaville Casino, and Restaurant, opened May 2012, closed September 2014, Palace Casino Resort, Boomtown Casino, reopened in 2006 and Treasure Bay Casino.

SPRING PLAZA BROWNFIELD AGREEMENT SITE

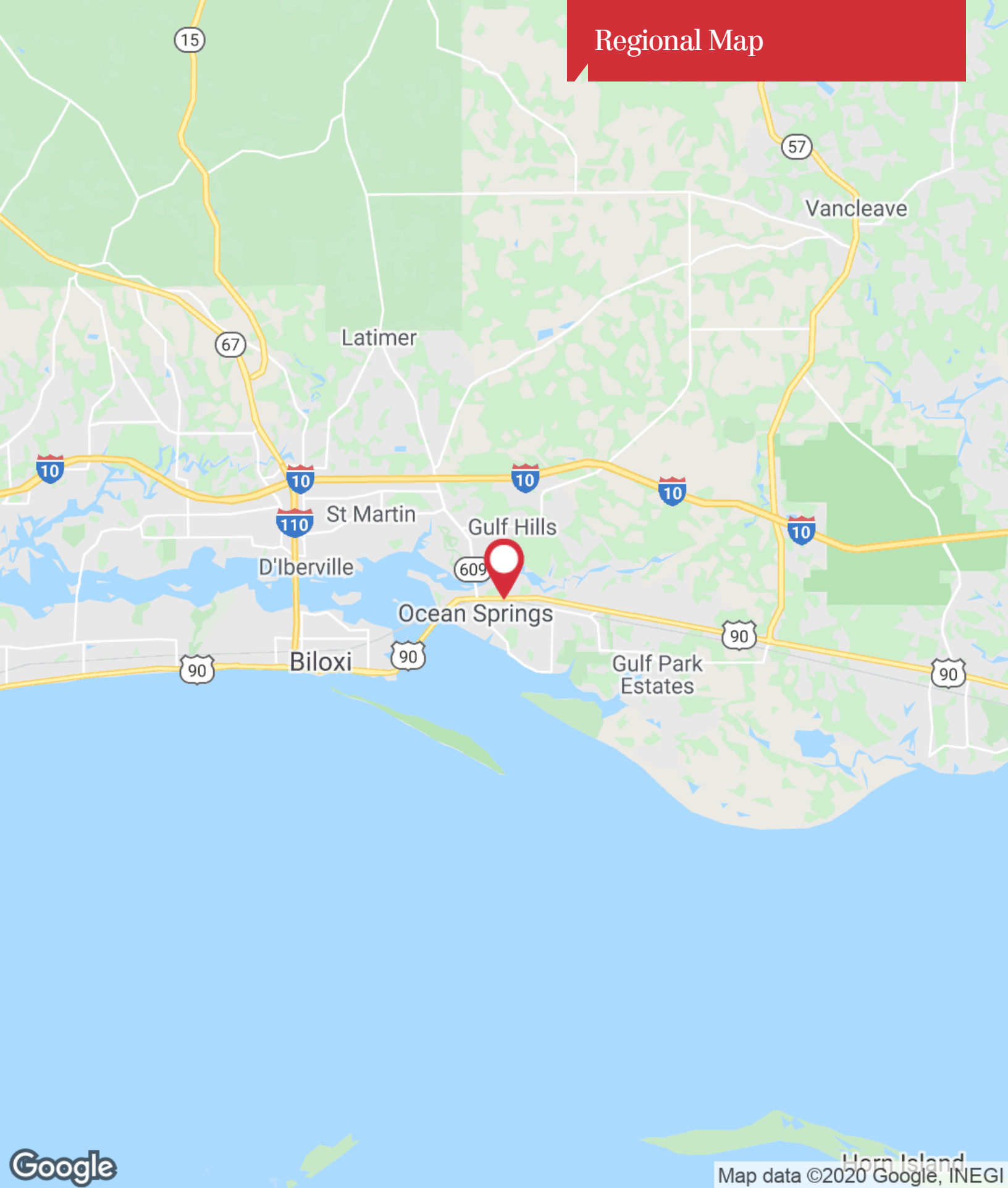
SITE



BIENVILLE BLVD. (MS HWY 90) WEST



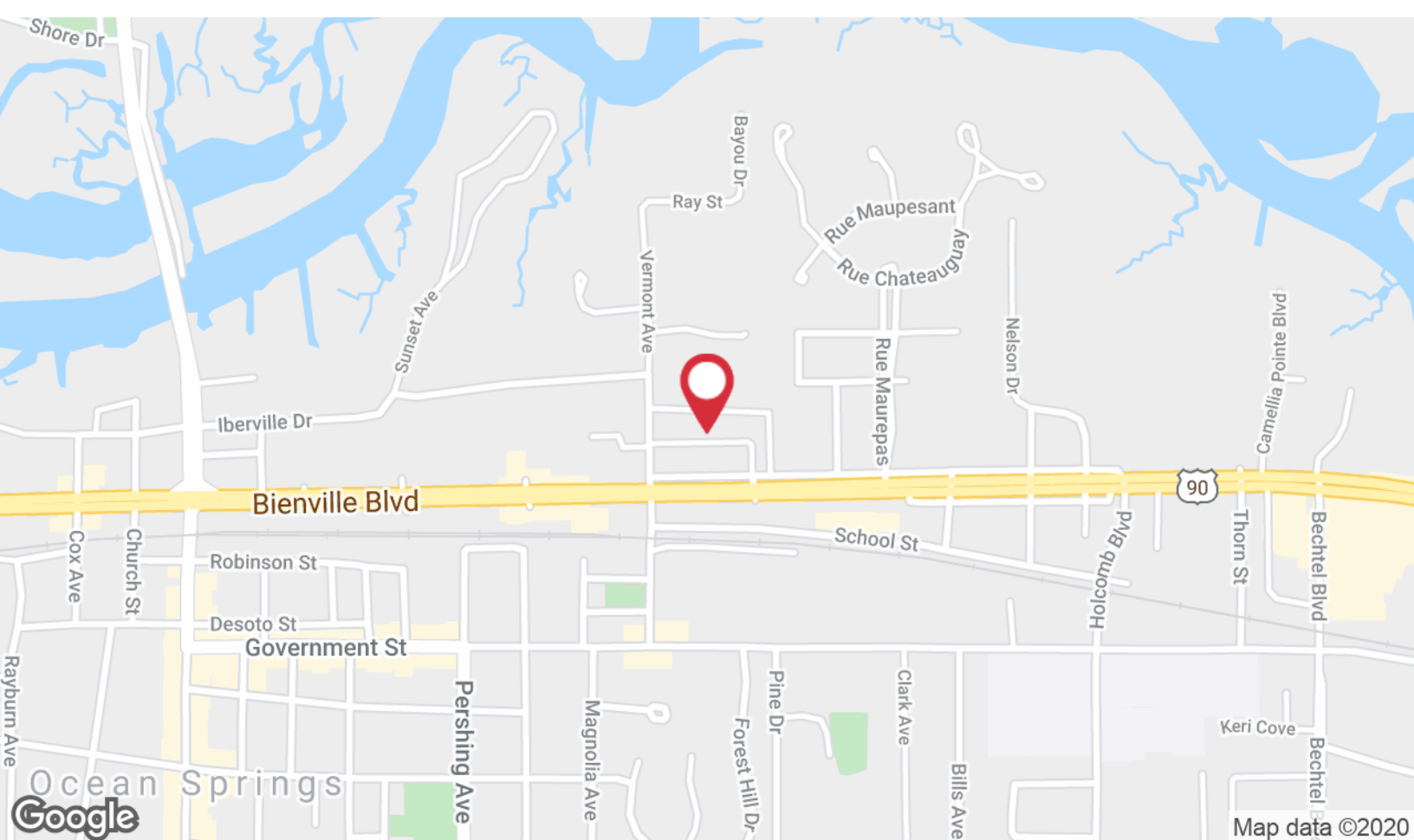
Regional Map



Google

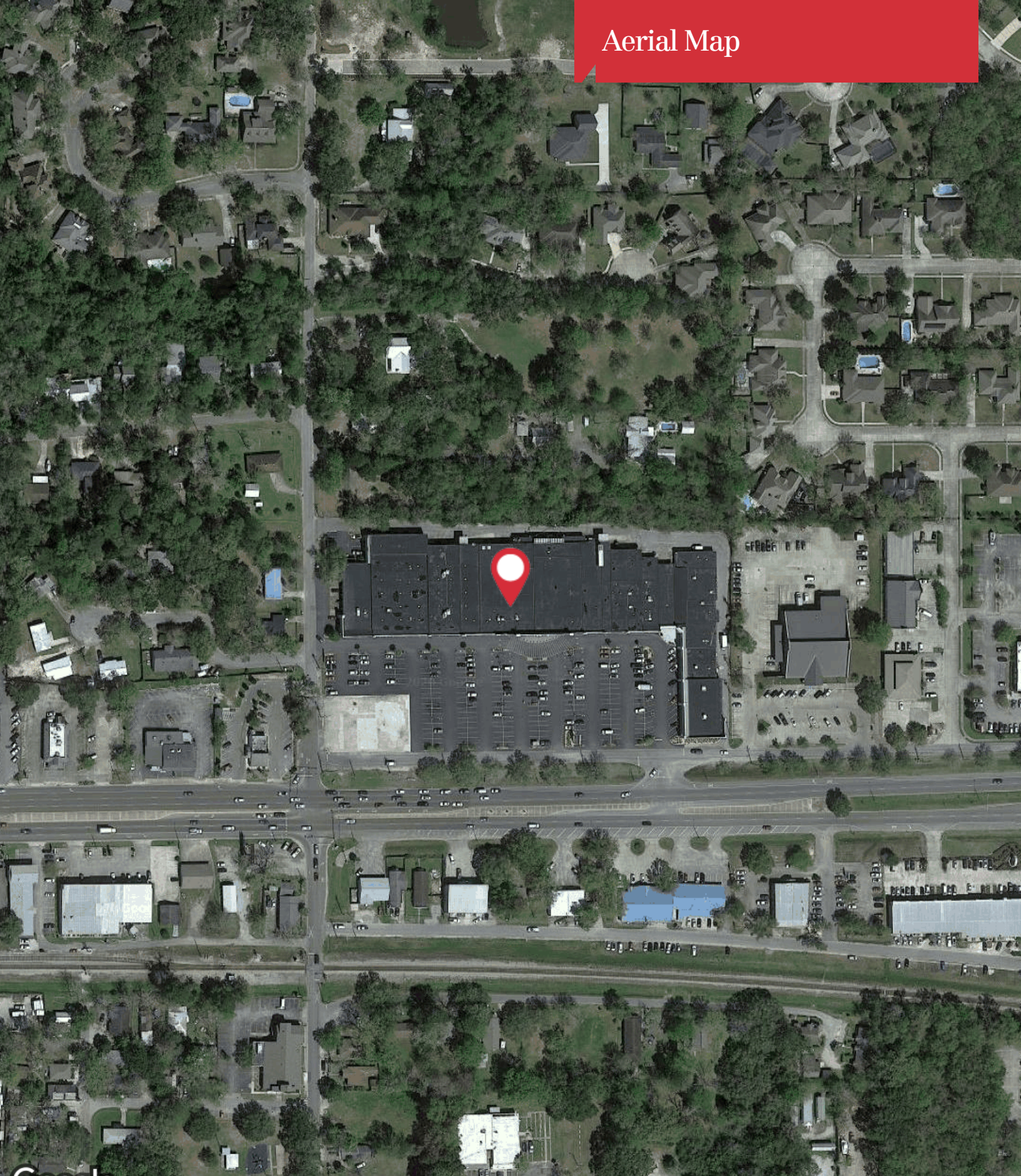
Map data ©2020 Google, INEGI

Location Maps



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Aerial Map



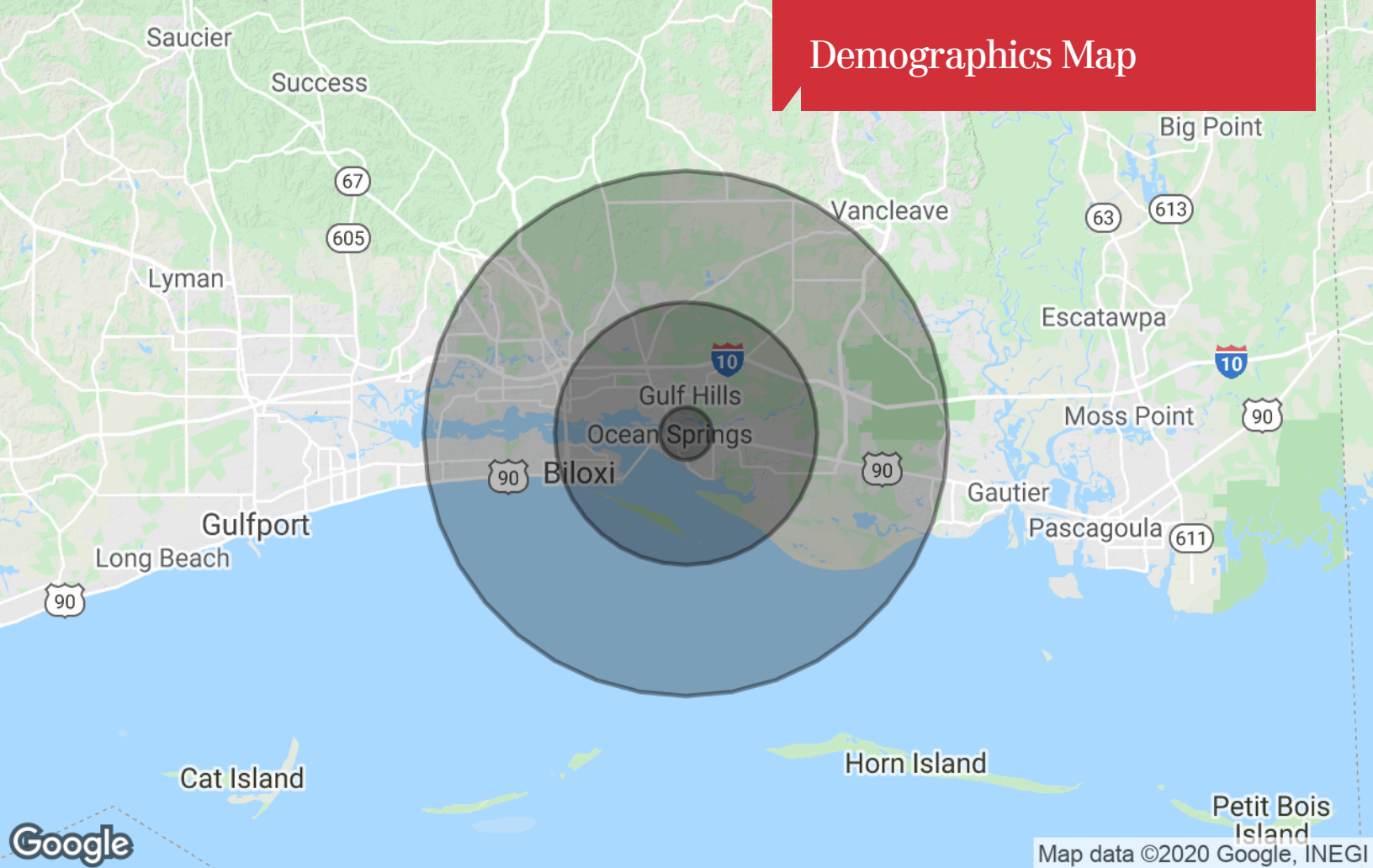
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Maxar Technologies, Mississippi GIS Coordinating Council, U.S. Geological Survey, USDA Farm Service Agency

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Demographics Map



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,030	39,448	100,169
MEDIAN AGE	46.0	37.9	36.8
MEDIAN AGE (MALE)	42.4	36.5	35.6
MEDIAN AGE (FEMALE)	48.5	39.1	38.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	846	14,261	35,616
# OF PERSONS PER HH	2.4	2.8	2.8
AVERAGE HH INCOME	\$77,966	\$67,859	\$66,453
AVERAGE HOUSE VALUE	\$175,747	\$170,389	\$170,351
Race	1 Mile	5 Miles	10 Miles
% WHITE	91.6%	78.5%	80.7%
% BLACK	6.8%	13.2%	12.7%
% ASIAN	1.5%	7.6%	4.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.6%
% OTHER	0.1%	0.4%	1.0%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	2.6%	3.5%	4.5%

* Demographic data derived from 2010 US Census