



Spring Plaza Shopping Center

1525 Bienville Blvd, Ocean Springs, Mississippi 39564

Property Highlights

- Established Winn-Dixie Anchored Property
- Excellent Visibility
- Various Suite Sizes
- Competitive Retail Rents
- Traffic Count - 29,000 VPD

Lease Rate

\$4.00 - \$18.00 SF/yr (NNN)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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AVAILABLE SF:	1,204 - 27,974 SF
LEASE RATE:	\$4.00 - 18.00 SF/yr (NNN)
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
CROSS STREETS:	Bienville Blvd & Vermont Avenue
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



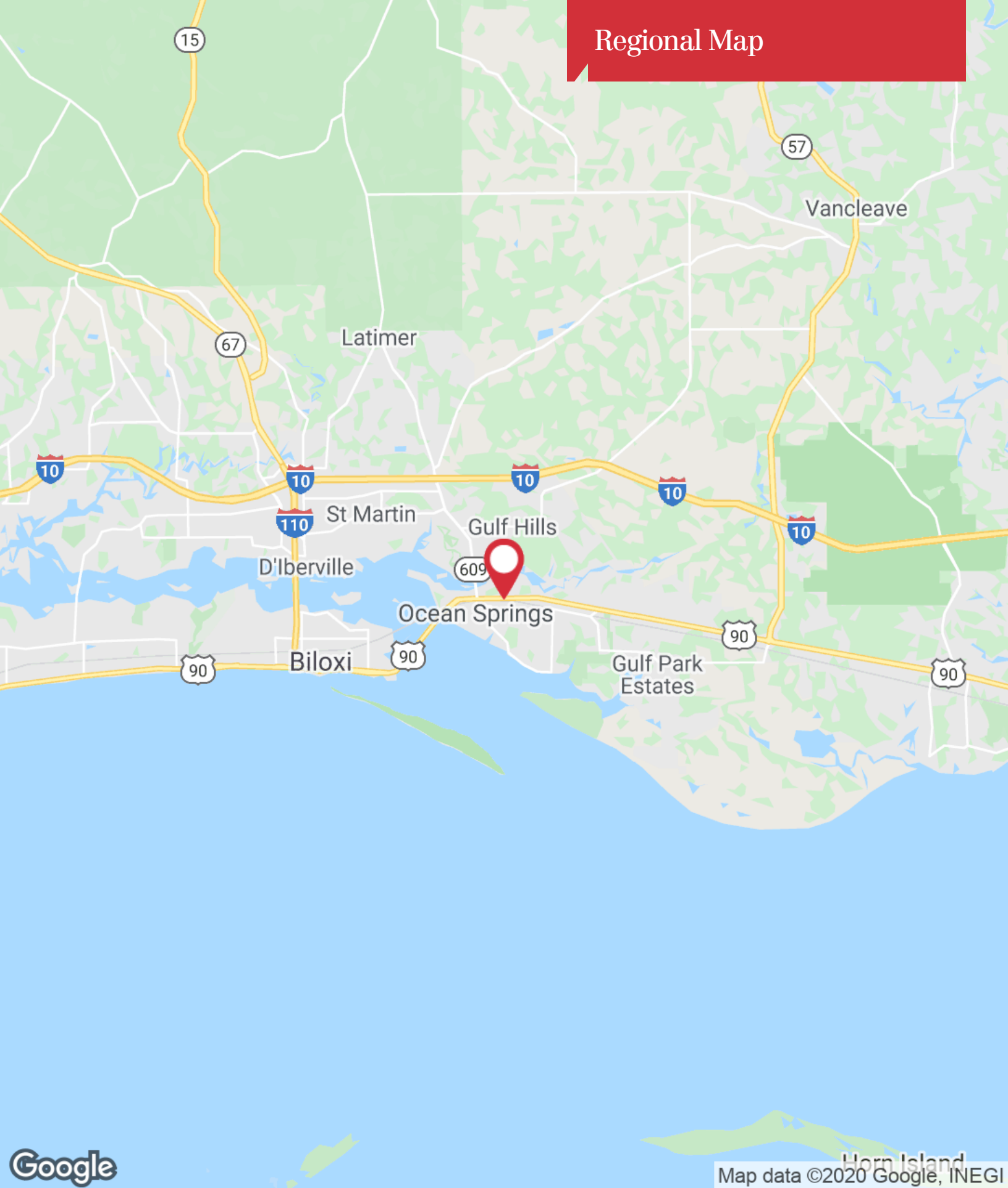
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,204 - 27,974 SF	Lease Rate:	\$4.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2-5	Available	1,789 - 27,974 SF	NNN	\$10.00 SF/yr
Suite 10	Available	1,728 SF	NNN	\$15.00 SF/yr
Suite 11-14	Available	2,082 - 9,581 SF	NNN	\$8.00 - \$10.00 SF/yr
Suite 16.1	Available	1,832 SF	NNN	\$14.00 SF/yr
Suite 17-19	Available	1,800 - 9,500 SF	NNN	\$15.00 - \$18.00 SF/yr

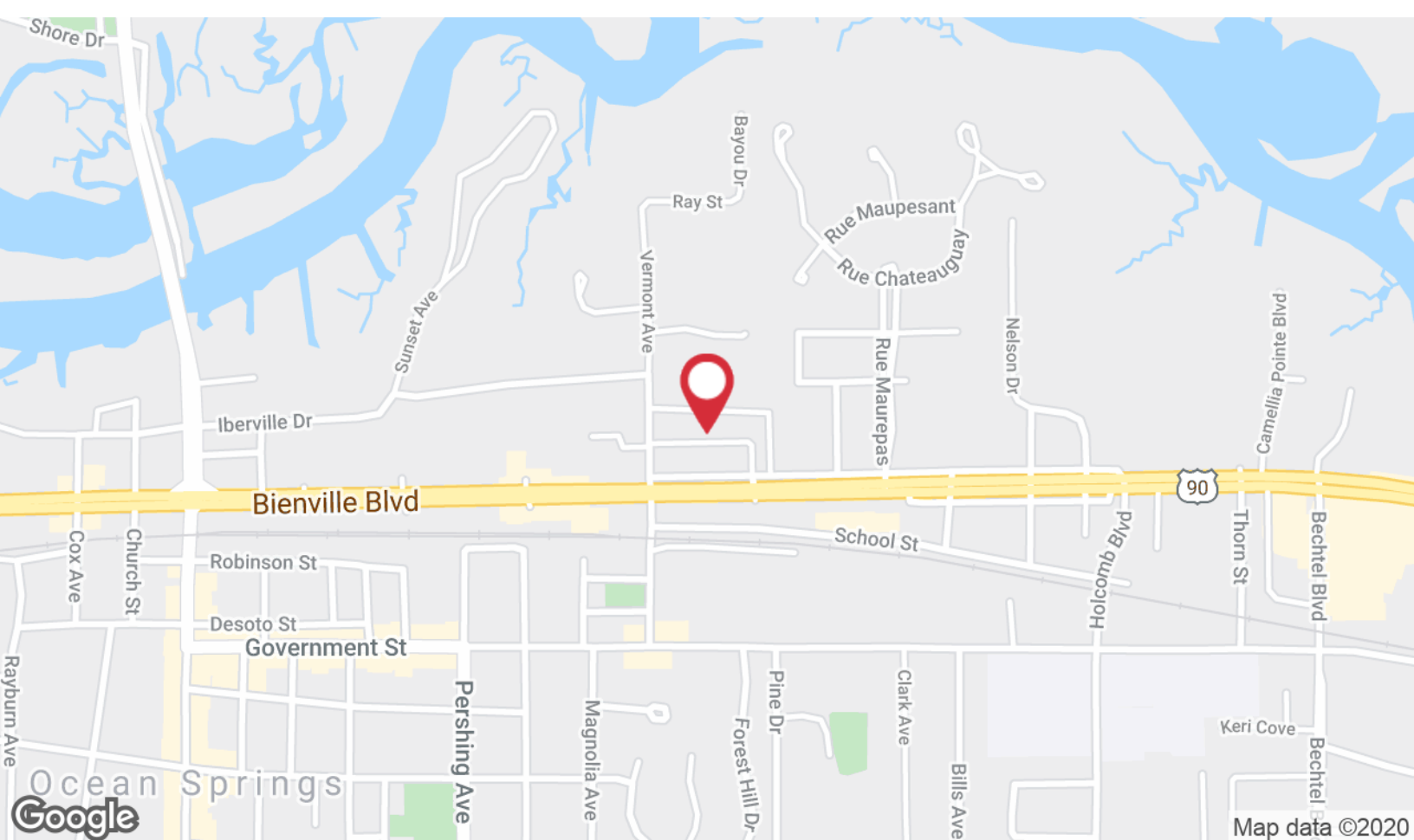
Regional Map



Google

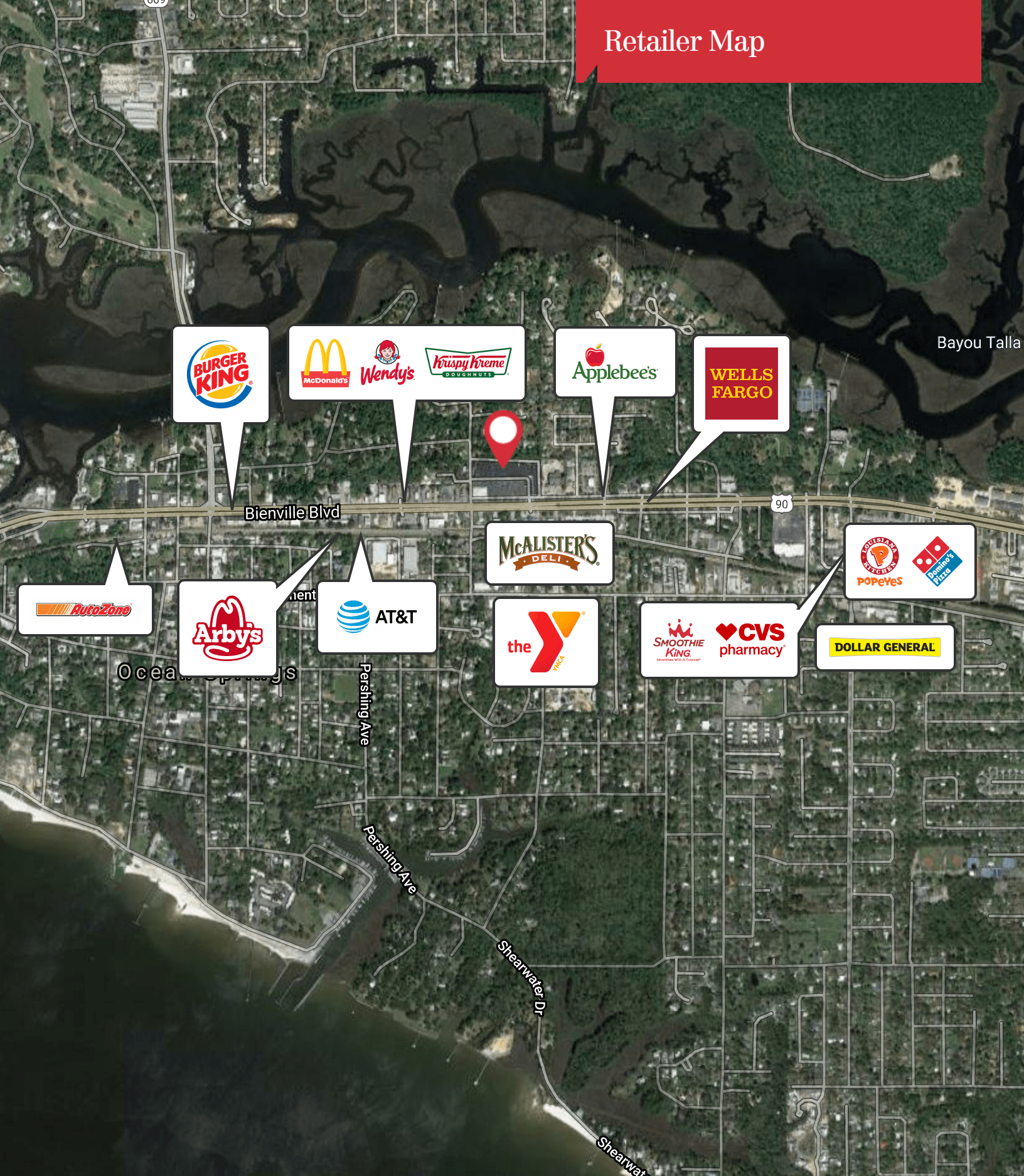
Map data ©2020 Google, INEGI

Location Maps



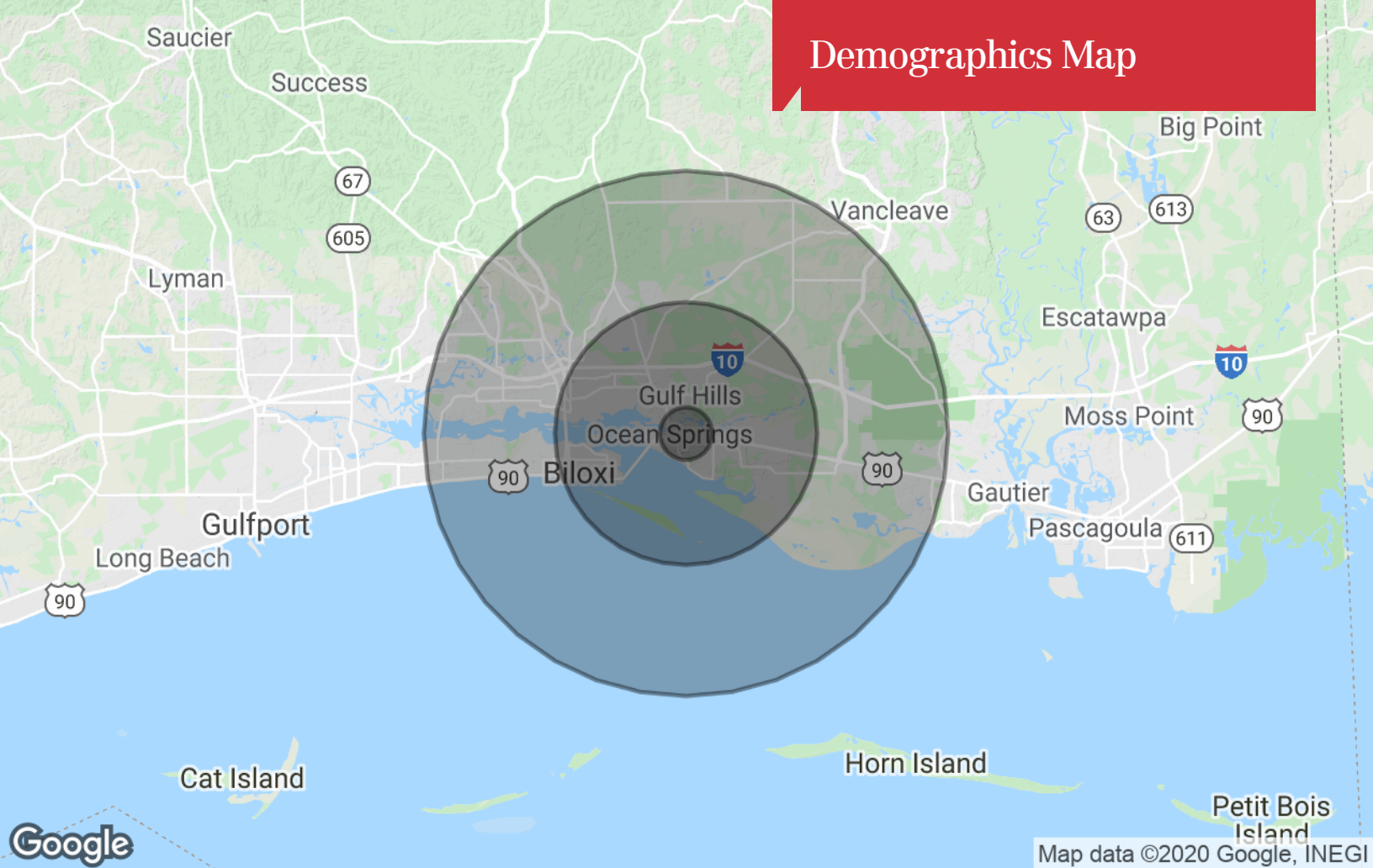
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Retailer Map



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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