

FOR LEASE

PROPERTY SUMMARY

This grocery anchored shopping center in Gulfport, MS is anchored by Winn-Dixie, and is located just across from a Walmart Neighborhood Market and just 1 mile from I-10. This is the major retail corridor for the Gulfport market. The property is surrounded by residential neighborhoods and multi-family apartments as well.

BUILDING SIZE

- 110,895 ± SF

AVAILABLE

- Unit 3: 8,820 ± SF (\$7.00 - \$7.50 PSF NNN)
- Unit 5: 2,138 ± SF (\$12.00 PSF NNN)
- Outparcel: 6,500 ± SF (\$25,000 - \$40,000 Annual)

TENANTS

- Winn-Dixie, Citi Trends, State Farm Insurance, Hair and Beauty Supply 3, Dirt Cheap, Approved Cash, Four Seasons Beer Cigar & Tobacco

AREA BUSINESSES

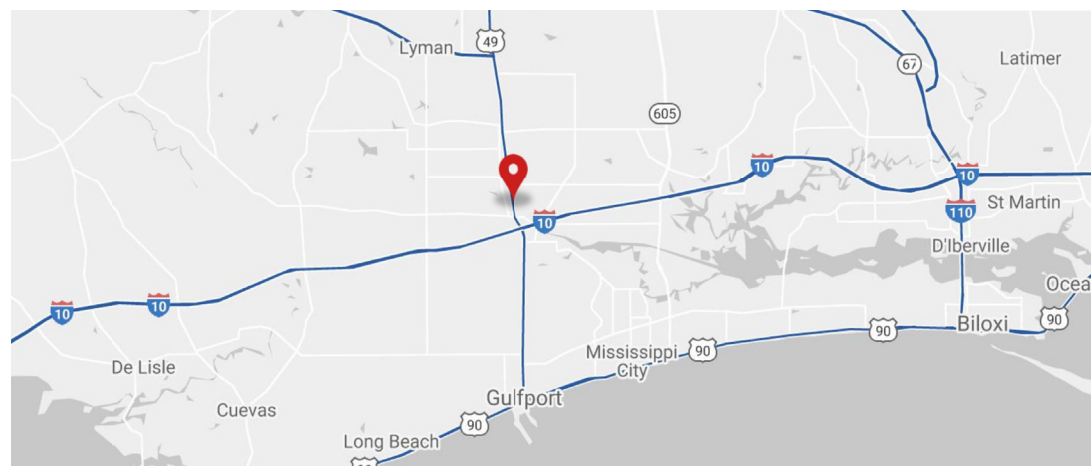
- Walmart Neighborhood Market, Rite Aid, Exxon, Pizza Hut, Walgreens, Hobby Lobby, Regions Bank

TRAFFIC COUNT (ADT 2019)

- On Highway 49, north of site: 47,000

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	9,269	83,525	181,407
Avg. HH Income	\$96,475	\$76,098	\$69,670



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