

## FOR SALE OR LEASE

### PROPERTY SUMMARY

Freestanding former HomeSmart building with Pass Road frontage. This site offers excellent visibility, access, high traffic counts, and it is positioned in the densest section in the market. Great opportunity for a local, regional, or national user to come into one of the most active thoroughfares in Biloxi.

### AVAILABLE

- 12,000 ± SF

### SALE PRICE

- \$825,000

### LEASE RATE

- \$9.00 PSF NNN

### TRAFFIC COUNTS (ADT 2019)

- On Pass Road, east of site: 26,000
- On Eisenhower Drive, south of site: 12,000

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	9,496	32,139	63,128
Avg. HH Income	\$55,385	\$68,616	\$66,786





