

FOR LEASE

Former Walgreens

4031 Popp's Ferry Road | D'Iberville, MS



Overview

AVAILABLE	16,594 SF
RATE	\$6.00 PSF
LEASE EXPIRATION	4/30/2023

Description

- Former Walgreens available in the Grace Plaza shopping center
- Tenants include Harmony's Cafe and H & R Block
- Easily access I-10 and I-110
- Ample parking
- High visibility



Demographics

	1 MILE	3 MILE	5 MILE
Population	7,517	31,072	70,751
Average HH Income	\$54,862	\$58,993	\$63,162
Total Daytime Population	8,343	35,203	78,496

Year: 2020 | Source: Esri

Traffic Counts

Popp's Ferry Road, W of Site	11,000 VPD
I-10, NW of Site	83,000 VPD
I-110, E of Site	47,000 VPD

Year: 2019 | Source: MDOT

Contact

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THE PROMENADE

• TRAMPOLINE PARK •
 BOWLING • ARCADE • BAR & GRILL

77,000 VPD



83,000 VPD

DIBBERVILLE BLVD



47,000 VPD

POPP'S FERRY RD



11,000 VPD

Winn-Dixie
Proudly serving the southeast since 1925

12,000 VPD

DOLLAR GENERAL

Executive Summary

4031 Popp's Ferry Road | D'Iberville, MS



	1 mile	3 miles	5 miles
Population			
2020 Population	7,517	31,072	70,751
2000 Population	6,105	23,295	64,997
2010 Population	7,289	27,477	63,830
2025 Population	7,645	32,551	73,688
2000-2010 Annual Rate	1.79%	1.66%	-0.18%
2010-2020 Population: Annual Growth Rate	0.30%	1.21%	1.01%
2020-2025 Population: Annual Growth Rate	0.34%	0.93%	0.82%
2020 Median Age	34.5	35.4	36.0
Households			
2000 Households	2,242	8,866	24,335
2010 Households	2,992	11,009	24,500
2020 Total Households	3,129	12,585	27,471
2025 Total Households	3,196	13,206	28,694
2000-2010 Annual Rate	2.93%	2.19%	0.07%
2010-2020 Households: Annual Growth Rate	0.44%	1.31%	1.12%
2020-2025 Households: Annual Growth Rate	0.42%	0.97%	0.87%
2020 Average Household Size	2.38	2.46	2.47
Housing Units			
2020 Total Housing Units	3,592	14,843	33,144
2020 Owner Occupied Housing Units	1,276	5,445	13,376
2020 Renter Occupied Housing Units	1,853	7,140	14,094
2020 Vacant Housing Units	463	2,258	5,673
Race and Ethnicity			
2020 White Alone	63.9%	64.4%	66.4%
2020 Black Alone	22.1%	20.8%	19.8%
2020 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2020 Asian Alone	7.7%	8.0%	6.3%
2020 Pacific Islander Alone	0.1%	0.2%	0.2%
2020 Hispanic Origin (Any Race)	5.8%	7.5%	8.0%
Income			
2020 Median Household Income	\$43,201	\$44,582	\$45,986
2020 Average Household Income	\$54,862	\$58,993	\$63,162
2020 Per Capita Income	\$22,814	\$23,903	\$25,011
2020 Population 25+ by Educational Attainment			
Total	5,000	20,980	47,196
High School Graduate	27.0%	26.5%	23.5%
GED/Alternative Credential	8.3%	7.3%	6.0%
Some College, No Degree	22.8%	23.1%	22.6%
Associate Degree	11.0%	11.5%	12.6%
Bachelor's Degree	13.4%	13.6%	16.1%
Graduate/Professional Degree	9.7%	7.4%	8.8%
Data for all businesses in area			
Total Businesses:	418	1,170	2,529
Total Employees:	5,249	19,517	70,795
Total Residential Population:	7,517	31,072	70,751
Employee/Residential Population Ratio:	1:1	1:1	1:1
2020 Total Daytime Population	8,343	35,203	78,496
Workers	4,262	17,893	40,119
Residents	4,081	17,310	38,377