



1633 & 1635 Popps Ferry Road, Biloxi, MS 39532

NOW LEASING! POPPS FERRY & CEDAR LAKE OFFICE BLDG.

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com

SCOTT DELANO • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.806.7418

sdelano@southeastcre.com



PROPERTY DESCRIPTION

NOW LEASING! New office building completed and ready for buildout located on Popps Ferry Road near the busy intersection of Popps Ferry and Cedar Lake Road. The building is part of the Popps Ferry office complex consisting of a great tenant mix. This area is filled with banks, retailers (including the Shoppes at Nord du Lieu), apartments, restaurants, and Cedar Lake Medical Park. Join the likes of D R Horton, Meritage Homes, Gulf Regional Planning Commission, and many others. Available units (6) range from 1,500 - 5,100 SF, accompanying a variety of office needs. Tenants can build their own floor plan. This property allows for easy access to Interstate 10 and is a regional location for the MS Coast. Popps Ferry Road has recently been widened and all construction is complete.

PROPERTY HIGHLIGHTS

- Prime Location
- New Construction
- Floor Plan can be Designed to Tenants Needs
- Ample Parking for Employees and Clients
- High Traffic Area
- Close Proximity to I-10

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available Units:	1,500 - 5,100 SF
Building Size:	20,940 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 2	\$20.00 SF/yr	3,000 SF
Suite 3	\$20.00 SF/yr	2,340 SF
Suite 4	\$20.00 SF/yr	5,100 SF
Suite 5	\$20.00 SF/yr	1,500 SF
Suite 6	\$20.00 SF/yr	4,500 SF

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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OFFICE BUILDING FOR LEASE

AERIAL



**SOUTHEAST
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REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

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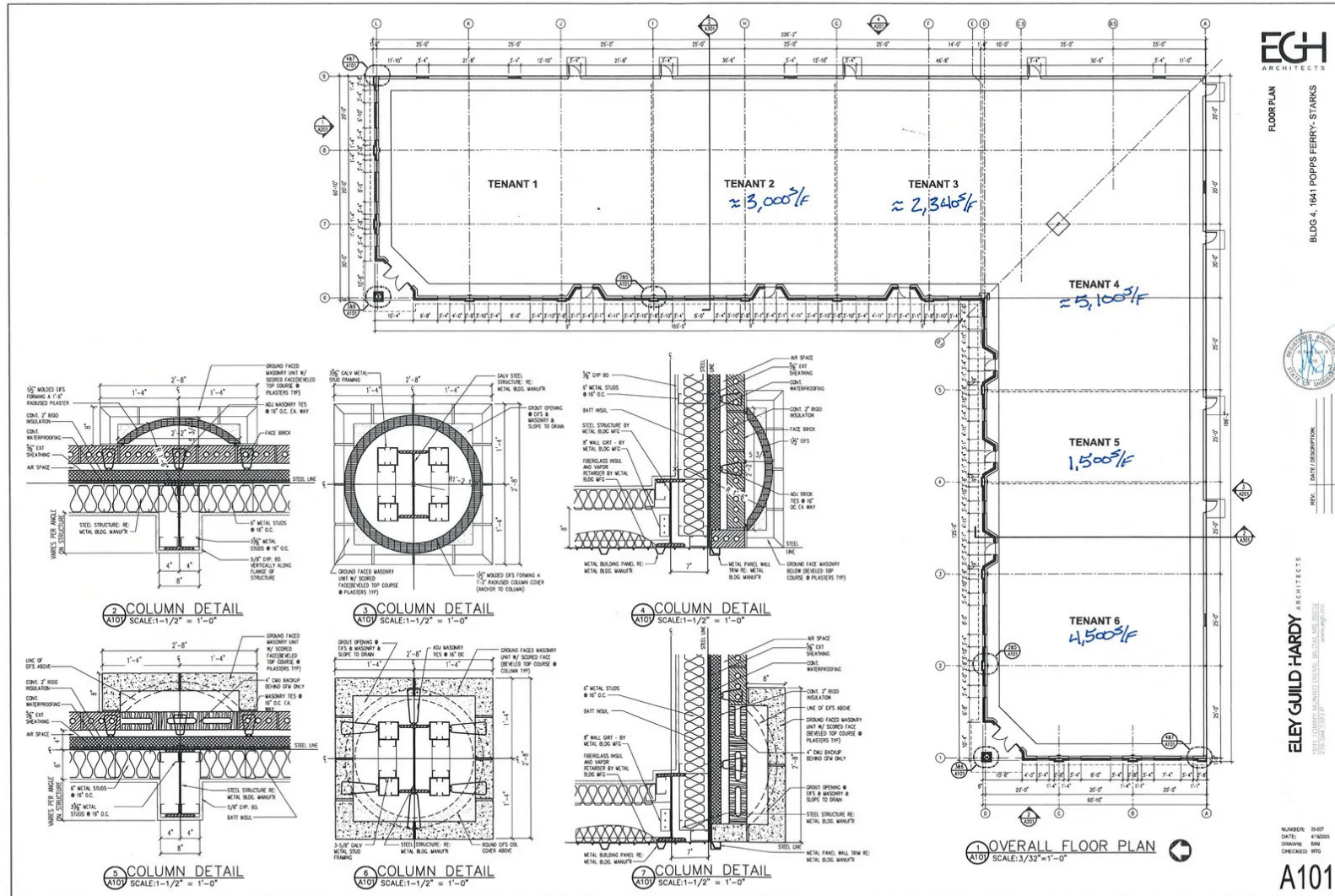
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SITE PLAN

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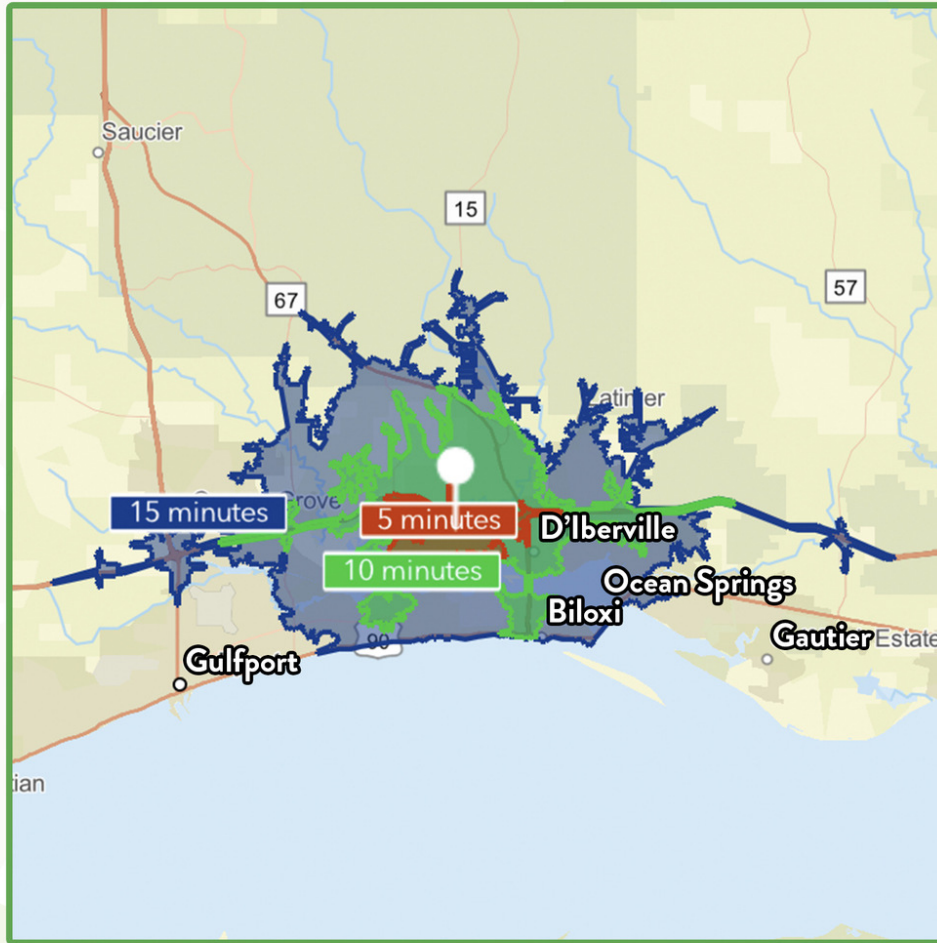
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\$85,673

Average Household Income
within 15 minutes of site.



37.9

Median Age
Within 15 minutes of site.



47,869

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	12,733	41,708	107,608
Average HH Income	\$92,754	\$87,314	\$85,673

2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,304	42,830	110,427
Average HH Income	\$107,658	\$101,205	\$99,296

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR LEASE

AREA DEMOGRAPHICS



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