



OFFICE FOR SALE WITH WAREHOUSE AND LAND

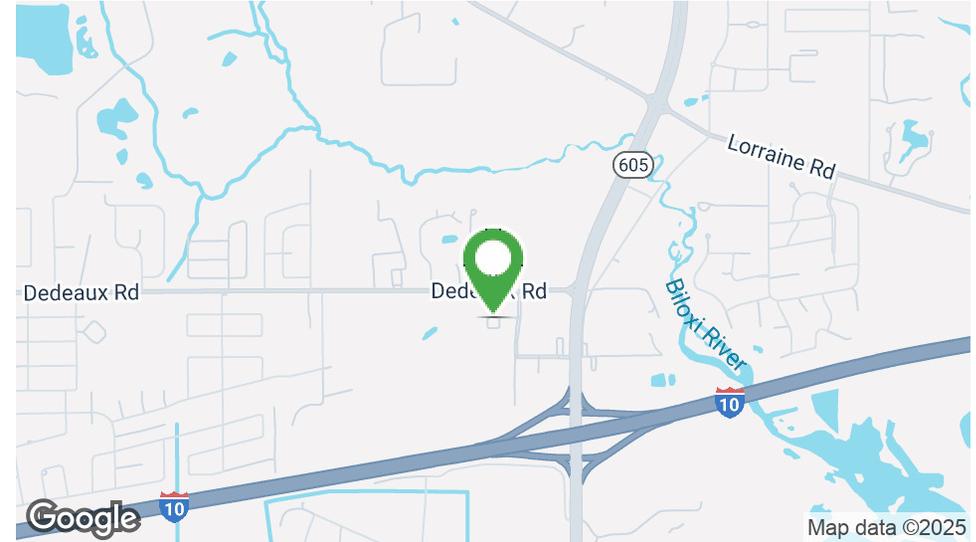
11515 Northpark Dr. Gulfport, MS 39503

SCOTT DELANO • PRINCIPAL

OFFICE: 228.276.2700

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sdelano@southeastcre.com



PROPERTY DESCRIPTION

7,000 SF office/warehouse building featuring with additional fenced yard space. Strategically positioned between I-10 and Dedeaux Road on the west side of HWY 605, this 2.3 acre property sits within the rapidly growing Northpark development, adjacent to QuikTrip, McDonalds, Matt Bowers Hyundai McDonald's, CarMax, Champion Dodge, J. Allen Toyota, and more.

This location offers excellent visibility, easy regional access, and strong commercial momentum, making it an ideal opportunity for businesses seeking office, flex, or light industrial functionality. Currently configured with 2,340 square feet of office and 4,660 square feet of warehouse with 25,000 square feet of fenced outdoor storage.

OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	2.55 Acres
Building Size:	7,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	178	1,119
Total Population	184	494	3,093
Average HH Income	\$62,124	\$66,117	\$71,882

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY





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Apple
Construction

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ADDITIONAL PHOTOS

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INTERIOR IMAGES

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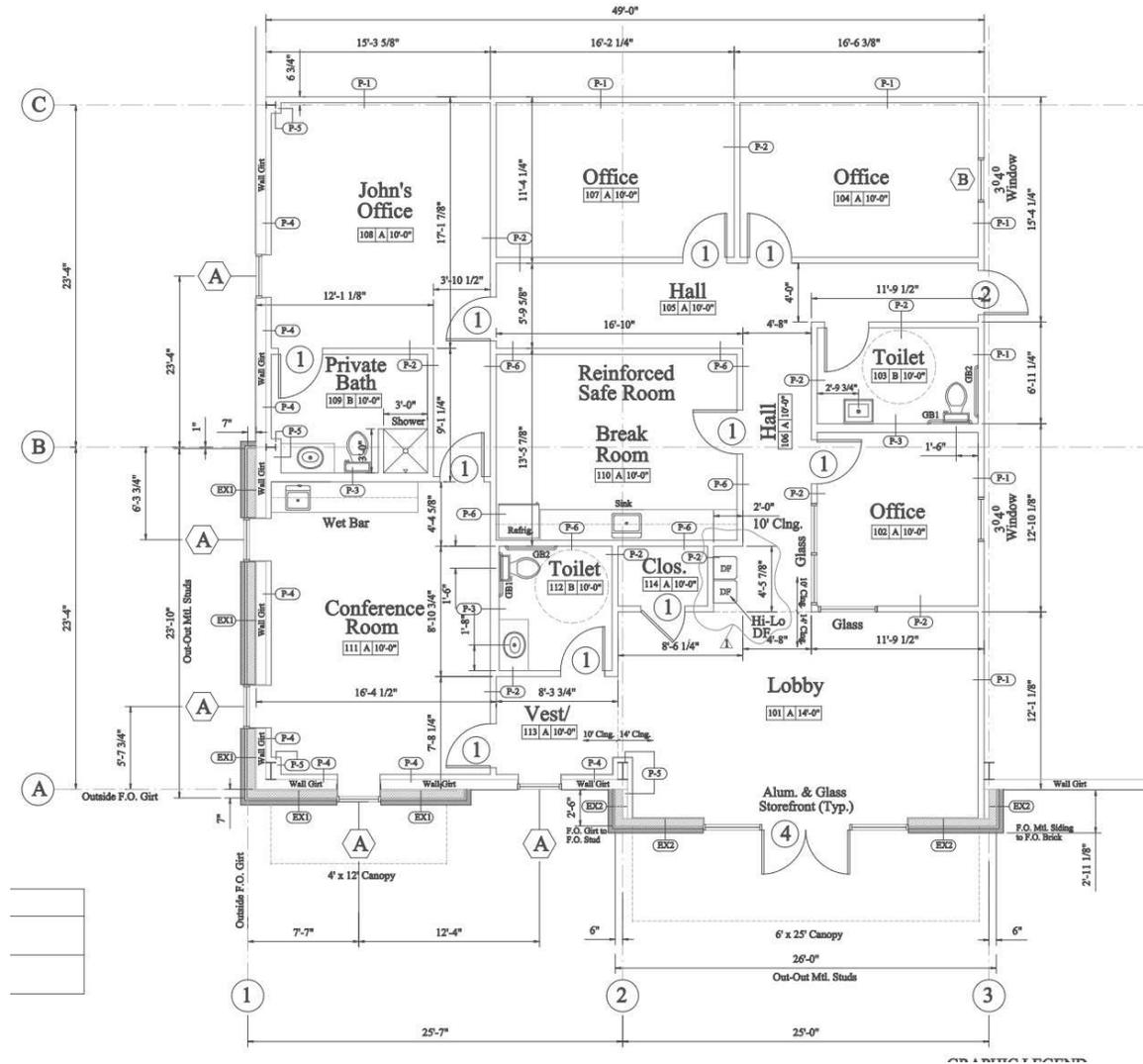
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OFFICE BUILDING FOR SALE

FLOOR PLAN



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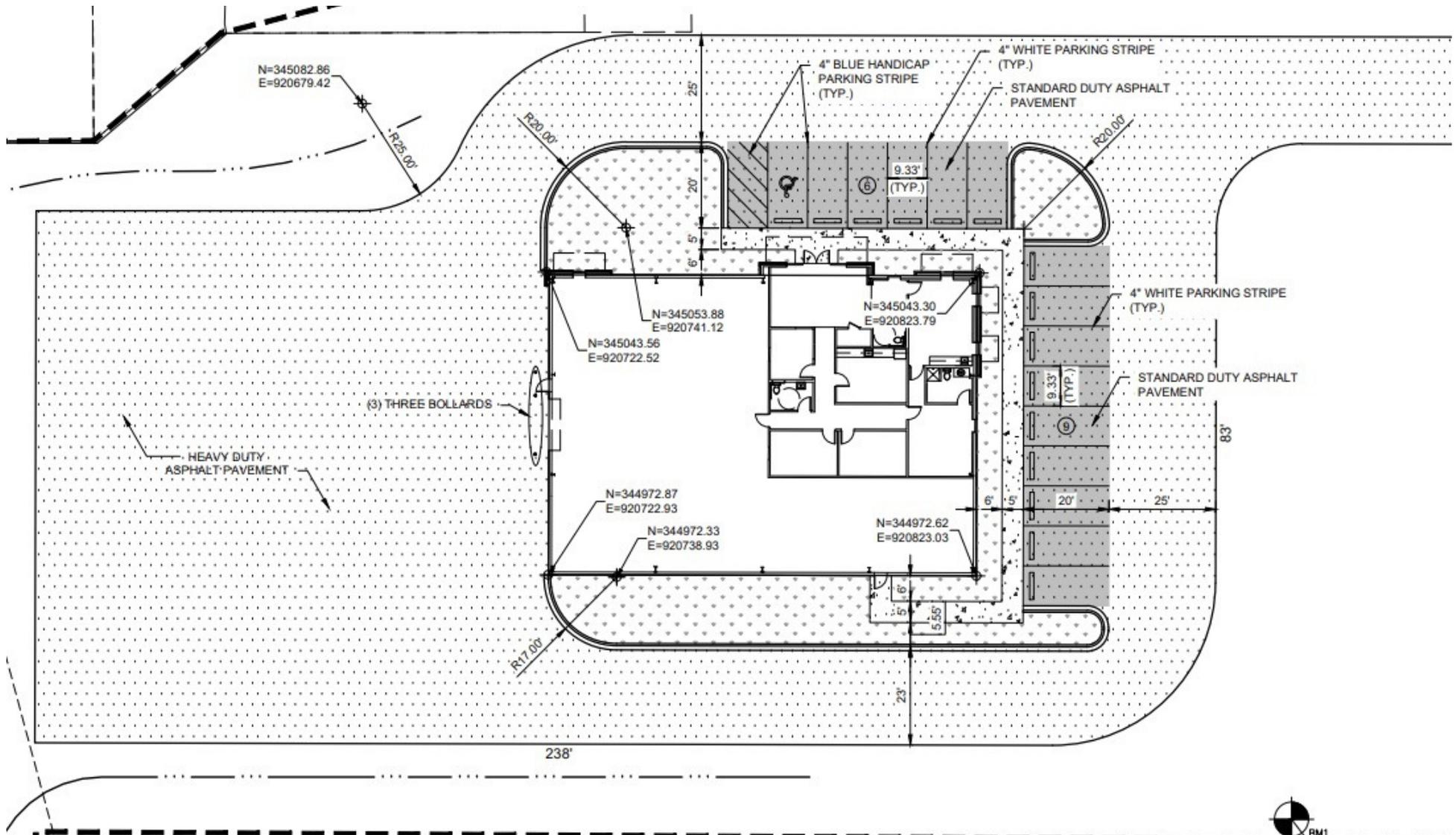
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SITE REVIEW - OFFICE AND WAREHOUSE



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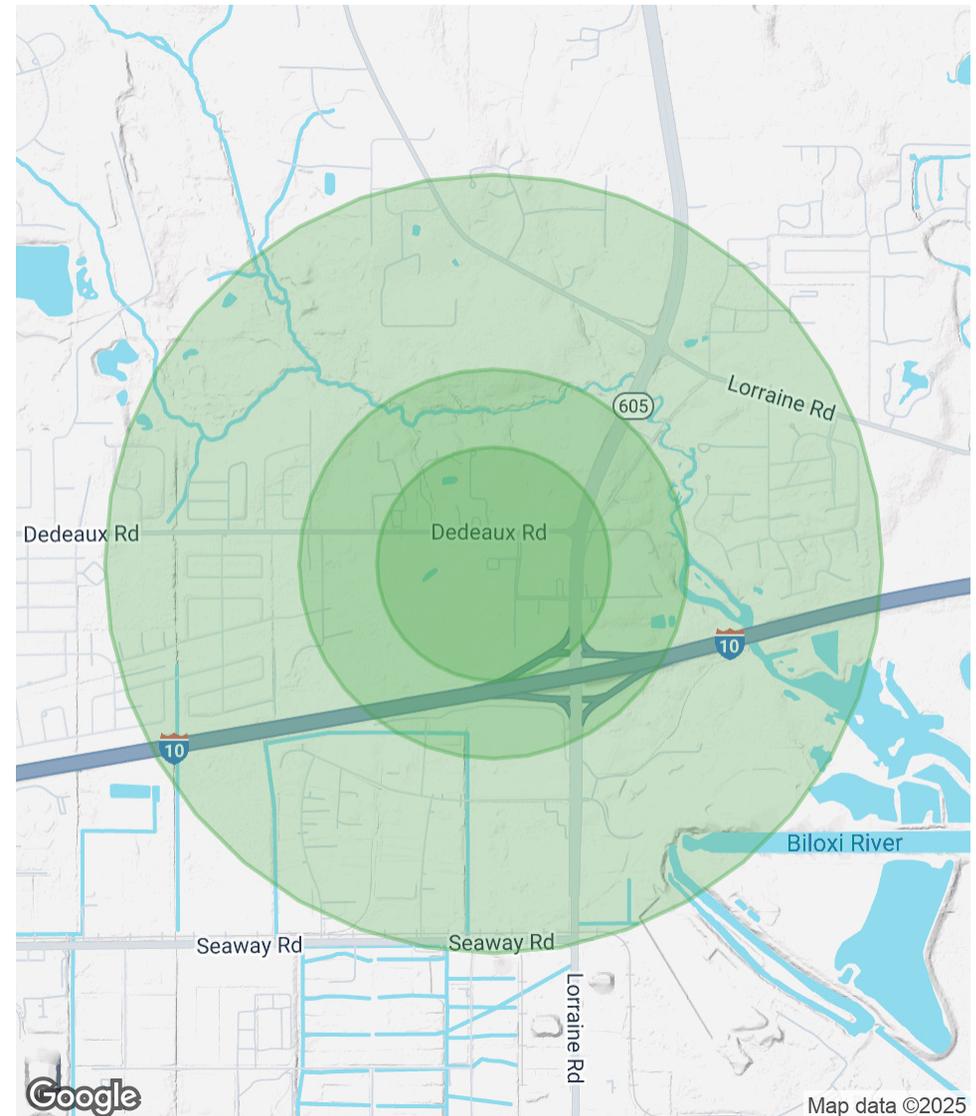
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	184	494	3,093
Average Age	36	36	36
Average Age (Male)	34	35	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	178	1,119
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$62,124	\$66,117	\$71,882
Average House Value	\$155,087	\$167,905	\$174,983

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT



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