

## SUMMARY

## RETAIL MAP

## SITE PLAN

## LAND

## PHOTOS

## DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Hardy Court Shopping Center is a historic retail hub that has provided goods and services to the Gulfport Community for over 50 years. The shopping center benefits from excellent access and visibility along Pass Road and Courthouse Road, and is conveniently located across the street from Gulfport High School, which has over 1,800+ students and staff. Gulfport is the 2nd largest city in the State of Mississippi and is a cornerstone in the Gulf Coast tourism industry. Major area employers include the Naval Construction Battalion Center, Memorial Hospital, the Air National Guard Base, Island View Resort & Casino, Hancock Bank, the Gulfport School District and Mississippi Power Company.

### APPROXIMATE GLA

- 225,400 SF

### PRICING

- \$8.00 - \$12.00 / SF

### AVAILABLE

- Suite 17-B: 800 SF
- Suite 22: 19,120 SF
- Suite 109: 3,125 SF
- Suite 111: 2,500 SF
- Suite 170: 2,500 SF

### NEARBY BUSINESSES

- McDonalds
- Papa Johns
- Pizza Hut
- Little Caesars
- Smoothie King
- Sonic
- Wendy's

### CO-TENANTS

- City Gear
- Subway
- Cricket Wireless
- Dollar General
- UPS
- Goodwill
- Froogels Cost + Food

### LOCATION HIGHLIGHTS

- Prime location in the heart of Gulfport's retail corridor
- Excellent visibility and access from major thoroughfares
- Minutes from U.S. Highway 90 and I-10
- Close proximity to Gulfport-Biloxi International Airport
- Surrounded by national and regional retailers





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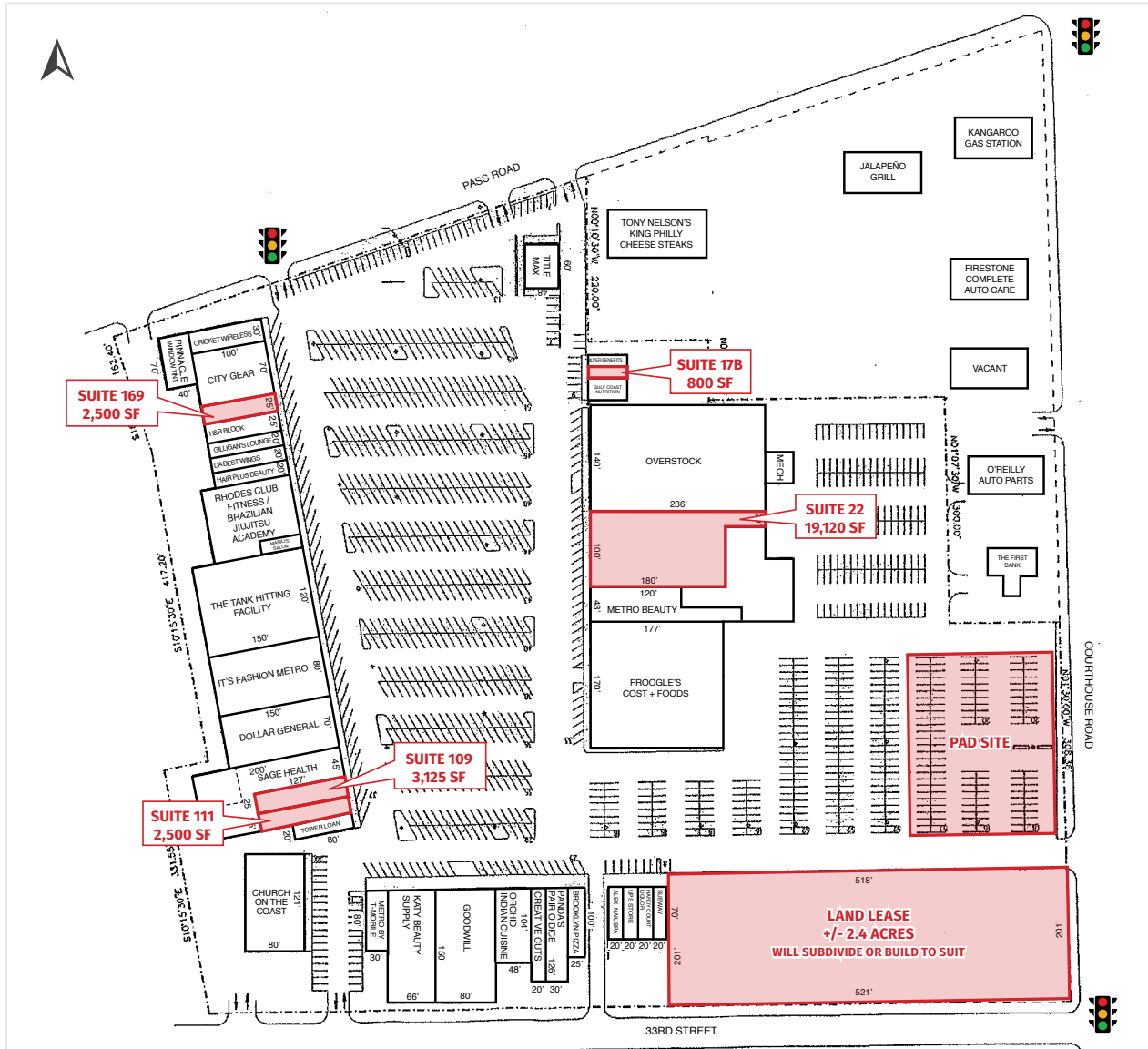
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SUITE	TENANT	SF
7	Hair Plus Beauty Supply	2,000
17-A	Silver Benefits	1,038
17-B	Vacant	800
17-CD	Gulf Coast Nutrition	1,500
19	Overstock	33,040
20	Title Max	2,880
21	Pinnacle Tint	2,100
22	Vacant	19,120
23	Metro Beauty	4,845
25	Froogels Supermarket	30,090
41	Subway	1,400
43	Hardy Court Liquor	1,400
45	The UPS Store	1,400
47	Alex Nails	1,400
51	Brooklyn Pizza	2,500
55	Panda's Pair O Dice	3,758
59	Creative Cuts	1,400
63	Orchid Indian Cuisine	4,985
69	Goodwill	12,000
75	Katy Beauty	9,750
91	Metro PCS	2,400
101	The Church of the Coast	9,727
105	Tower Loan	1,600
109	Vacant	3,125
111	Vacant	2,500
117	Sage Health	12,400
125	Dollar General	10,500
135	It's Fashion Metro	12,000
139	The Tank Hitting Facility	18,070
145	Rhodes Club Fitness/JuiJitsu Academy	12,000
151	Marili's Salon	-
153	Hair Plus Beauty	2,000
157	Da Best Wings	2,000
165	Gilligan's	2,000
167	H&R Block	2,375
169	Vacant	2,500
173	City Gear	7,000
181	Cricket Wireless	3,000







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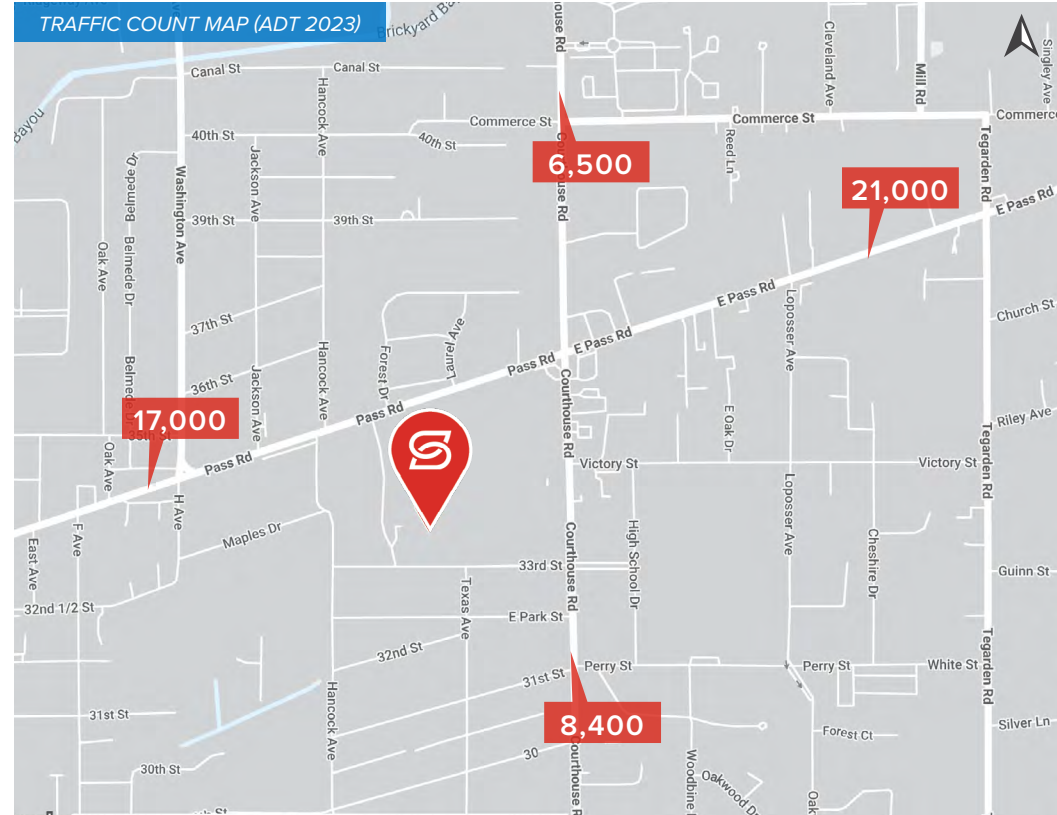
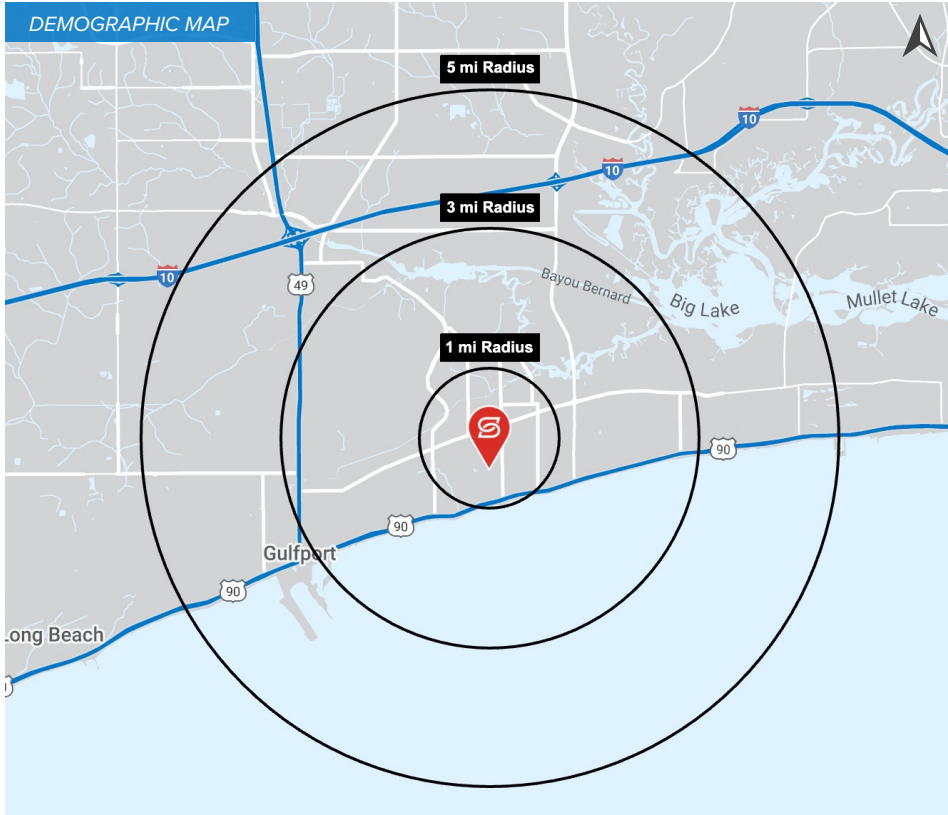
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## 2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



6,378

31,097

69,223

1 MILE

3 MILE

5 MILE



\$68,008

\$77,152

\$73,177

1 MILE

3 MILE

5 MILE



2,912

13,543

28,708