



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
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RETAIL SPACE | FOR LEASE

Edgewater Square Shopping Center

SEQ Pass Road and Eisenhower Drive

BILOXI, MS 39531

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RETAIL CENTER UNDERGOING REDEVELOPMENT

SEQ Pass Road and Eisenhower Drive, Biloxi, Mississippi 39531

DESCRIPTION

Edgewater Square is a 125,373-sf shopping center that has a variety of different sized spaces for lease. The center is undergoing a redevelopment to include parking lot repaving and striping, elevation upgrades, and new pylon sign. Situated at the signalized intersection of Pass Road and Eisenhower Drive, the property offers excellent customer visibility and easy access.

The center is anchored by Harbor Freight Tools, Goodwill, and The Picklr, Biloxi's first indoor pickleball facility.

Pass Road is a major commercial thoroughfare that runs parallel to Beach Boulevard (also known as US-90), a primary corridor for the Mississippi Gulf Coast. The retail center is one block away from the Walmart Supercenter and Edgewater Mall, with anchor tenants Dillard's, JCPenney, Belk, and Books-A-Million. Edgewater Square abuts the railroad tracks that will serve as the route for the planned Gulf Coast Rail, connecting New Orleans and Mobile with stops along coastal Mississippi.

SPACE AVAILABLE

Anchor Spaces

Suite 1	15,000 sf	\$15.00/sf, NNN
Suite 2A	14,100 sf	\$12.00/sf, NNN

In-line Spaces

Suite 5	3,220 sf	\$17.00/sf, NNN
Suite 6	1,822 sf	\$17.00/sf, NNN
Suite 4	1,800 sf	\$17.00/sf, NNN

See site plan for location of available space



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EDGEWATER SQUARE

OVERVIEW & DEMOGRAPHICS



SIZE OF CENTER

125,373 sf



RENTAL RATES

\$ 12.00-\$17.00/sf, NNN



TRAFFIC COUNT

28,000 vpd - Pass Rd.
11,000 vpd - Eisenhower Dr.



REDEVELOPMENT

center is undergoing
redevelopment



rendering of proposed improvements

RETAILERS IN THE AREA

Walmart Supercenter
Dillard's
JCPenney
Belk
Books-A-Million



rendering of proposed
new pylon signage

DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	8,336	18,737	33,564	64,739
Average HH Income	\$77,287	\$84,704	\$88,967	\$88,182
Median HH Income	\$63,219	\$65,245	\$69,374	\$67,825
Daytime Population	3,782	6,783	9,827	28,890



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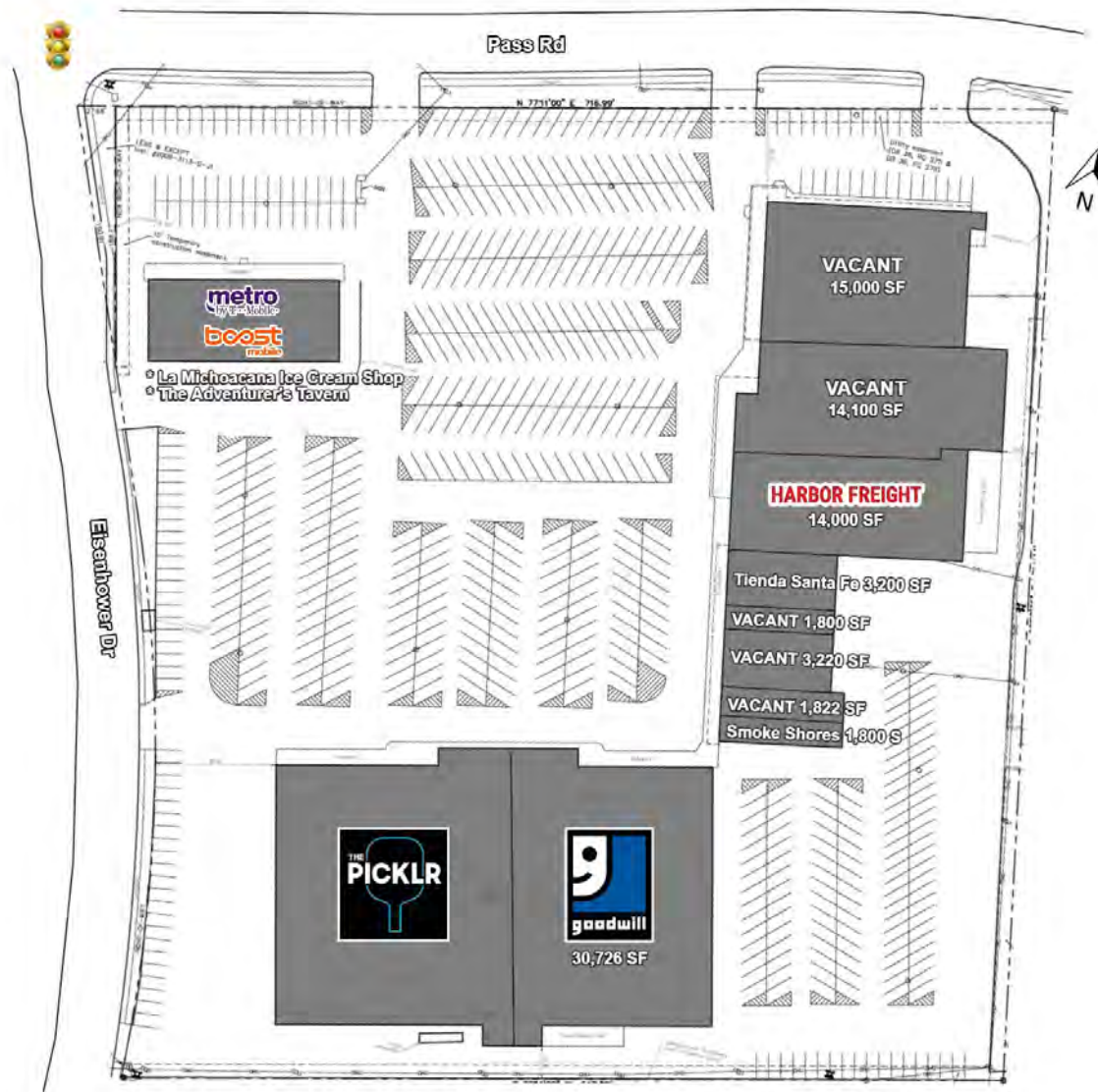
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EDGEWATER SQUARE

SITE PLAN



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EDGEWATER SQUARE

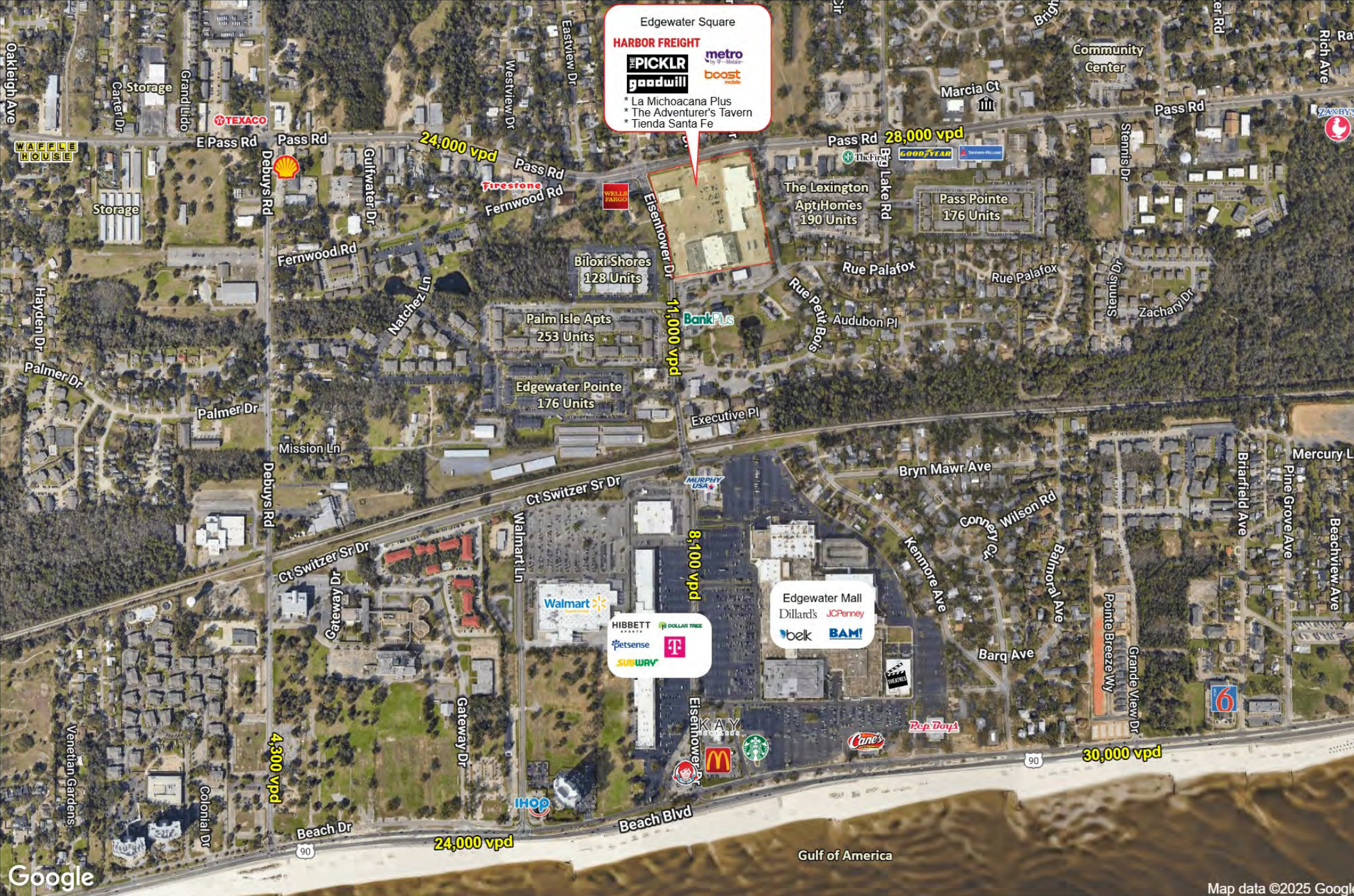


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