



17251 Highway 53, Gulfport, MS

HIGHWAY 53 INDUSTRIAL ASSET

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



PROPERTY DESCRIPTION

This one of a kind 6,000+ square foot metal facility is built for work and vision. The main shop features six bay doors, multiple vehicle lifts including a 4 post drive on lift and a Rotary 2 post lift, plus two climate controlled workshops designed for precision fabrication, performance builds, or specialty trades.

The property offers a rare live work setup with both a studio apartment and a separate two bedroom, one bath residence, creating flexibility for owner occupancy, on site staff, or additional income. A large hangar adds storage or workspace capacity, and an attached 1,000 square foot framed workshop with slab is ready for completion or expansion.

Whether you are building high performance machines, operating a specialty business, or investing in a highly functional mixed-use asset, this property delivers space, versatility, and opportunity. The property is located just off S. Mills Road and has a secondary address of 15001 S. Mills Road.

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	1.3 Acres
Building Size:	7,146 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	15,999	46,095	78,922
Total Population	41,944	121,813	205,765
Average HH Income	\$77,187	\$74,392	\$78,922

INDUSTRIAL PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE





17251 Highway 53, Gulfport, MS

HIGHWAY 53 INDUSTRIAL ASSET

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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





17251 Highway 53, Gulfport, MS

HIGHWAY 53 INDUSTRIAL ASSET

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

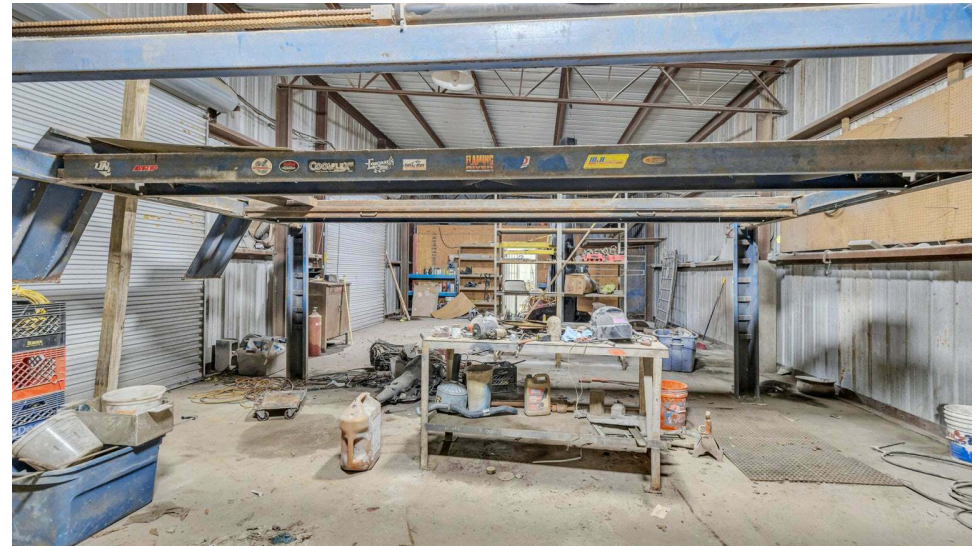
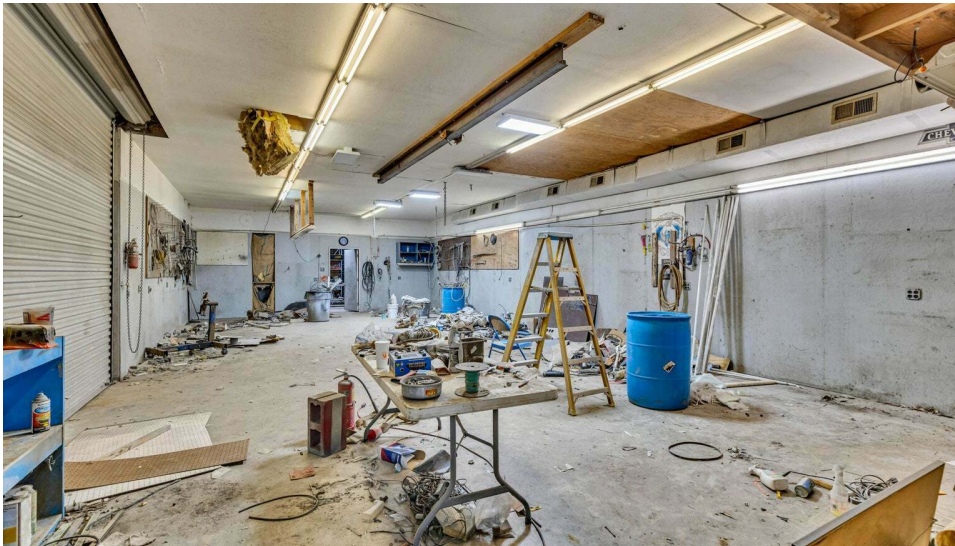
momiller@ccim.net

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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





17251 Highway 53, Gulfport, MS

HIGHWAY 53 INDUSTRIAL ASSET

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

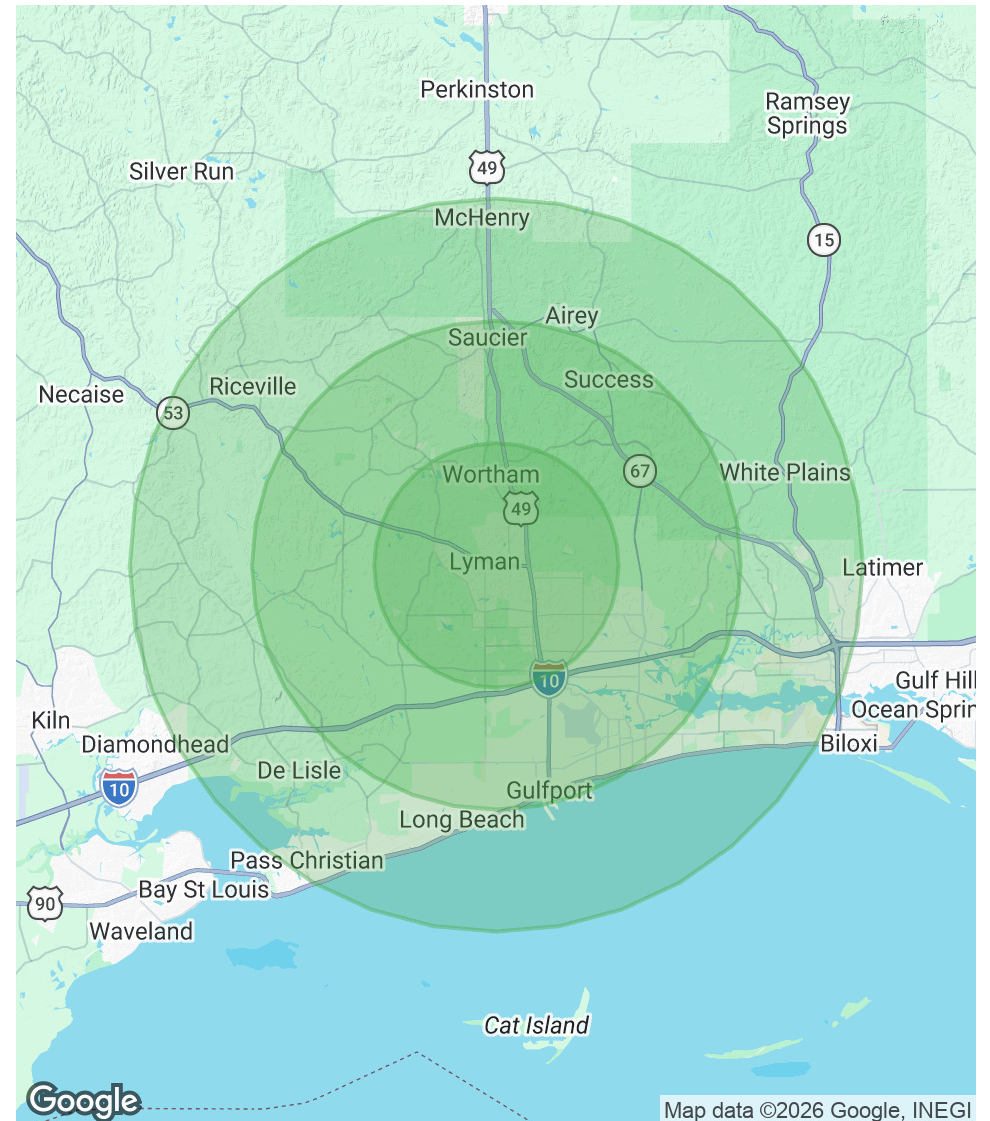
MOBILE: 504.339.2136

matt@matteatonccim.com

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	41,944	121,813	205,765
Average Age	38.7	38.2	38.5
Average Age (Male)	37.5	37.0	37.5
Average Age (Female)	40.0	39.6	39.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	15,999	46,095	78,922
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$77,187	\$74,392	\$78,922
Average House Value	\$206,973	\$211,315	\$221,709

2023 American Community Survey (ACS)



INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST
COMMERCIAL
REAL ESTATE

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

