

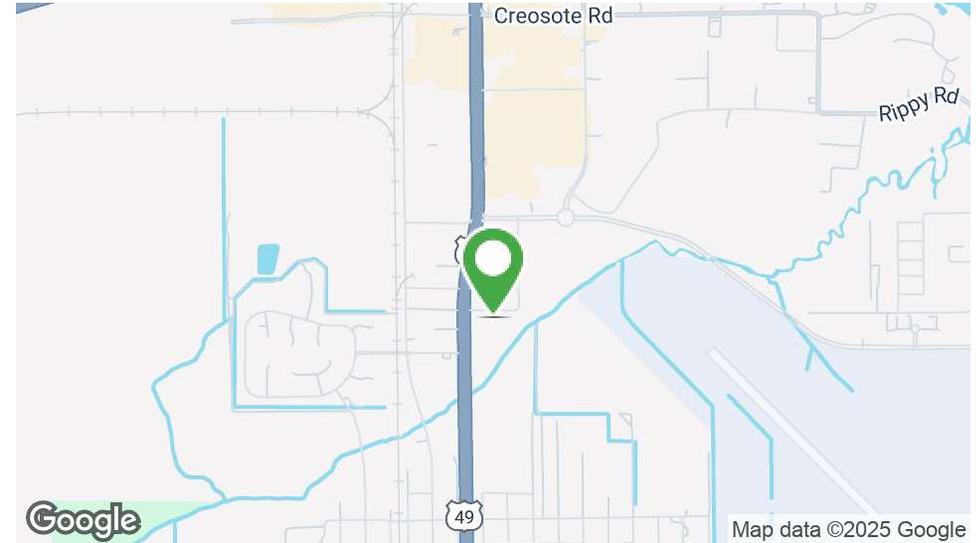


9120 U.S. 49, Gulfport, MS 39503



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PROPERTY DESCRIPTION

This building located on Hwy 49 just south of Airport Rd. Improvements consist of a +/- 42,236 sf building retail store. This building is comprised of mostly open retail space with some storage space in the rear, all of which is heated and cooled. The building has a new metal roof, which was replaced in 2022. Three (3) out of the ten (10) AC units are new. There is new LED lighting in the retail area. There are 4 (+1 handicapped) changing rooms, 4 bathrooms, a break room and a small office area in the front. There is a +/- 385 sf dock canopy in the rear, a dock height loading area with two truck wells, and +/-265' of 6' height chain link fencing storage area. The parking lot is asphalt paving with 164 (+4 handicapped) marked parking spaces.

OFFERING SUMMARY

Lease Rate:	\$6.35 SF/yr (NNN)
Available SF:	42,236 SF
Building Size:	42,236 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	141	854
Total Population	92	351	2,079
Average HH Income	\$43,042	\$45,404	\$41,132

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL
REAL ESTATE**



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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
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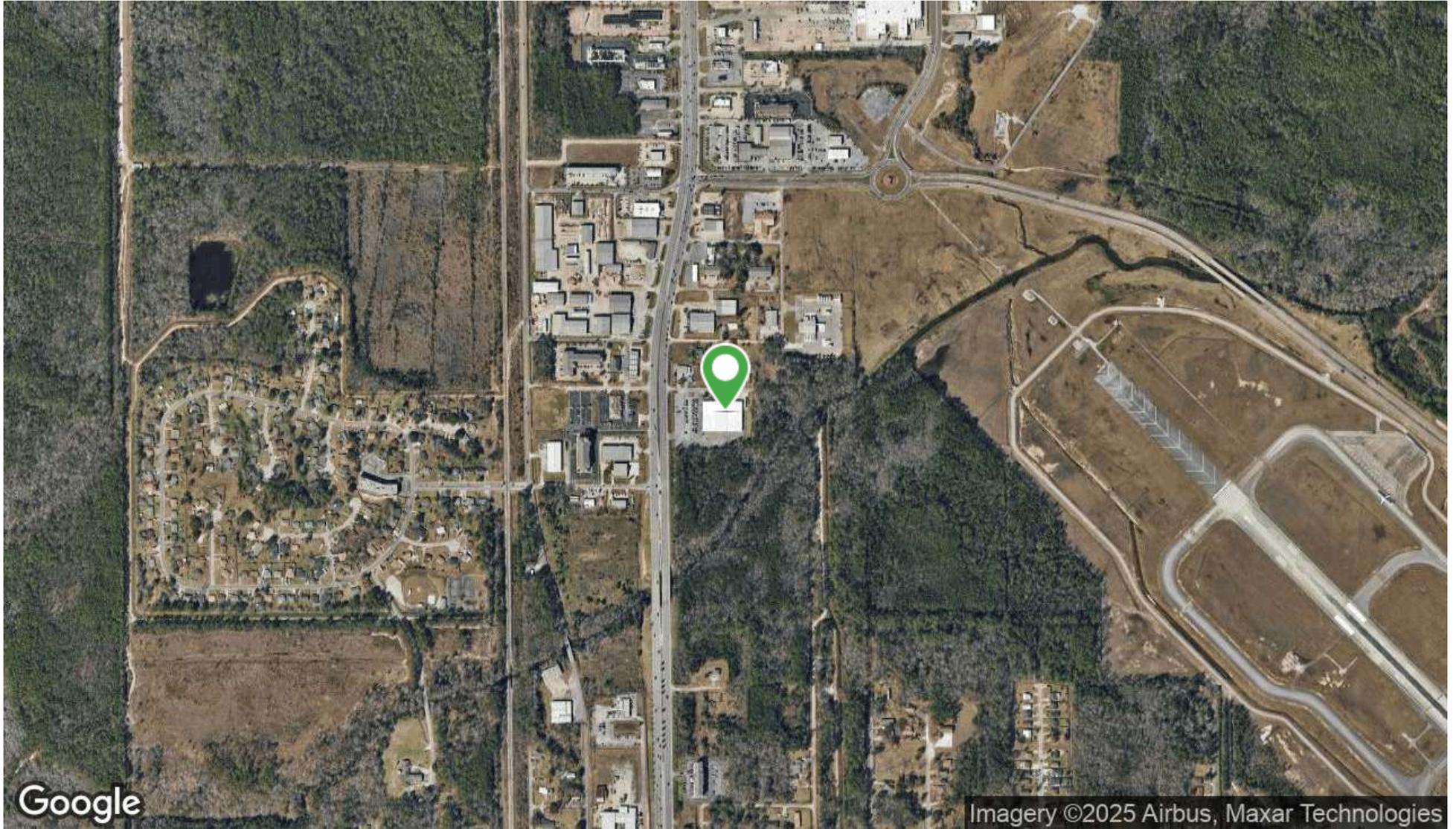


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RETAIL PROPERTY FOR LEASE

AERIAL MAP



**SOUTHEAST
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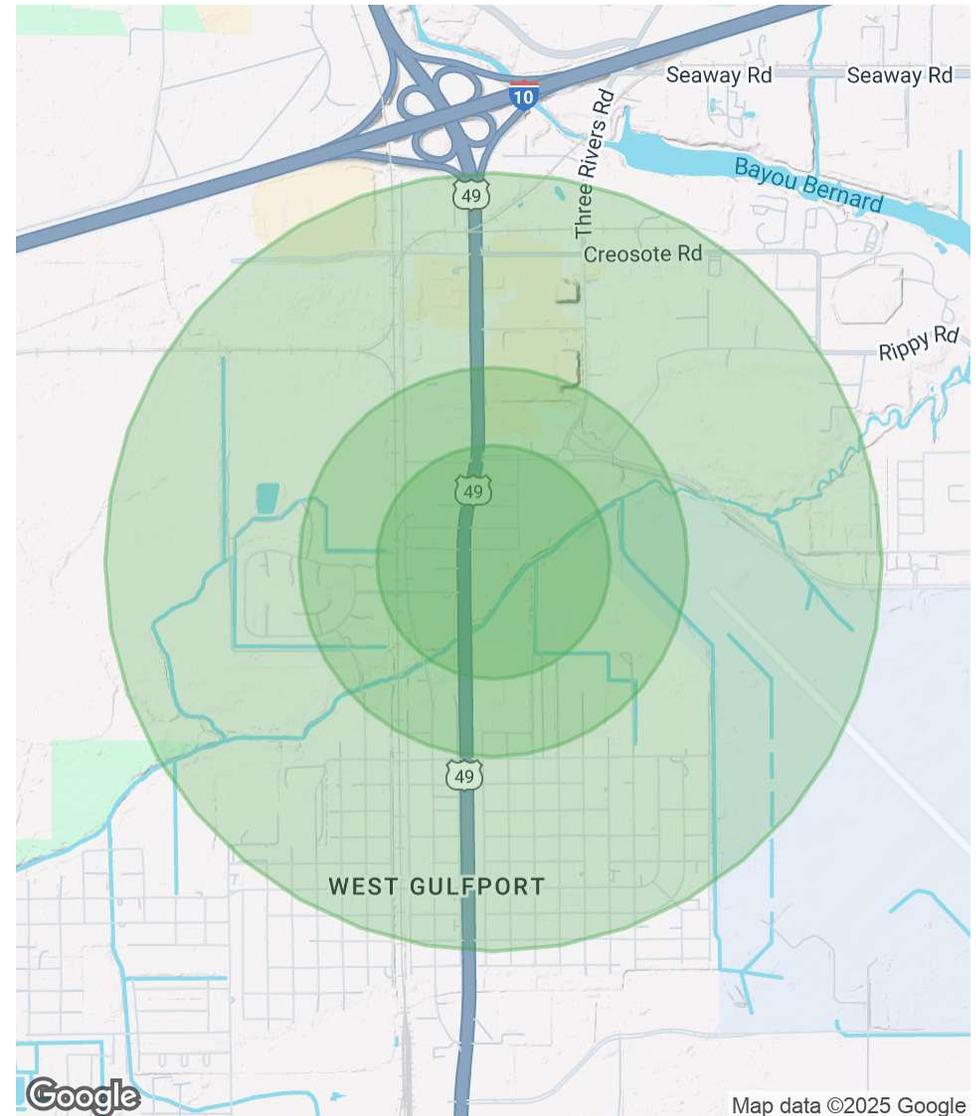
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	92	351	2,079
Average Age	36	38	39
Average Age (Male)	35	36	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	141	854
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$43,042	\$45,404	\$41,132
Average House Value	\$150,594	\$157,680	\$146,067

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

