

CROSSROADS C E N T E R

GULFPORT, MS



stirling

FOR LEASE

OVERVIEW

Join the largest power center servicing the Gulfport area and beyond! Crossroads Center features over 50 national and regional tenants and sits at the high-volume intersection of Interstate 10 and US-49. The Mississippi Gulf Coast area boasts miles popular beaches, 12 casinos, an international airport, and Keesler Air Force Base ($\pm 10,600$ military & civilian personnel).

AVAILABILITY

- Suite 15102 - 1,217 SF
Former Children's Art Studio (End-Cap)
- Suite 15234 - 1,554 SF
Former Japanese Restaurant
- Suite 15238 - 1,300 SF
Former Planet Beach

GLA

- $\pm 591,000$ SF

LAND SIZE

- 86.64 Acres

TRAFFIC COUNTS (ADT 2024)

- On Interstate 10, east of US-49: 66,000
- On US-49, north of Interstate 10: 55,000

TENANTS

Anchors Belk, Cinemark 16, Academy Sports + Outdoors, Ross Dress for Less, T.J.Maxx, Burke's Outlet, HomeGoods (Opening Oct 2025), Michaels, Barnes & Noble, PetSmart, Old Navy, Office Depot, Dollar Tree, La-Z-Boy, and Shoe Carnival

Retail/Services Chuck E. Cheese's, ULTA Beauty, pOpshelf, Five Below, Rainbow, H&L Investments, Crown Lumber Co., Hallmark, Massage Envy, 1.50 Golf, Mattress Firm, Eyemart Express, Navy Federal Credit Union, AT&T, Regional Financial, Sally Beauty, H&R Block, Kelly Services, Just 4 Him Men's Haircuts, Lenmark Financial, and Happy Nails

Restaurants Cracker Barrel Old Country Store, Pedro's Tacos & Tequila Bar, Logan's Roadhouse, Panda Palace, LongHorn Steakhouse, Brick & Spoon, P.S. Taco Company, The Salad Station, Nothing Bundt Cakes, Jersey Mike's, and Marble Slab Creamery



COVER

SUMMARY

AERIAL

AREA MAP

SITE PLAN

PHOTOS

DEMOGRAPHICS



COVER

SUMMARY

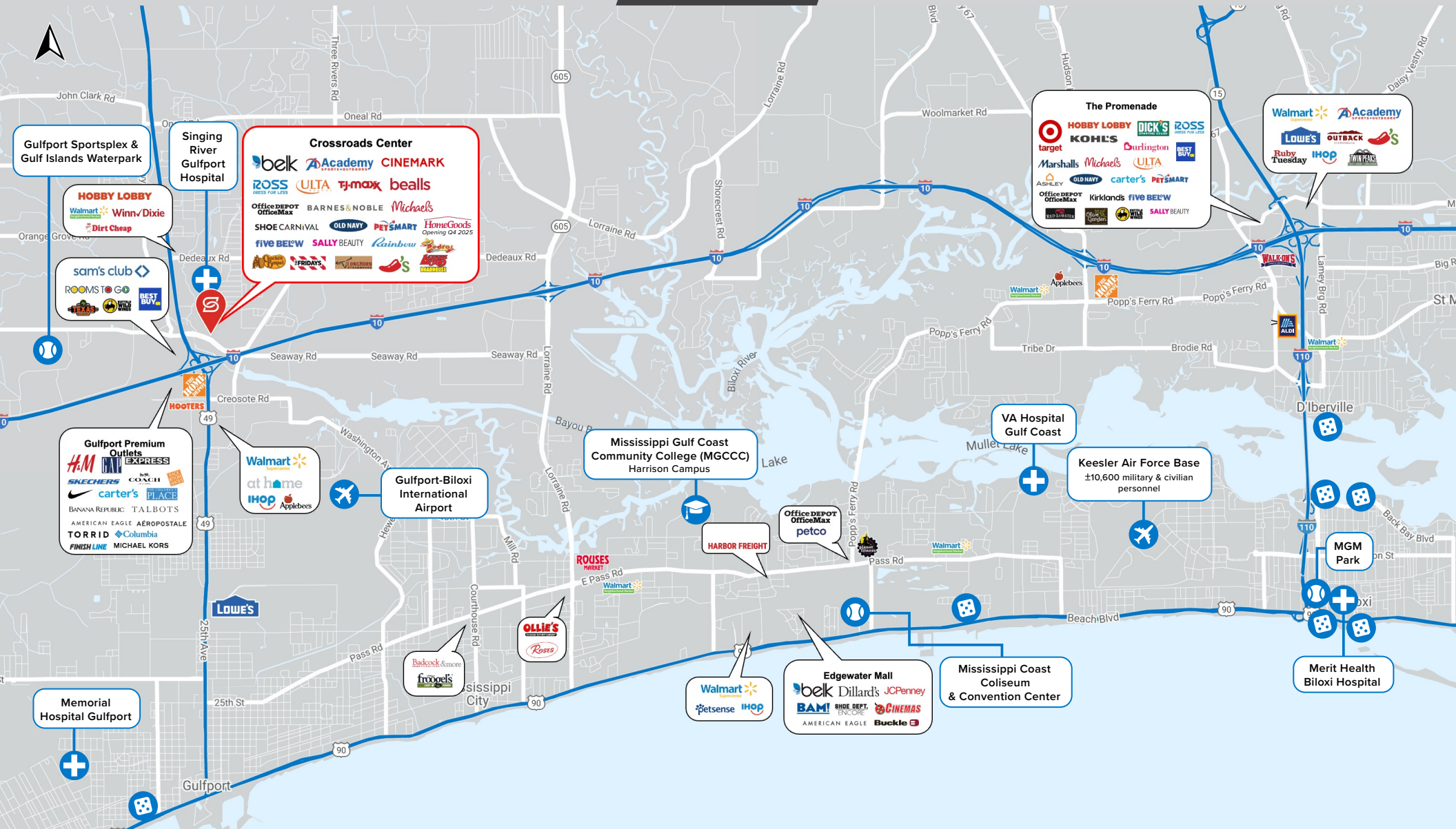
AERIAL

AREA MAP

SITE PLAN

PHOTOS

DEMOGRAPHICS



COVER

SUMMARY

AERIAL

AREA MAP

SITE PLAN

PHOTOS

DEMOGRAPHICS



#	TENANT	SF
15082	CHUCK E. CHEESE'S	11,300
15102	AVAILABLE (20.2' x 60') Former Children's Art Studio	1,217
15106	REGIONAL FINANCE	2,351
15110	IN LEASE	1,724
15118	KELLY SERVICES	1,186
15128	FIVE BELOW	8,952
15130	ACADEMY SPORTS + OUTDOORS	50,395
15134	PETSMART	19,160
15136	MICHAELS	23,178
15138	HOMEGOODS OPENING OCTOBER 2025	21,413
15140	ROSS DRESS FOR LESS	30,312
15142	BURKE'S OUTLET	30,000
15146	SHOE CARNIVAL	12,000
15148	OLD NAVY	18,000
15150	T.J. MAXX	30,000
15154	POPSHELF	9,460
15171	CINEMARK	62,832
15196	PANDA PALACE	8,000
15206	NOTHING BUNDT CAKES	1,858
15208	RAINBOW	5,818
15210	DOLLAR TREE	14,800
15212-A	OFFICE DEPOT	16,971
15212-B	LA-Z-BOY	13,018
15214	H&R BLOCK	1,586
15218	EYEMART EXPRESS	4,000
15222	SALLY BEAUTY	1,970
15224	ULTA BEAUTY	10,948
15226	BELK	68,322
15230	JOY'S HALLMARK	5,000
15232	LENMARK FINANCIAL	1,200
15234	AVAILABLE (25.7' x 65') Former Japanese Restaurant	1,554
15236	MARBLE SLAB CREAMERY	1,200
15238	AVAILABLE (20.2' x 65') Former Planet Beach	1,300
15240	HAPPY NAILS	1,000
15242	JUST 4 HIM	1,170
15243	AT&T	2,906
15244	1.50 GOLF	4,000
15246	BARNES & NOBLE	20,892
15250	PEDRO'S TACOS & TEQUILA BAR	6,809
15256	MASSAGE ENVY SPA	4,180
15258	P.S. TACO COMPANY	1,400
15260	JERSEY MIKE'S	1,668
15266-A	BRICK & SPOON	3,800
15268	THE SALAD STATION	2,240
15270	LONGHORN STEAKHOUSE	5,570
15272	MATTRESS FIRM	4,550
15274	NAVY FEDERAL CREDIT UNION	3,500
U-OP1	LOGAN'S ROADHOUSE	9,600
U-OP2	CRACKER BARREL	14,662
U-OP3	CROWN LUMBER CO.	4,850
U-OP6	H&L INVESTMENT, INC.	7,390



Click image for larger view

COVER

SUMMARY

AERIAL

AREA MAP

SITE PLAN

PHOTOS

DEMOGRAPHICS



COVER

SUMMARY

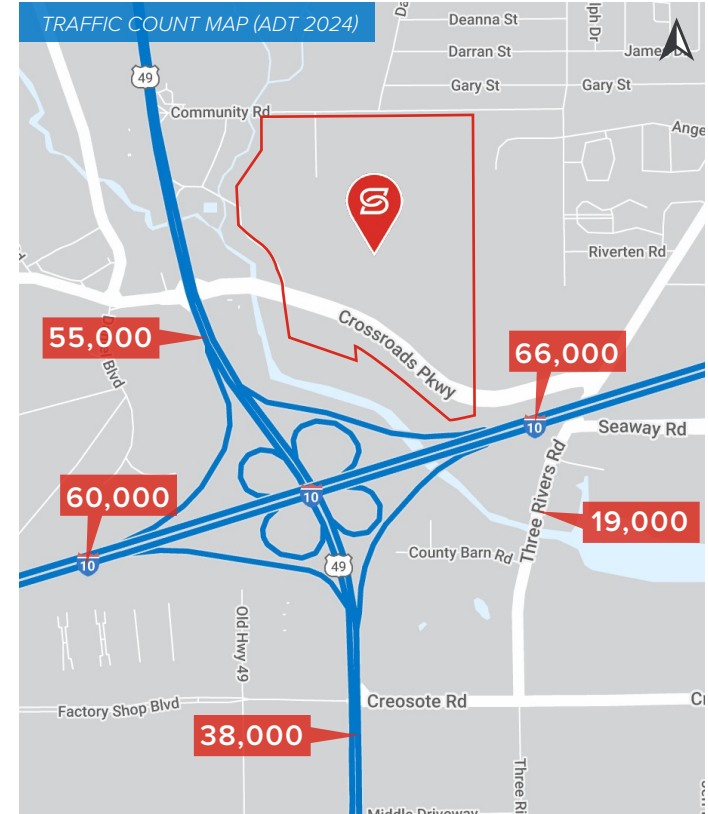
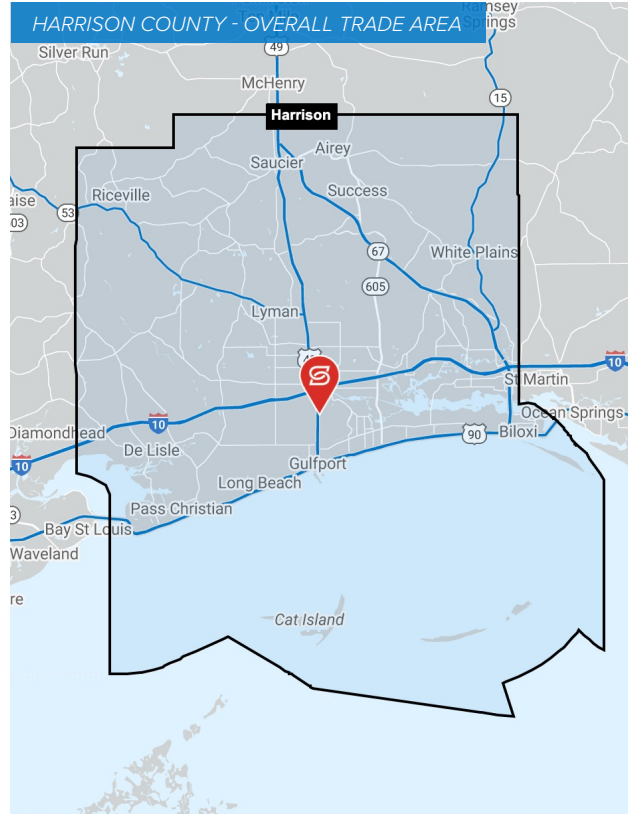
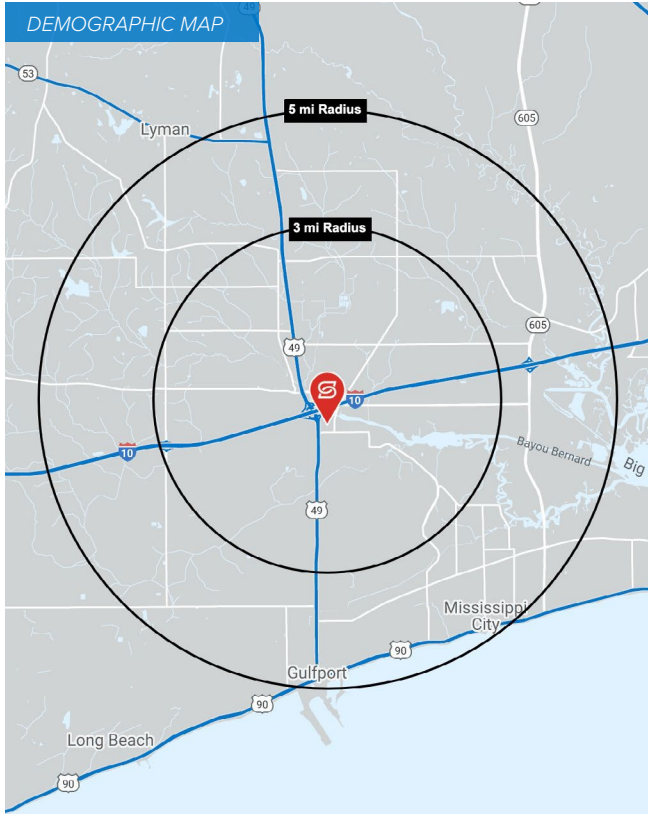
AERIAL

AREA MAP

SITE PLAN

PHOTOS

DEMOGRAPHICS



2025 DEMOGRAPHICS

	3 MILE	5 MILE	OVERALL TRADE AREA		3 MILE	5 MILE	OVERALL TRADE AREA		3 MILE	5 MILE	OVERALL TRADE AREA
 POPULATION	32,183	77,926	214,409	 AVG. HH INCOME	\$75,374	\$74,110	\$84,322	 HOUSEHOLDS	12,305	30,711	85,625