

PROPERTY SUMMARY



Property Highlights:

- Office/Warehouse on Spyder Dr. for Sale or Lease
- +/- 11.4 Acres visible from I-10
- Building 1: +/- 31,500 SF
- Building 2: +/- 4,300 SF
- 2 Dock High Doors
- +/- 10 Miles from Gulf Port
- +/- 66 Miles from New Orleans

Offering Summary

Sale Price: \$2,700,000

Lease Price: \$5.00 PSF NNN

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	11	50	238
Total Population	29	131	636
Average HH Income	\$68,205	\$71,146	\$77,676

Beau Box, SIOR  
225.931.3200  
bbox@beaubox.com

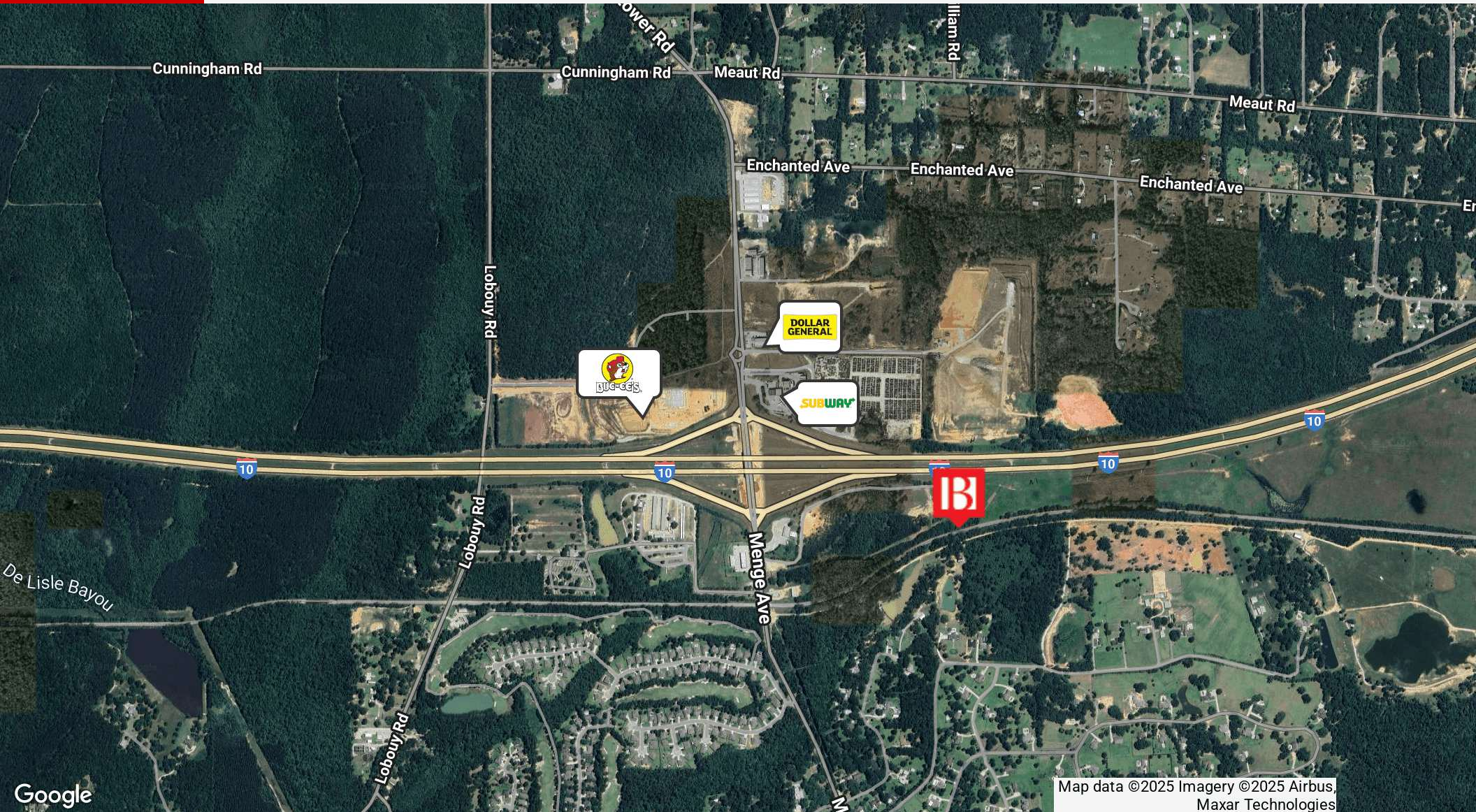
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**24101 Spyder Drive**  
**Pass Christian, MS 39571**

RETAILER MAP



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AERIAL

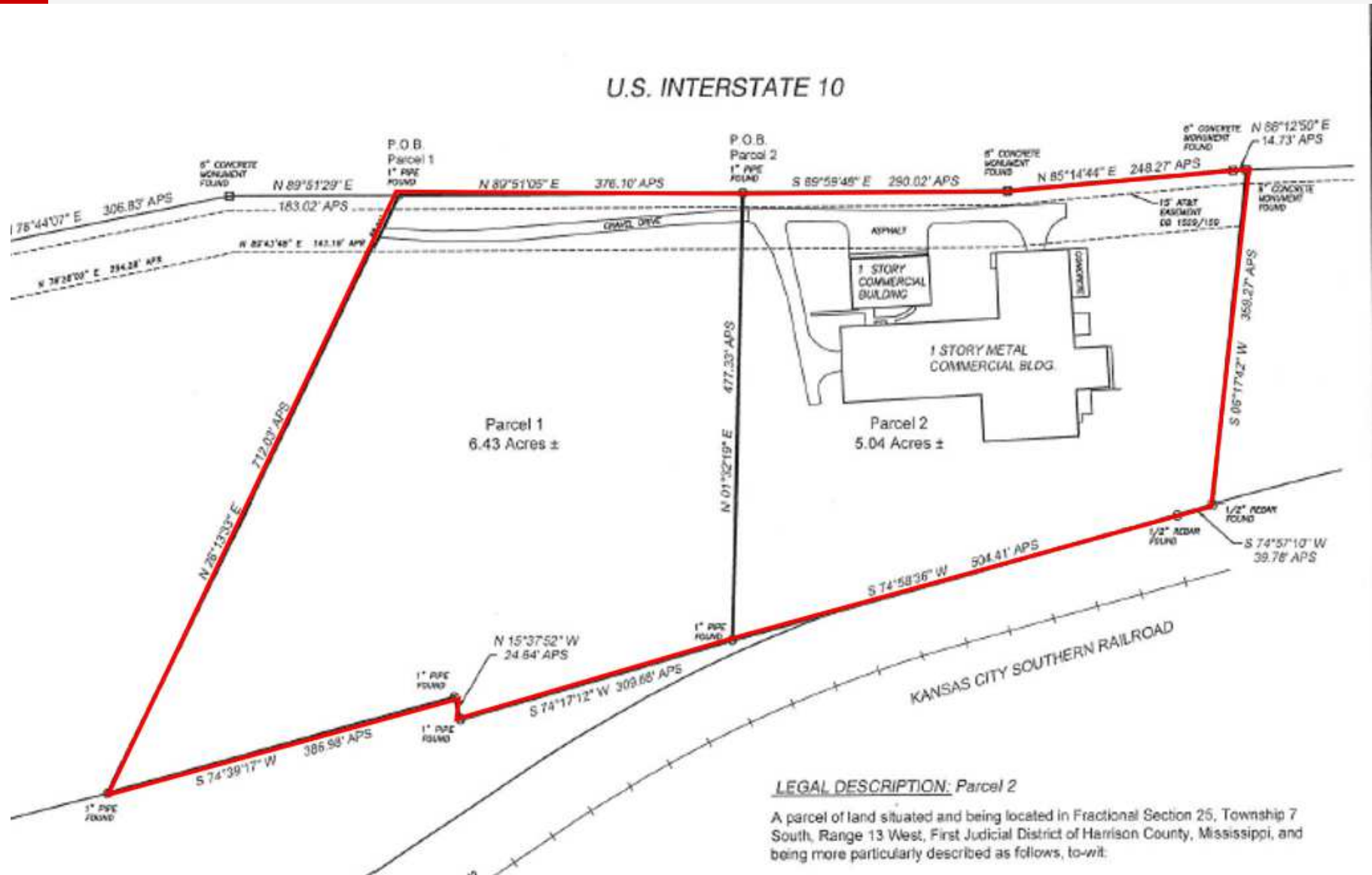


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SURVEY



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**ADDITIONAL PHOTOS**



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**DOCK HIGH DOORS**



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