



MIXED USE MEDICAL OFFICE W/ THREE APT. RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

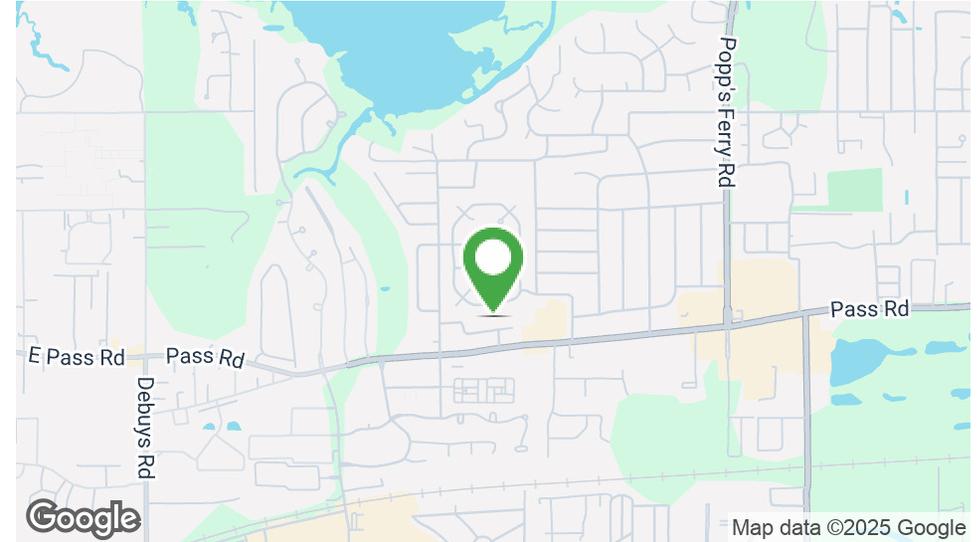
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial Real Estate is please to offer this mixed use medical office/multifamily property in West Biloxi, in close proximity to Edgewater Mall, Mississippi Gulf Coast Junior College, and Biloxi Beachfront.

First floor medical office space is under full renovation with new paint, flooring, and HVAC, with the 2nd floor having three apartments with long term tenants. Perfect opportunity for owner/user.

Square Footage breakdown:

#201 (2bed-2bath) 1,297 SF

#202 (2bed-2bath) 1,502 SF

#203 (2bed-2bath) 1,297

Total : 4,096

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	4
Available SF:	4,096 SF
Lot Size:	0.593 Acres
Building Size:	4,096 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	1,292	3,984
Total Population	1,218	2,847	8,357
Average HH Income	\$82,916	\$85,678	\$80,951

MIXED USE - MEDICAL OFFICE/MULTI-FAMILY BUILDING FOR LEASE

PROPERTY SUMMARY





MIXED USE MEDICAL OFFICE W/ THREE APT. RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



MIXED USE - MEDICAL OFFICE/MULTI-FAMILY BUILDING FOR LEASE

ADDITIONAL PHOTOS

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



MIXED USE MEDICAL OFFICE W/ THREE APT. RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

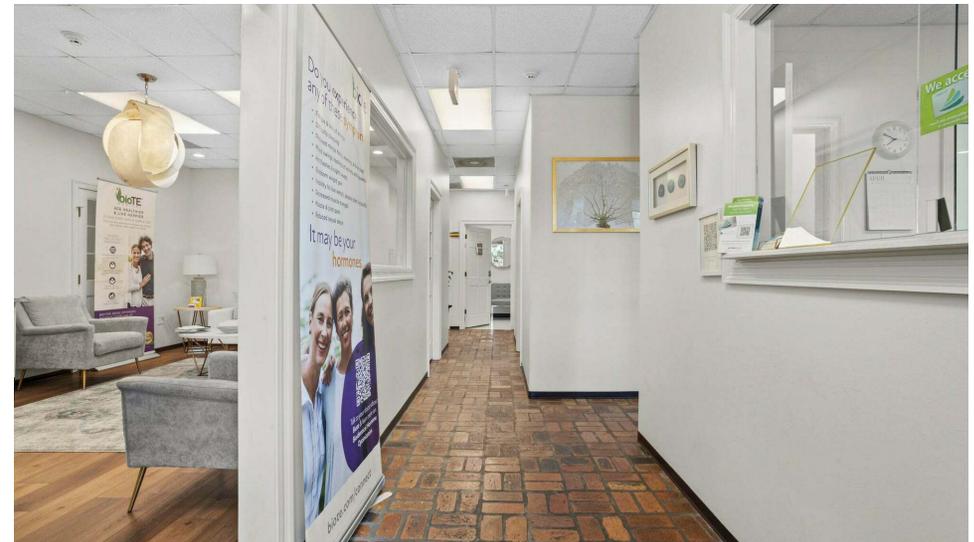
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



MIXED USE - MEDICAL OFFICE/MULTI-FAMILY BUILDING FOR LEASE

ADDITIONAL PHOTOS

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



MIXED USE MEDICAL OFFICE W/ THREE APT. RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

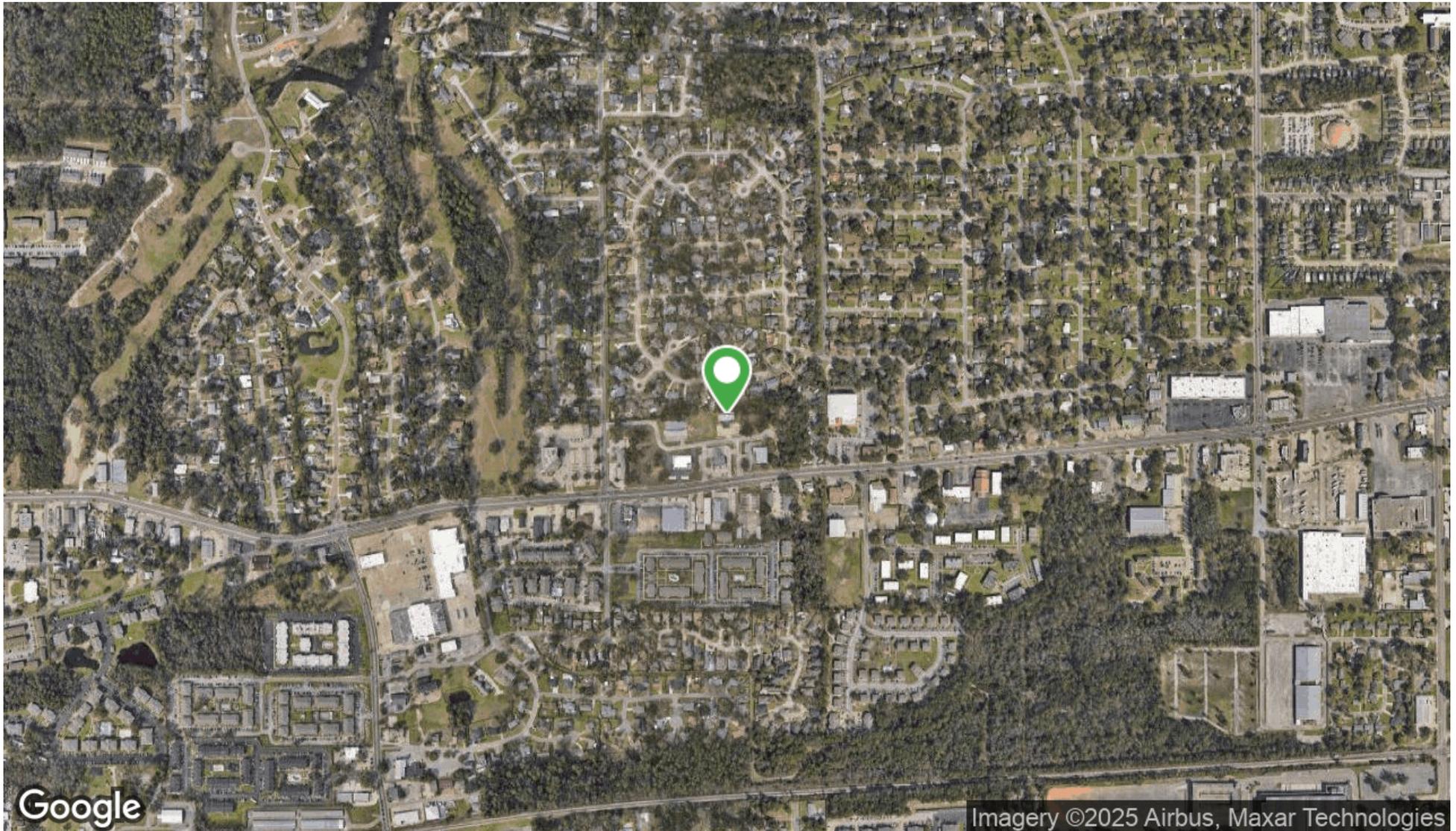
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



MIXED USE - MEDICAL OFFICE/MULTI-FAMILY BUILDING FOR LEASE

AERIAL MAP



SOUTHEAST
COMMERCIAL
REAL ESTATE

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





MIXED USE MEDICAL OFFICE W/ THREE APT. RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

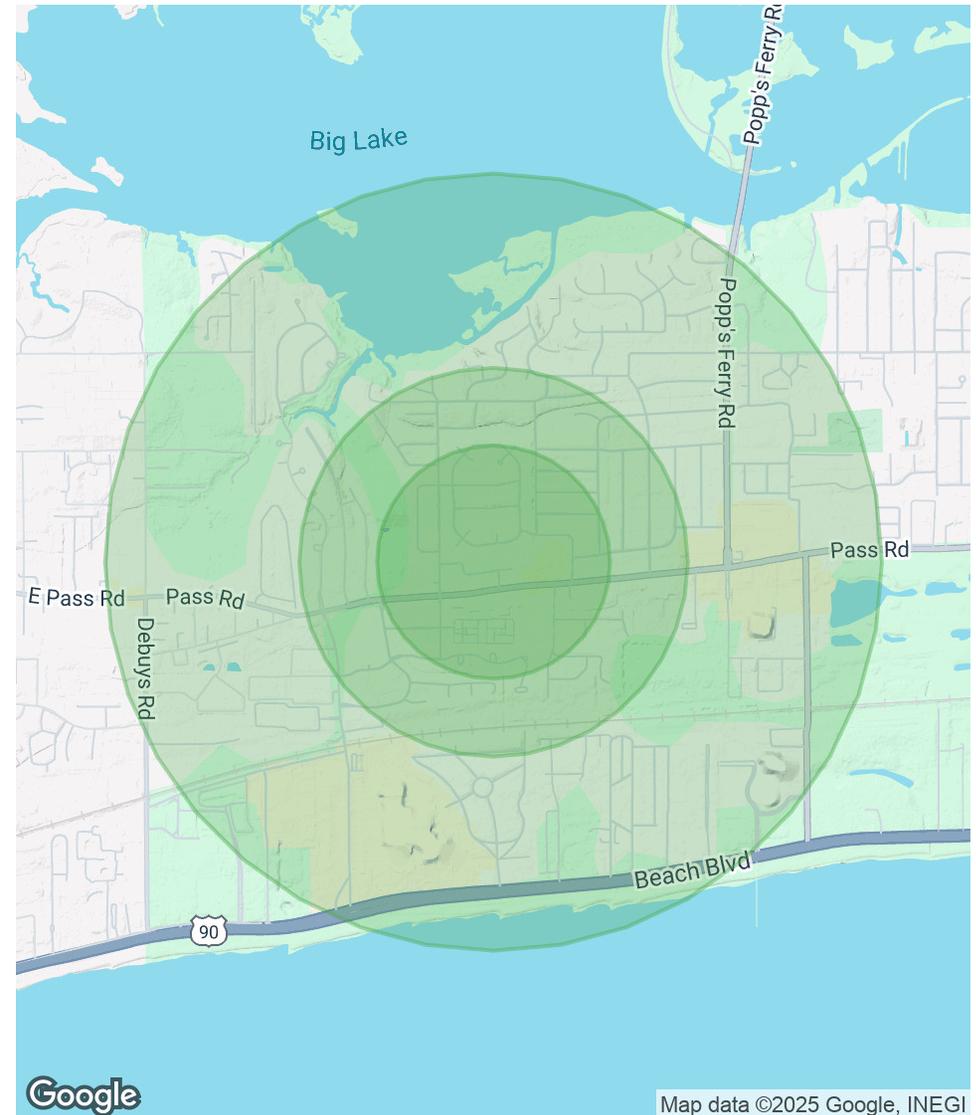
MOBILE: 228.547.1953

mluffey@southeastcre.com

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,218	2,847	8,357
Average Age	42	42	42
Average Age (Male)	42	41	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	1,292	3,984
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$82,916	\$85,678	\$80,951
Average House Value	\$296,950	\$307,069	\$296,412

Demographics data derived from AlphaMap



Map data ©2025 Google, INEGI

MIXED USE - MEDICAL OFFICE/MULTI-FAMILY BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT



**SOUTHEAST
COMMERCIAL**
REAL ESTATE