

FOR SALE OR LEASE

PROPERTY SUMMARY

This prime 1.23-acre commercial parcel is strategically located near the northwest corner of Washington Street and Lemoyne Boulevard in Ocean Springs, Mississippi. Zoned C-3 – Highway Commercial, the property is ideal for a variety of commercial developments, including retail and service-based businesses. Positioned along a high-traffic corridor that connects Interstate 10 to Ocean Springs and Biloxi, this site offers excellent visibility, accessibility, and strong commercial demand. Located just half a mile south of Interstate 10, the property benefits from a traffic volume of approximately 30,000 vehicles per day, making it an outstanding opportunity for businesses seeking high exposure in a growing market.

PRICING

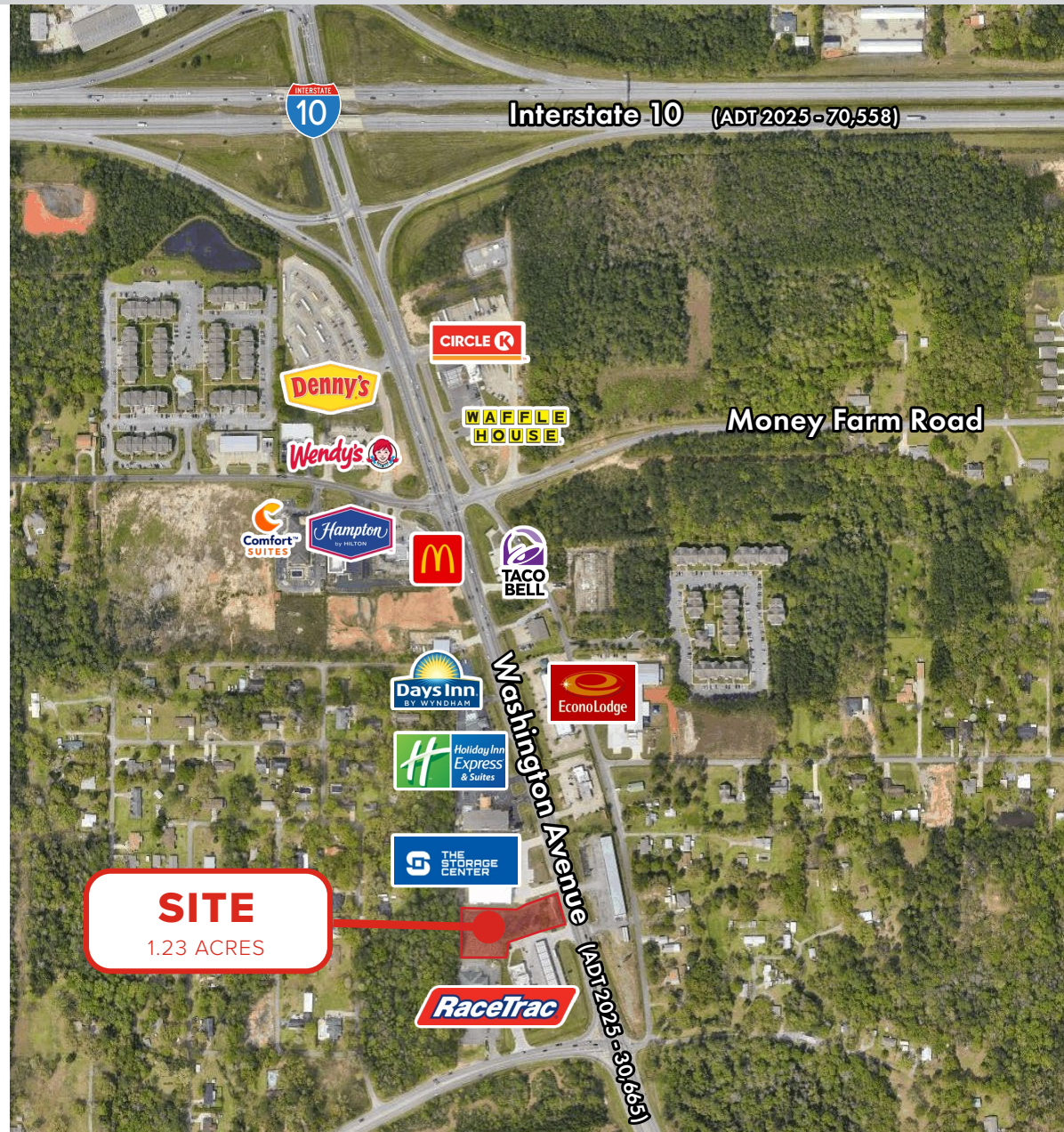
- Sale price: \$590,000
- Land lease option available

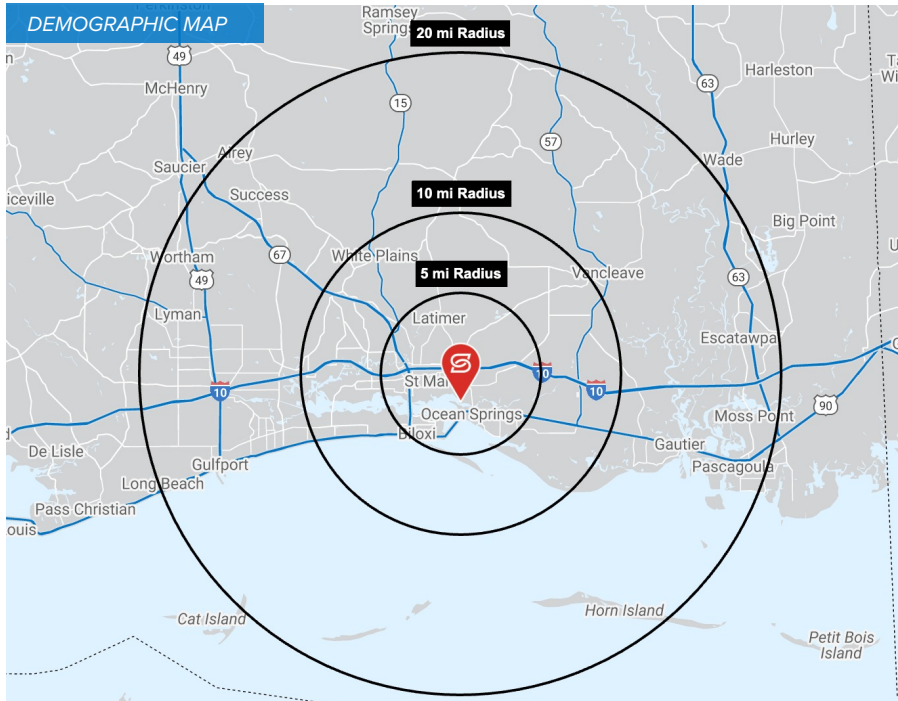
BUILDING INFORMATION

- Zoning: C-3 - Highway Commercial
- Nearby Retailers: RaceTrac, Life Storage, Days Inn, Holiday Inn Express, Quality Inn, Walmart Neighborhood Market
- Nearby Landmarks & Amenities: Historic Downtown Ocean Springs, Ocean Springs / Biloxi Hwy 90 Corridor & Casinos, Ocean Springs Sports Complex, Ocean Springs High School.

TRAFFIC COUNTS (ADT 2025)

- On Interstate 10: 70,558
- On Washington Ave: 30,665





2025 DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
 POPULATION	55,752	129,227	294,180
 AVG HH INCOME	\$84,838	\$93,183	\$84,231
 HOUSEHOLD	23,019	51,950	118,362



**Less than 2.5 miles
to Historic Downtown
Ocean Springs**