



1116 Cowan Rd, Gulfport, MS 39507 HIGH-VISIBILITY RETAIL SPACE ON COWAN RD

TIM CARLSON • PRINCIPAL

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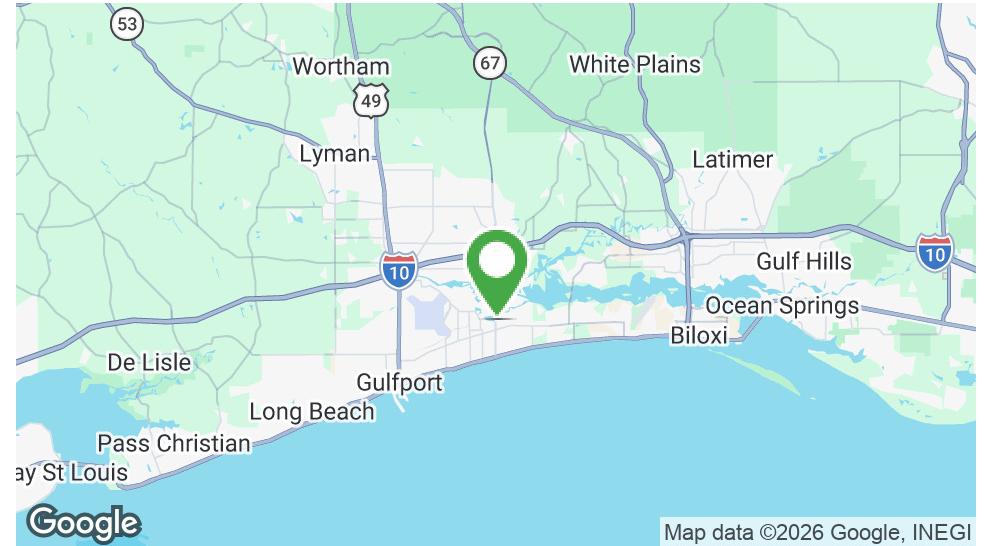
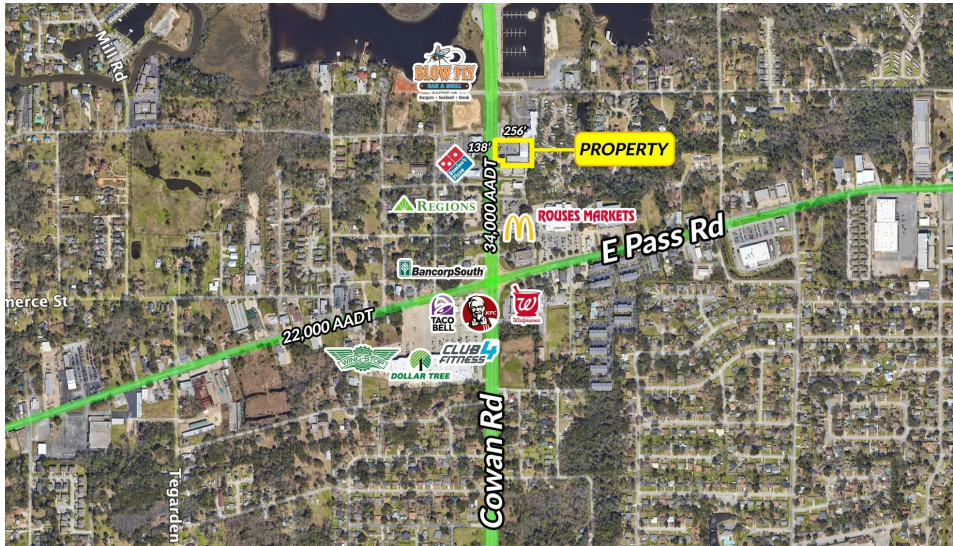
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PROPERTY DESCRIPTION

The Exchange is located on Cowan Road between Pass Road and Magnolia Street. Suites D and H, 2,500 SF each, offer flexible retail or office space with prominent storefront visibility, customer entrances, high ceilings, specialty lighting, and private restrooms. The center sits in an active Gulfport shopping corridor with ample parking, signage opportunities, and easy access to Beach Blvd, Keesler Air Force Base, and nearby interstate routes.

PROPERTY HIGHLIGHTS

- Distinct storefront with signage opportunities on both the building facade and pylon.
- Convenient on-site parking for customers and tenants.
- Strong neighboring tenants that help support an active business environment.

OFFERING SUMMARY

Lease Rate:	\$18 SF/YR (NNN)
Available Units:	Suite D (2,500 SF), Suite H (2,500 SF)
Lot Size:	1.1 Acres
Building Size:	16,371 SF

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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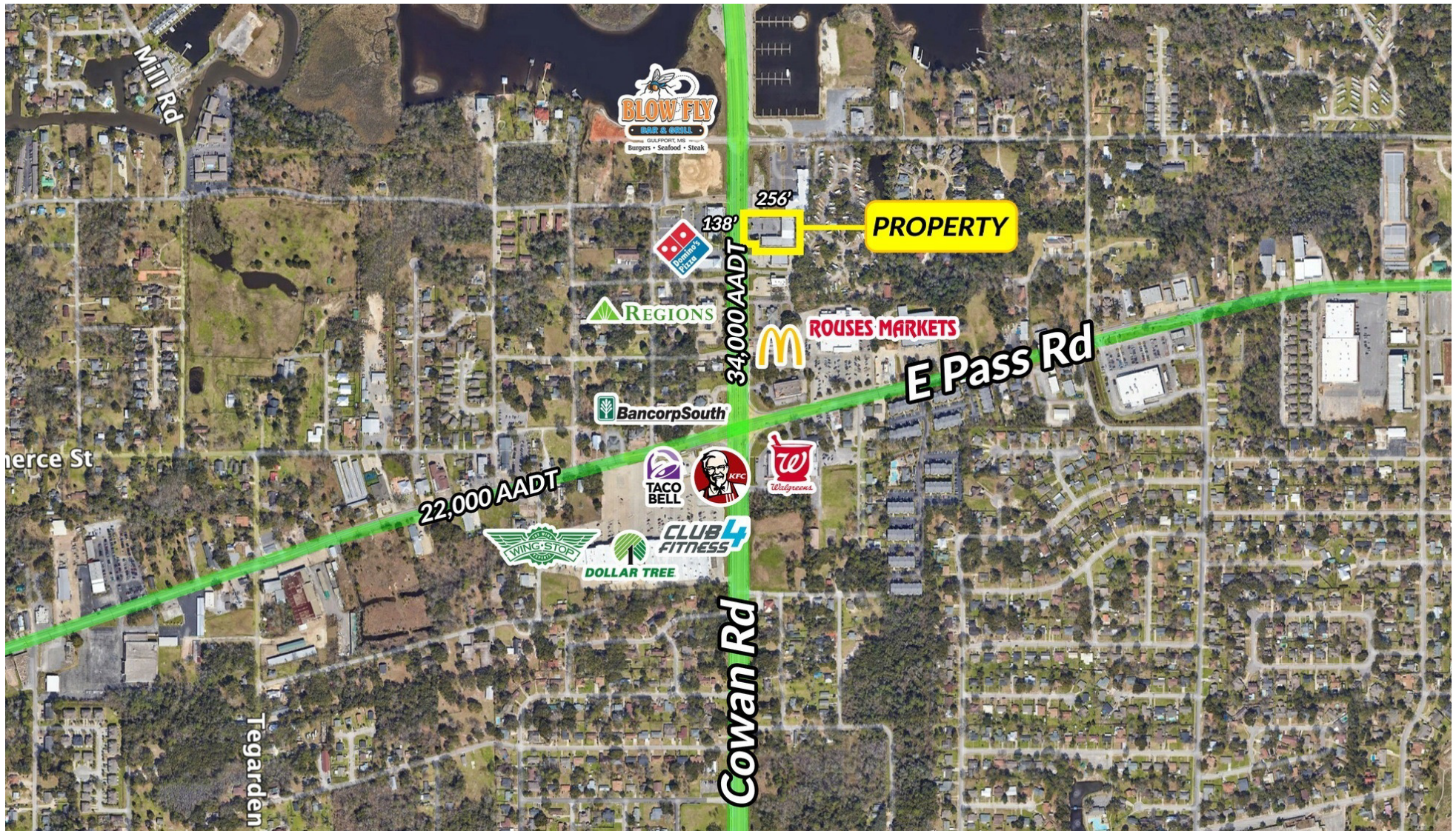
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RETAIL PROPERTY FOR LEASE

RETAIL MAP



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



1116 Cowan Rd, Gulfport, MS 39507

HIGH-VISIBILITY RETAIL SPACE ON COWAN RD

BancorpSouth



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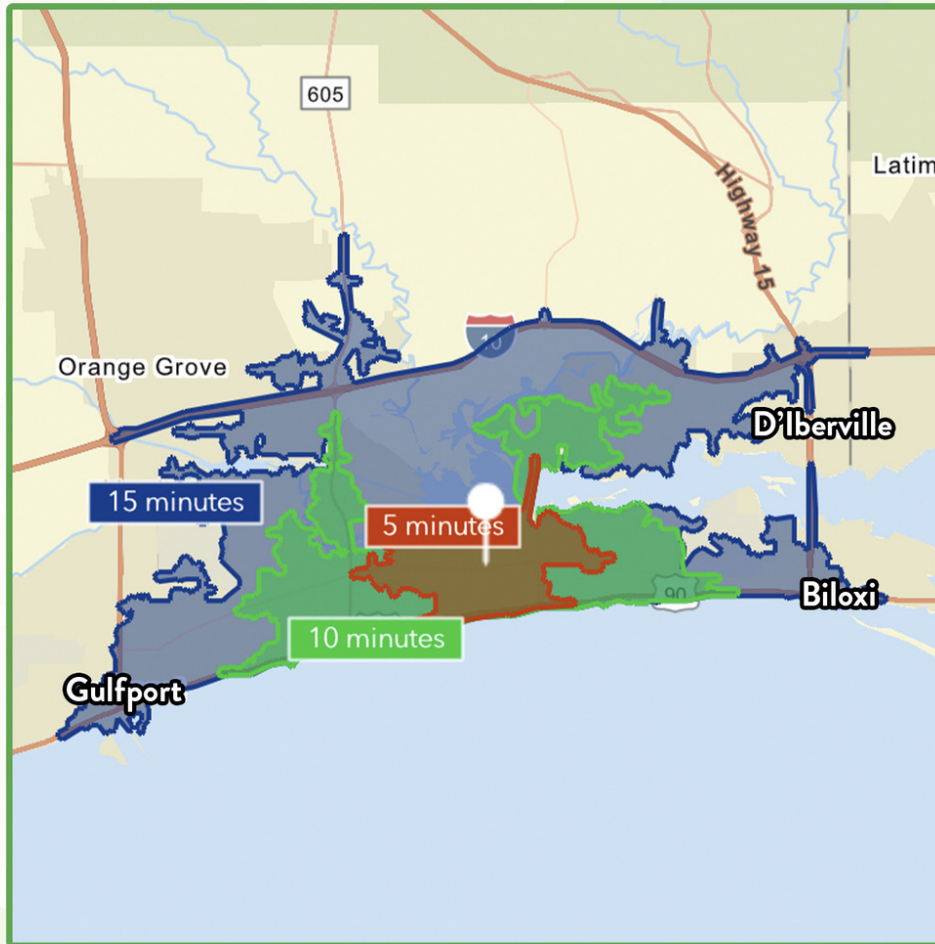
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\$84,684

Average Household Income within 15 minutes of site.



39.7

Median Age

Within 15 minutes of site.



34,883

Number of housing units within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	13,801	39,844	69,797
Average HH Income	\$74,964	\$95,769	\$84,684
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,894	40,182	70,524
Average HH Income	\$81,548	\$100,131	\$93,921

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com

