TIM CARLSON · PRINCIPAL MONTE LUFFEY · PRINCIPAL OFFICE: 228.276.2700 MOBILE: 228.547.0707 tcarlson@southeastcre.com

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Southeast Commercial is pleased to offer "Triple Tails," a three story, 4,413 SF, irreplaceable restaurant /retail location FOR SALE within the nucleus of Historic Downtown Bay St. Louis, MS. This ideal location boasts incredible views of the the bay, marina, and all events that downtown Bay St. Louis is known for. The building includes an elevator and stairways for easy access to all levels. The floor plan includes a kitchen, office, two restrooms on the first floor. Dining areas, bars, and four restrooms on the second and third floors. There is an additional 788 SF of outside dining area/balconies, and wood/deck walkways.

## **HIGHLIGHTS**

- Irreplaceable Downtown Location
- Incredible Water Views
- Outdoor Seating
- Close Proximity to other Downtown Businesses, Bringing Foot Traffic



## **OFFERING SUMMARY**

Sale Price:	\$3,250,000
Building Size:	4,413 SF

## **RETAIL PROPERTY FOR SALE**

**PROPERTY SUMMARY** 





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**RETAIL PROPERTY FOR SALE** 

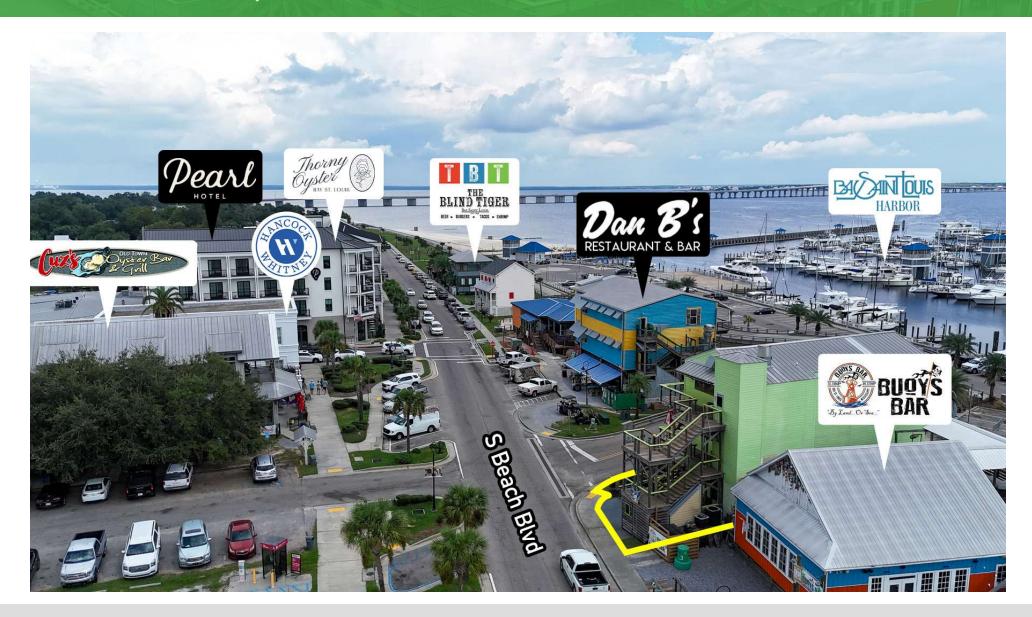






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**RETAIL PROPERTY FOR SALE** 

**AERIAL** 





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**RETAIL PROPERTY FOR SALE** 

**ADDITIONAL PHOTOS** 









\$89,962

Average Household Income within 15 minutes of site.



Median Age Within 15 minutes of site.



12,624

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	3,594	12,436	22,960

Average HH Income	\$72,919	\$91,313	\$89,962

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2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	3.585	12.605	23.144

Average HH Income \$83,721 \$105,474 \$104,983

Travel Time to Site

5 Minutes

10 Minutes

15 Minutes

**RETAIL PROPERTY FOR SALE** 

**AREA DEMOGRAPHICS** 



