



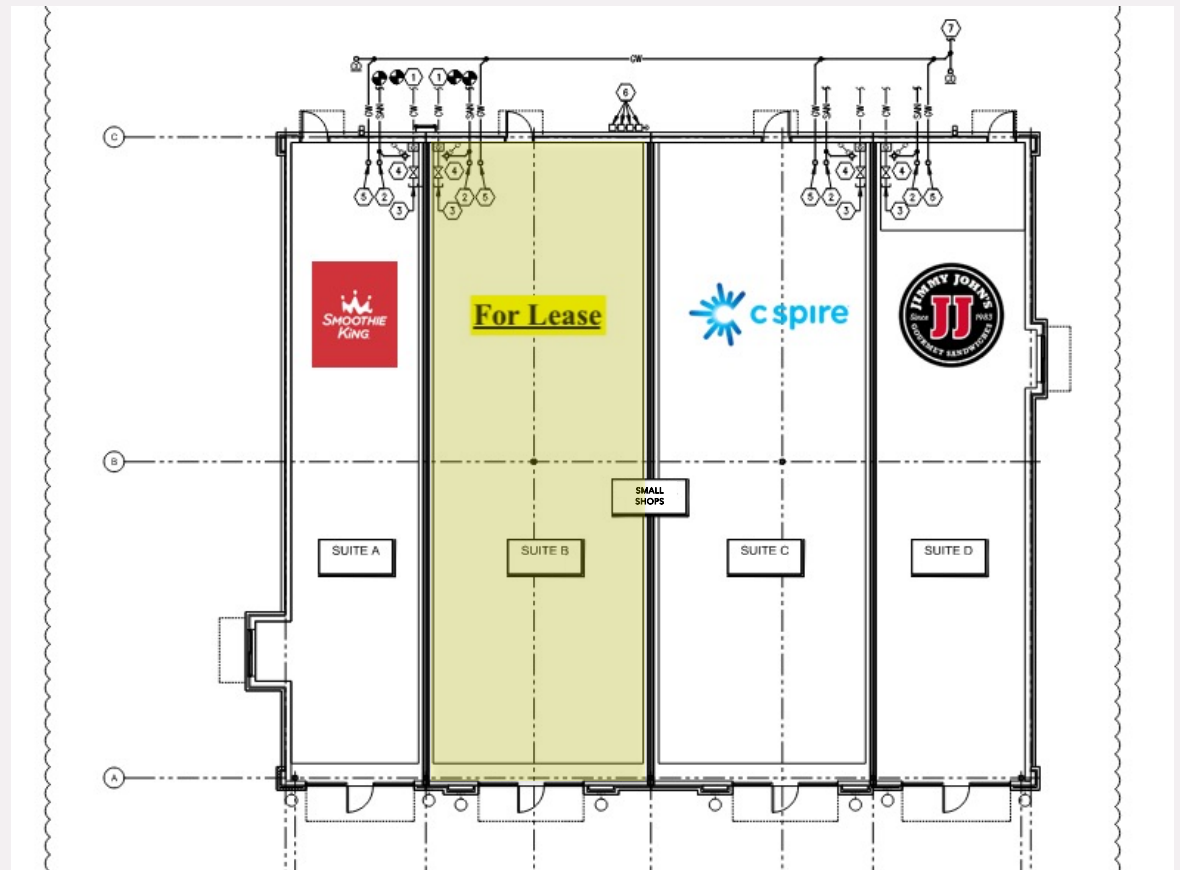
Retail Space For Lease

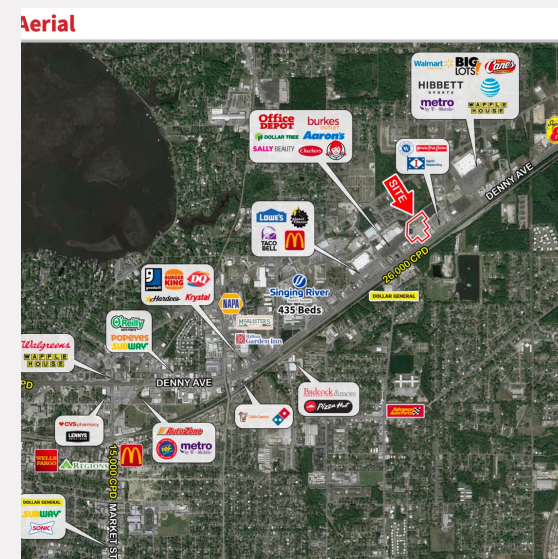
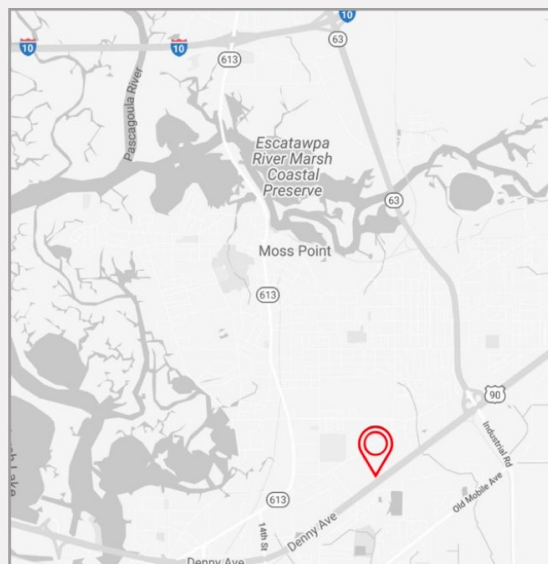
1,931 SF

3801 DENNY AVENUE, SUITE B
PASCAGOULA, MS



Building Layout



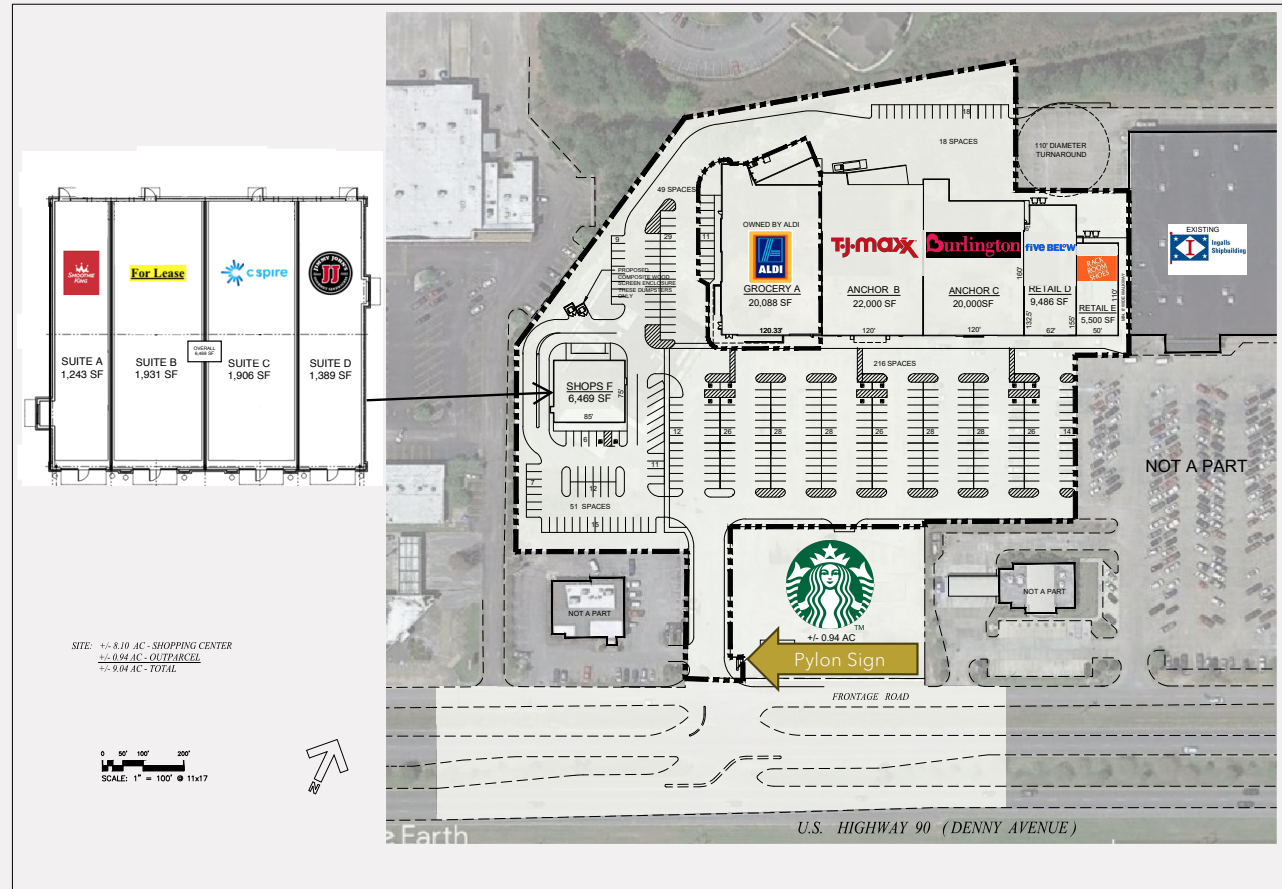


Location:
Pascagoula, MS

Located on Highway 90 (26,000+ Cars per Day)
Situating between Mobile MSA and Biloxi MSA
In Front of New ALDI Anchored Shopping Center

Overall Shopping Center

- ALDI, TJ Maxx, Burlington, Five Below, and Rack Room Shoes all open and operating
- Starbucks opened March 2025



Pylon Sign

Slot Available on Pylon Sign
Along Frontage Road



Small Shops Line-Up

Suite A – Smoothie King
(Opened September 2024)

Suite B – For Lease

Suite C – C-Spire
(Opened May 2025)

Suite D – Jimmy John's
(Opened November 2024)



Suite B



Delivery Condition

- Currently a Warm Dark Shell
- 6 Ton HVAC Unit
- 200A Electrical Panel
- Tenant Allowance Available



Lease Structure

NNN Lease

Base Rent (\$25.00/SF/YR)

Fixed Common Area Maintenance
(\$2.00/SF/YR)

Pro-Rata Real Estate Taxes (Est. @ \$4.20/SF/YR)

Pro-Rata Insurance (Est. @ \$1.20/SF/YR)



Contact Information

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