

One Main Shopping Center

5630-5712 Telephone Rd
Pascagoula, Mississippi

Leasing Information
Melissa Trolinger
334-300-0564
mtrolinger@cproperty1.com



OneStop
Wings and PoBoys

FASTENAL

SINGING RIVER
HEALTH SYSTEM

M
MARATHON

DOLLAR
GENERAL

boost
mobile

Family Frozen
Foods

AVAILABLE

One Main
Shopping Center



20,000 ADT '18

4,600 ADT '18

3,700 ADT '18

19,000 ADT '18

One Main Shopping Center

Pascagoula, Mississippi (Jackson County)

2021 MARKET PROFILE	3 mi.	5 mi.	10 mi.
Population	33,409	35,980	61,070
Annual Growth Rate (2021-2026)	0.00%	0.00%	0.04%
Households	12,811	13,829	23,474
Average Household Income	\$62,578	\$64,148	\$64,423
Median Age	39.1	39.4	39.4

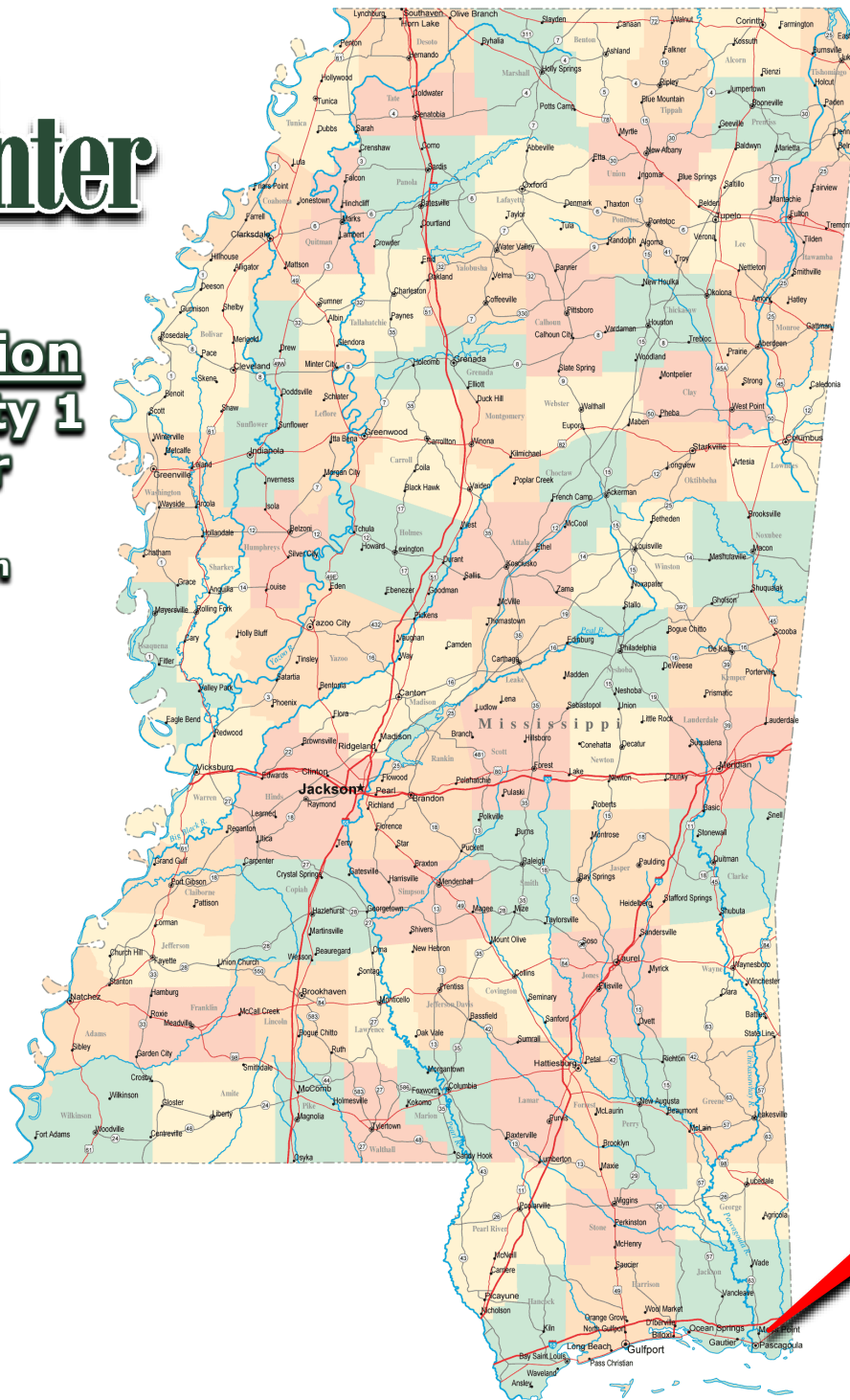
Pascagoula is a major industrial city located along the Gulf of Mexico in Jackson County, MS. Pascagoula is currently home to 21,981 residents and is the county seat of Jackson County, which boasts a population of 141,425. Pascagoula is conveniently located thirty minutes west of Mobile, and two hours east of New Orleans. Pascagoula offers small town charm, world class recreation, and abundant economic opportunities within an easy drive of major metropolitan communities.

Pascagoula is home to the state's largest employer, Ingalls Shipbuilding, which is a leading producer of ships for the United States Navy, and the largest private employer in Mississippi with 12,100 employees on site. Other major industries include one of the largest Chevron refineries in the country; Signal International, an oil platform builder; and Mississippi Phosphates. Other Major Area Employers include: Chevron Refinery (3,600 employees), Singing River Health System (2,300 employees), and VT Halter Marine (1,700 employees).

The Pascagoula-Gautier District (PGSD), located in the southeast corner of Mississippi and between the cities of Gulfport / Biloxi, MS and Mobile, AL, is a public school district that houses approximately 7,000 students in 19 elementary (K-4), academy (5-6), middle school (7-8), high school (9 - 12), and specialty school campuses that serve Pascagoula, MS. The PGSD, has a current school budget of \$78 million and employs over 1,100 teachers, administrators, instructional and other support personnel.

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Commercial Property 1
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SITE

STATE MAP





One Main
Shopping Center

LOWE'S

Mississippi Gulf Coast
Community College
(10,106 Students)

Singing River
Health System
(2,465 Employees)

LOWE'S

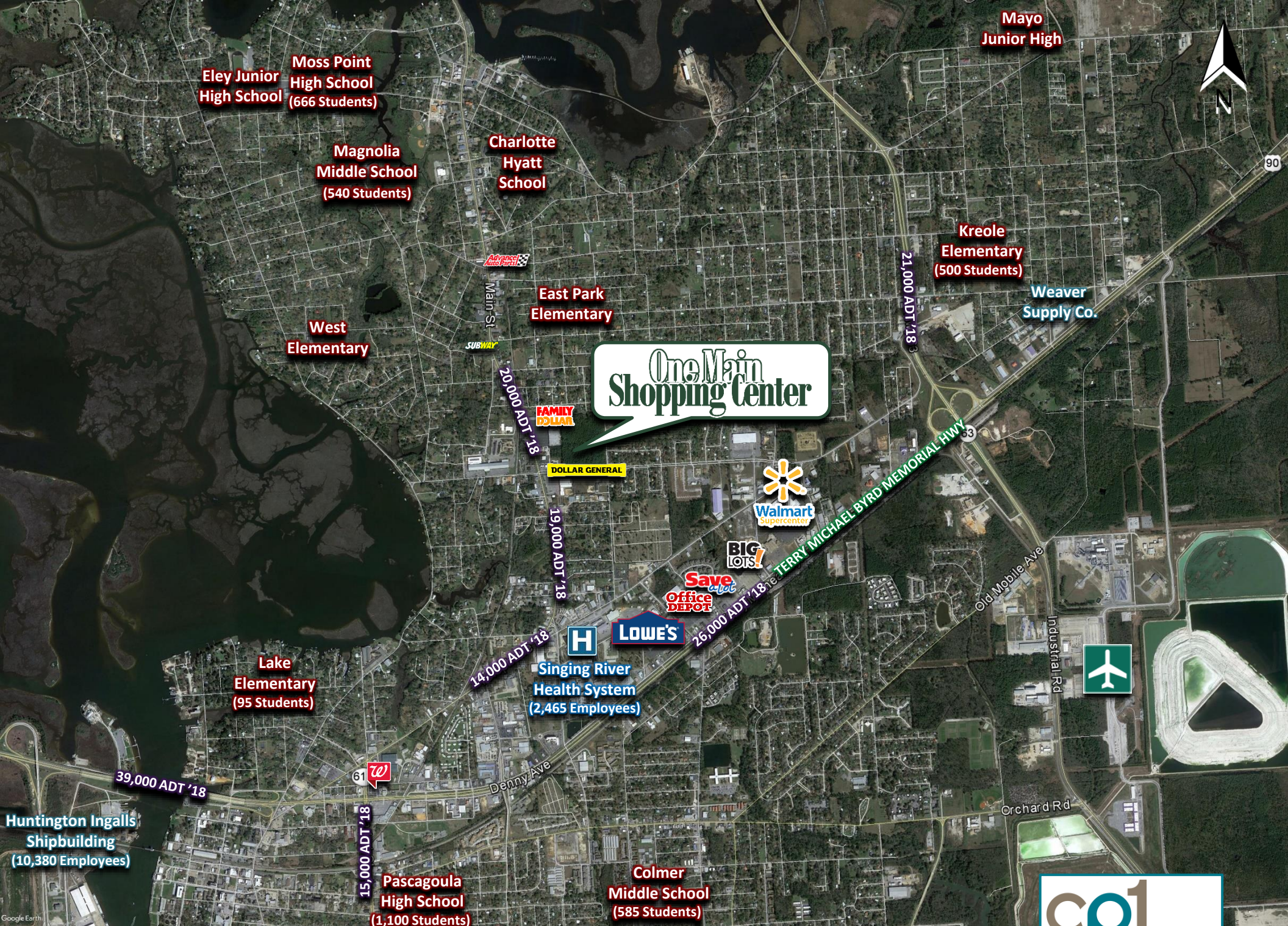
Walmart
Supercenter

Huntington Ingalls
Shipbuilding
(10,380 Employees)

Signal International
(2,250 Employees)

Chevron
Refinery
(3,600 Employees)

HIGH AERIAL



MEDIUM AERIAL





5,100 SF
AVAILABLE

OneMain
Shopping Center

LOW AERIAL



Pascagoula, Miss.

One Main Shopping Center



ONE MAIN

TELEPHONE ROAD
AND
JEFFERSON STREET

PASCAGOULA, MISS.

LEASE DATA SUMMARY

SPACE	TENANT	SIZE (S.F.)
A	DOLLAR GENERAL	10,125
B	AVAILABLE	41,202
C	AVAILABLE	5,100
D	HAIR & BEAUTY SUPPLY	5,600

SITE PLAN

DRAWING
JeffersonSt_3

DATE
12-03-04

DRAWN BY
J. Kraus

REVISIONS DATE
02-06-09

REVISED BY
S. Apanowicz

SCALE
1" = 100'



SITE PLAN



ONE
MAIN

TELEPHONE ROAD
AND
JEFFERSON STREET
PASCAGOULA, MISS.

LEASE DATA SUMMARY

SPACE	TENANT	SIZE (S.F.)
A	DOLLAR GENERAL	10,125
B & B2	SHOPPERS VALUE FOODS	41,802
C	AVAILABLE	5,100
D	HAIR & BEAUTY SUPPLY	5,800

MEGA POINT
PASCAGOULA

JEFFERSON STREET



DOLLAR
GENERAL

10,125 S.F.

41,802 S.F.

AVAILABLE
5,100 S.F.

HAIR &
BEAUTY
SUPPLY
5,800 S.F.

5,100 SF
AVAILABLE



SITE PLAN

