



PRIME MEDICAL OFFICE NEAR I-10 & CEDAR LAKE

1759 Medical Park Drive, Biloxi, MS 39532

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this prime medical office building consisting of ~7,273 SF, which is subdivided as follows: space 1 is approximately 3,762 SF and faces Medical Park Drive & is adjacent to Memorial Physician Clinics. This space is currently unfinished and landlord will offer a generous TI package to a credit worthy tenant. Space 2 is 3,511 SF and is located to the rear of the building, and is currently built out as a clean room pharmaceutical space with perimeter office, reception area, break-room, and lab area. This property is conveniently located near I-10 and Cedar Lake Road, and centrally located on the Mississippi Gulf Coast for patient commuting.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/Yr (NNN)
Total Building Size:	7,273 SF
Space 1:	3,762 SF
Space 2:	3,511 SF

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE





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OFFICE BUILDING FOR LEASE

AERIAL



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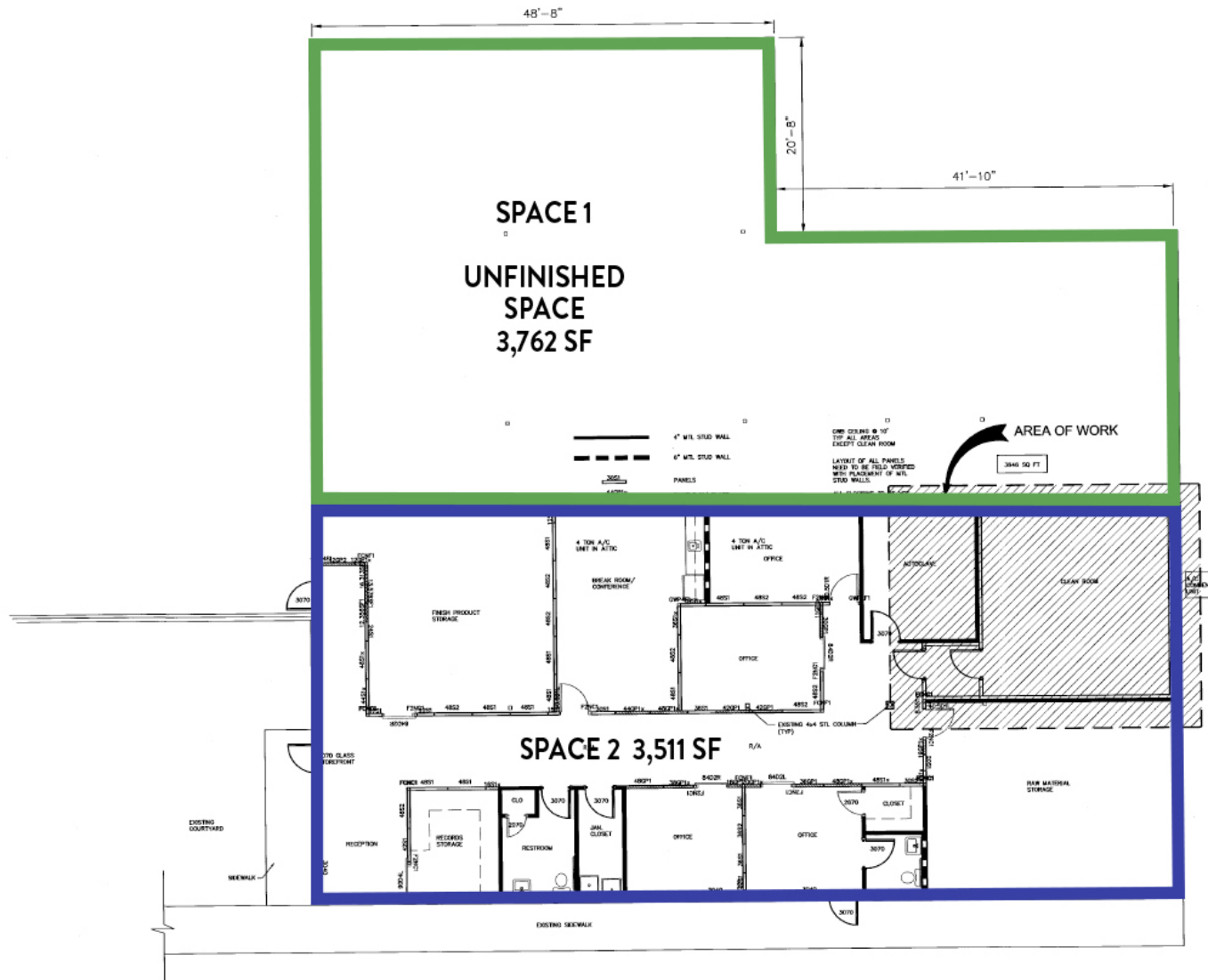
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OFFICE BUILDING FOR LEASE

FLOOR PLAN



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OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | southeastcommercial.net



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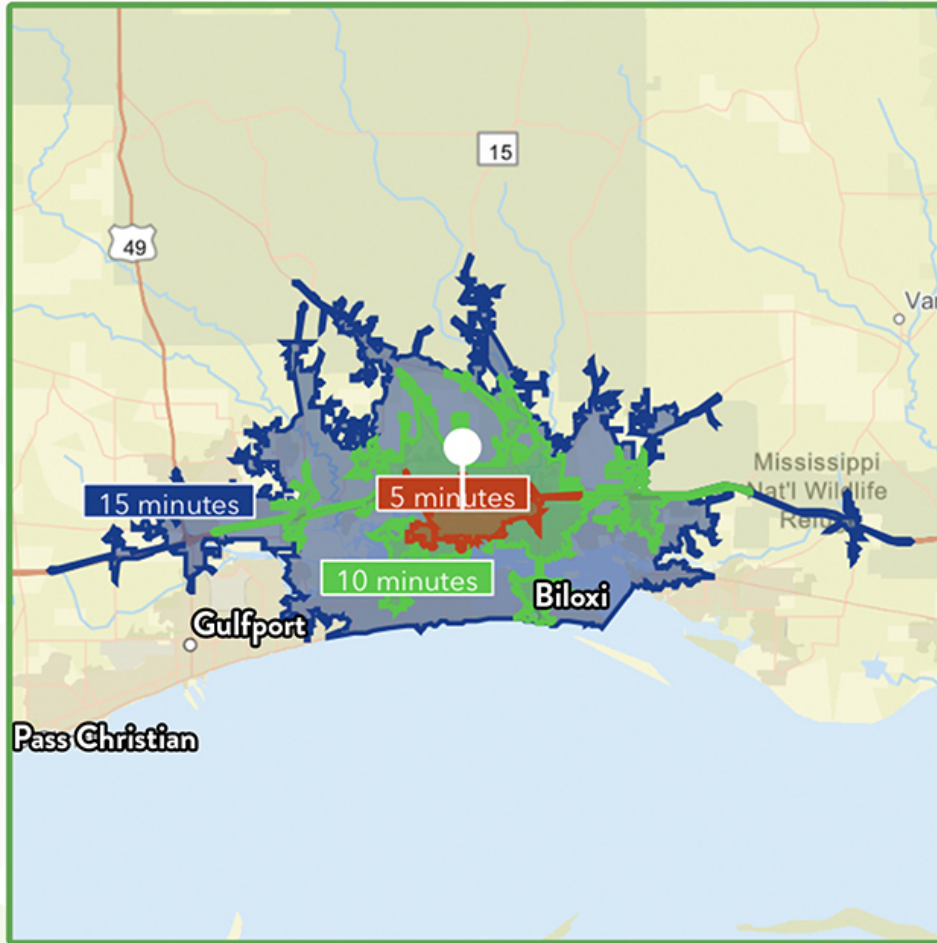


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\$75,612

Average Household Income
within 15 minutes of site.



36.8

Median Age
Within 15 minutes of site.



48,665

Number of housing units
within 15 minutes of site.

2022 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	7,156	36,493	109,432
Average HH Income	\$80,923	\$79,955	\$75,612
2027 Projections	5 Minutes	10 Minutes	15 Minutes
Population	7,324	37,196	111,093
Average HH Income	\$97,243	\$92,554	\$87,556

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR LEASE

AREA DEMOGRAPHICS



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