



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Subleases Adjacent to New ALDI Grocery Store

1515 Bienville Boulevard
OCEAN SPRINGS, MS 39564

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SUBLEASES NEXT TO ALDI

1515 Bienville Boulevard, Ocean Springs, MS 39564

DESCRIPTION

This retail center is located along Bienville Boulevard, (US Highway 90 - 43,000 vpd), a major east/west highway along Mississippi's Gulf Coast. In addition to being surrounded by a dense residential area, this corridor is home to financial institutions, medical providers, retailers, and quick-serve restaurants. Nearby is Oak Park Elementary School and the Treasure Oak Country Club. Washington Avenue, which serves as a conduit to I-10, intersects less than one mile to the west.

The two spaces are located within the former Winn- Dixie that is being converted into an ALDI. The shopping center's tenants include national retailers like Marble Slab Creamery, Firehouse Subs, the Stretch Zone, and Goodyear. The spaces are 14,150 sf and 2,886 sf and delivered in raw condition. ALDI is expected to open September 2025.

OVERVIEW

AVAILABLE	14,150 sf (89' x 159')
	2,886 sf (37' x 78')
	<i>(area and dimensions are approximate)</i>
LEASE RATE	\$13.00/sf, NNN
NET CHARGES	approx. \$3.46/sf
PARKING	approx. 324 shared spaces



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1515 BIENVILLE BOULEVARD

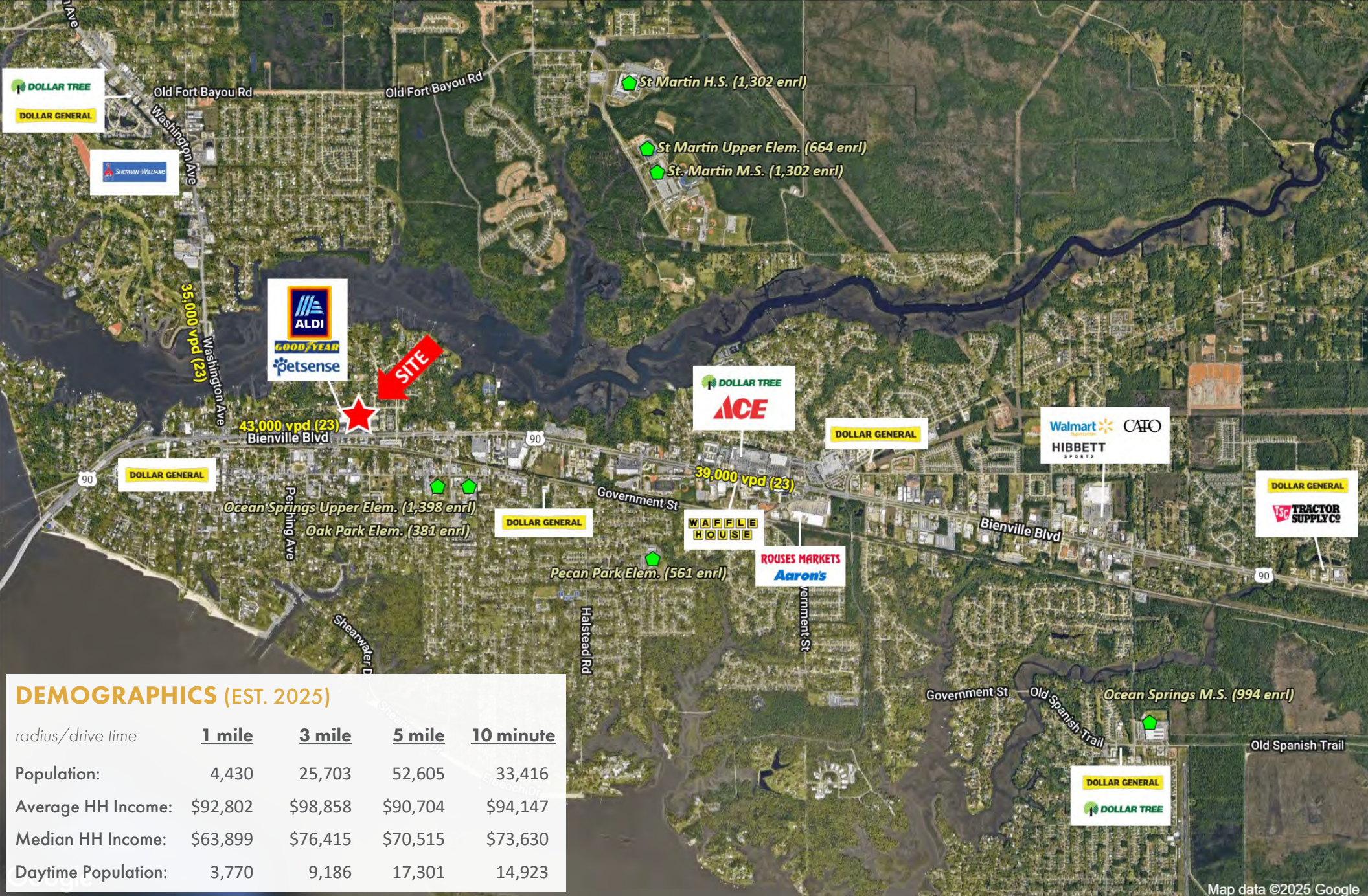


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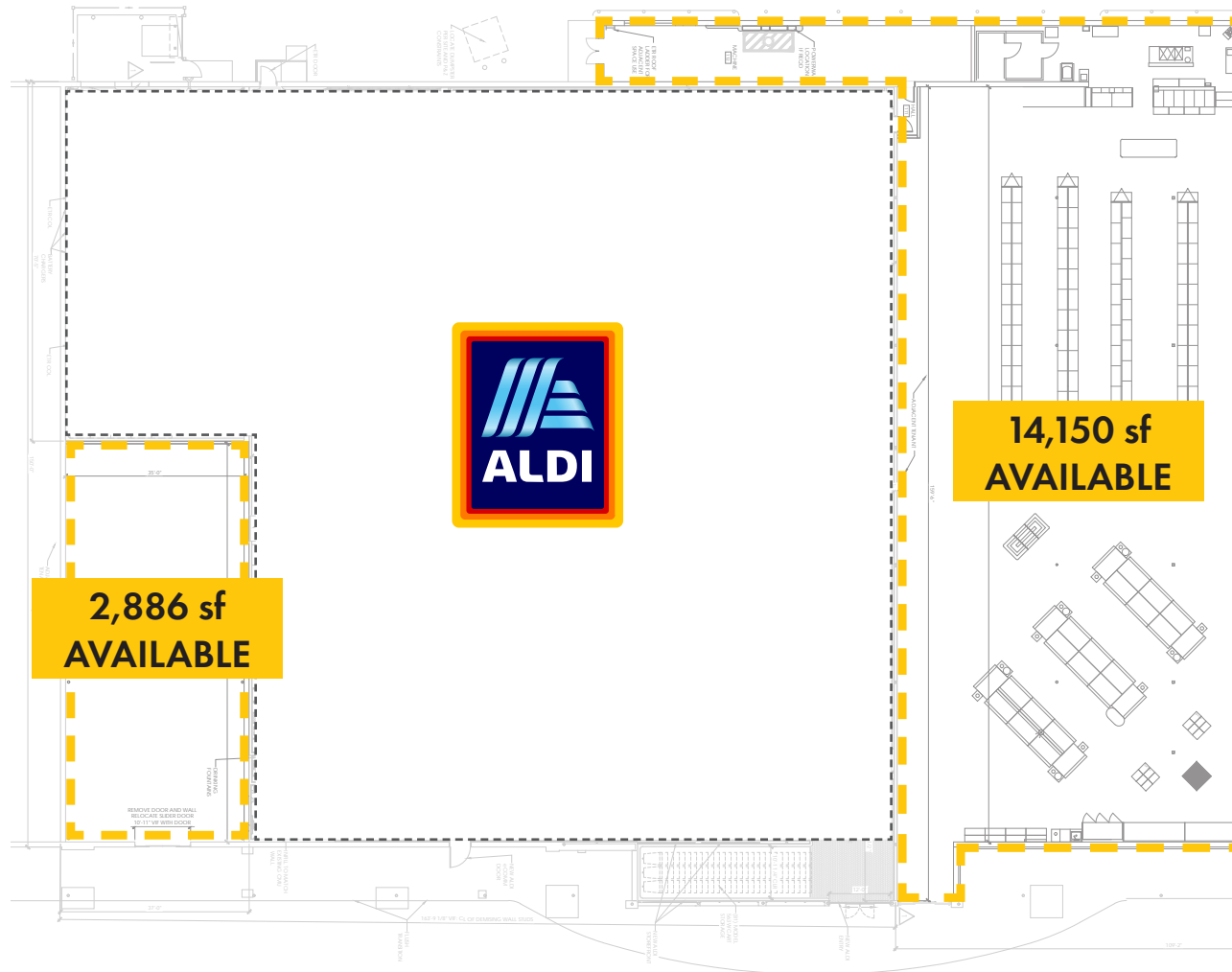
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1515 BIENVILLE BOULEVARD

SITE PLAN



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