

# 3921 BIENVILLE BOULEVARD

## OCEAN SPRINGS, MS 39564



1,600 SQUARE FEET  
AVAILABLE FOR LEASE

**LEASE RATE: \$18-22/SF/NNN**



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## AMENITIES & DEMOGRAPHICS

### AMENITIES:

- Walmart Shadow Center with 2.6M annual visits
- Anchor Tenant: Hibbett Sports
- Co-Tenants: Marco's Pizza, Sally Beauty Supply
- 1,600 SF end-cap available
- 155' of frontage on Bienville Blvd
- Dual curb-cuts for easy ingress/egress
- Ample surface parking

### TRAFFIC COUNTS:

- Bienville Blvd: 30,000 VPD
- Ocean Springs Rd: 8,800 VPD
- MS HWY 57: 16,000 VPD

### DEMOGRAPHICS:

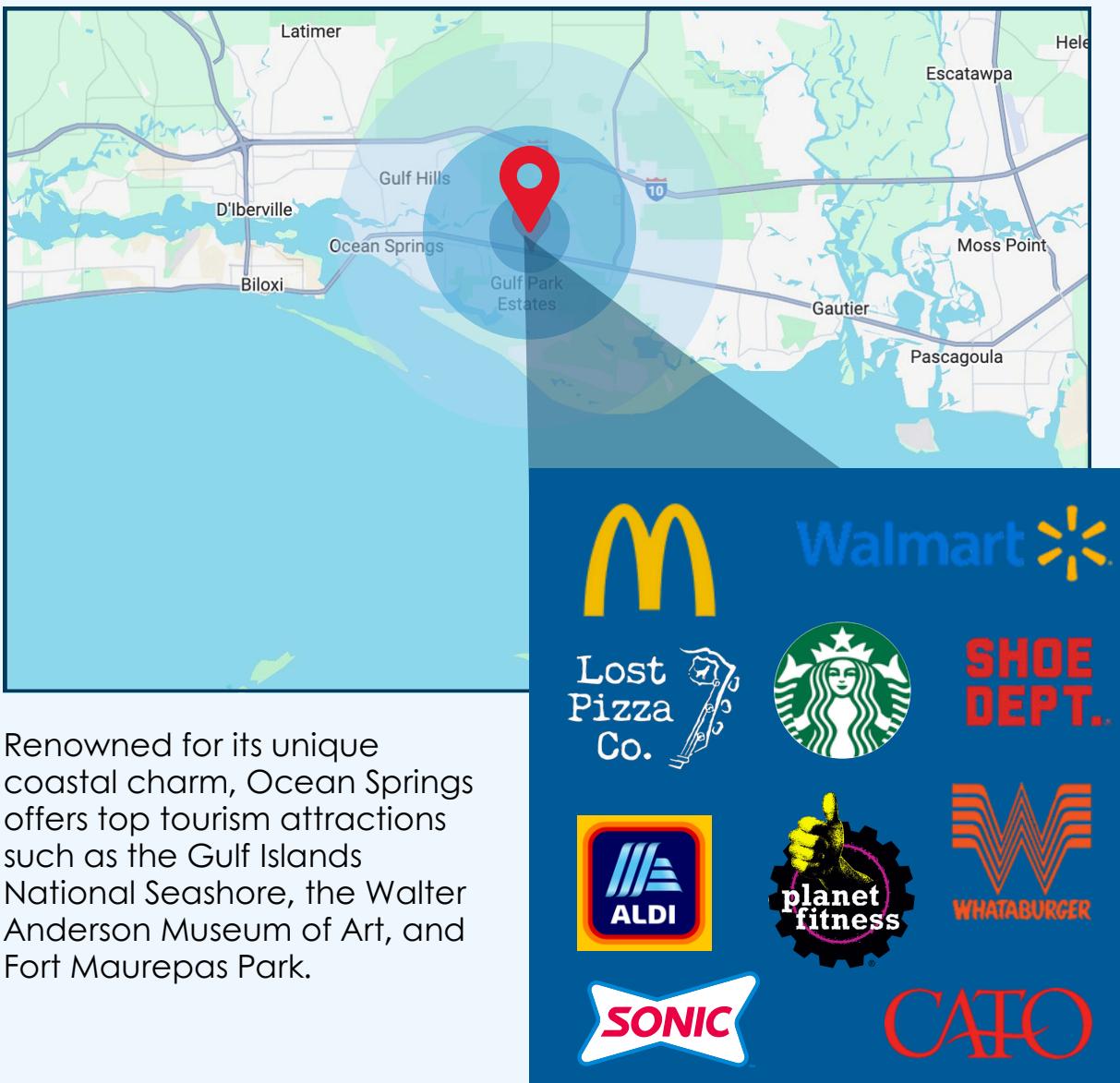
Distance	Population	Avg. Household Income	Labor Force
1 mile	4,912	\$117,930	97%
3 miles	22,113	\$110,352	96.5%
5 miles	42,764	\$108,325	93.3%



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## SITE MAP

Known as "The City of Discovery," Ocean Springs is proud to boast over 100 restaurants, premier healthcare, and excellent public schooling options. Ocean Springs is known for its affordable housing with median home values just over \$204,000.



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## CONTACT INFORMATION



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