



LEASE RATE: \$10.75/SF NNN

3437 Denny Ave., Pascagoula, MS 39581

Former Office Depot Space

Jimmy Kitchens  
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## PROPERTY SUMMARY

Available SF:	20,100 SF
Lease Rate:	\$10.75/SF NNN
Lot Size:	0.61 Acres
Building Size:	20,100 SF
Year Built:	2000
Zoning:	RC

## PROPERTY OVERVIEW

Introducing a prime lease opportunity at 3437 Denny Ave, Pascagoula, MS. This fully built-out standard retail space, currently occupied by Office Depot, offers a highly desirable stand-alone building with outstanding features. The property boasts ample parking spaces and freeway visibility, along with a prominent pylon sign for maximum exposure. Conveniently located just thirty minutes west of Mobile and two hours east of New Orleans, this property presents an ideal setting for businesses seeking visibility and accessibility. Don't miss out on this exceptional opportunity to lease a prominent commercial space in a strategic location.

## PROPERTY HIGHLIGHTS

- Fully Built-Out as Standard Retail Space (Office Depot)
- Highly Desirable Stand Alone Building
- Ample Parking spaces
- Freeway Visibility
- Pylon Sign
- Conveniently located thirty minutes west of Mobile, and two hours east of New Orleans.



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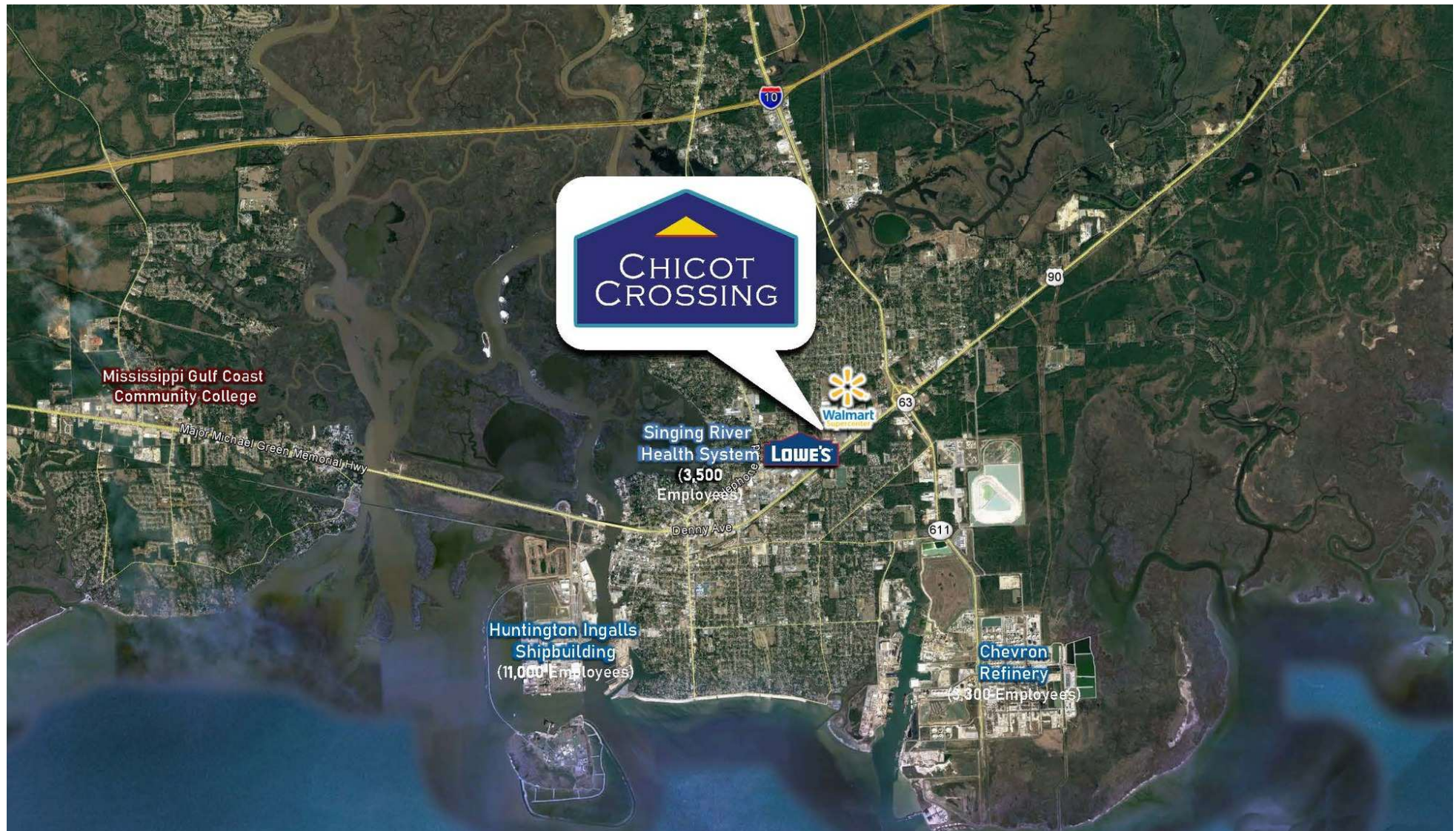
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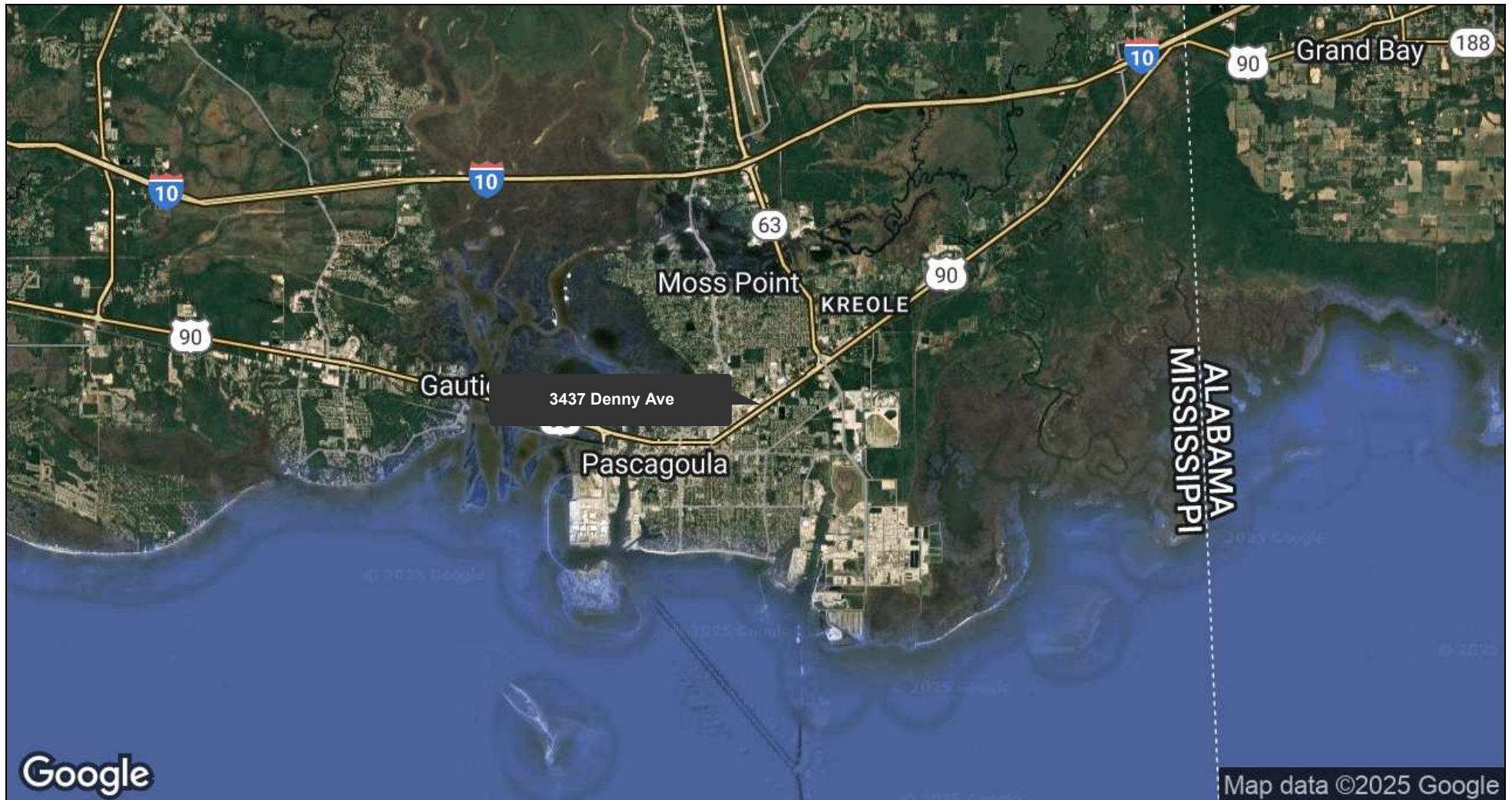
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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	31,850	34,841	59,877
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	43	42

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	13,101	14,357	24,392
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$66,131	\$68,116	\$72,207
Average House Value	\$168,767	\$172,292	\$192,202

*Demographics data derived from AlphaMap*

