



12231 Bernard Pkwy, Gulfport, MS 39503
**NNN ORAL SURGERY
 CENTER INVESTMENT**

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to present this premier medical investment opportunity located at 12231 Bernard Parkway in Gulfport, Mississippi.

This ±11,696 SF facility is fully leased to South Mississippi Oral Surgery & Implant Center, widely recognized as Gulfport’s leading provider of oral surgery and dental implant services. The property offers investors stable, long-term income backed by a strong regional medical tenant.

Strategically positioned with direct frontage and exceptional visibility along Interstate 10, the site benefits from high daily traffic counts and outstanding accessibility, making it a prime location within the Gulfport market.

Offered at a 6% cap rate, this asset presents an attractive opportunity for investors seeking reliable cash flow in a growing Gulf Coast corridor.

PROPERTY HIGHLIGHTS

- ±11,696 SF medical office building
- Fully leased to Regional Oral Surgery Center
- 6.0% Cap Rate
- Prime Interstate 10 frontage and visibility
- Strong regional healthcare tenant
- Excellent access and exposure in a high-traffic corridor

OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	1.1 Acres
Building Size:	11,696 SF
Cap Rate:	6.0%

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST
COMMERCIAL
REAL ESTATE**





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