



TURN KEY RESTAURANT BILOXI

119 Rue Magnolia, Biloxi, MS 39530

TIM CARLSON • PRINCIPAL

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MONTE LUFFEY • PRINCIPAL

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PROPERTY DESCRIPTION

Introducing a rare opportunity to own a piece of history in Downtown Biloxi. This 3-story, ±5,435 SF historic building, built in 1849, boasts a prime location with endless potential. Zoned DT (Downtown), the property is perfectly positioned for retail or restaurant investors seeking a thriving commercial hub. The sale includes all furniture, fixtures, and equipment, (excluding artwork) providing a seamless transition for new owners. With its rich heritage and strategic placement, this property offers a distinguished setting for a retail or restaurant establishment. Don't miss the chance to be part of the vibrant Biloxi community with this remarkable investment opportunity.



PROPERTY HIGHLIGHTS

- 3-story, ±5,435 SF historic building
- Walking Distance from Beau Rivage and several other casinos
- Zoned DT (Downtown)
- All FF&E included in sale
- Prime location in Downtown Biloxi

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.28 Acres
Building Size:	5,435 SF

RETAIL PROPERTY FOR SALE

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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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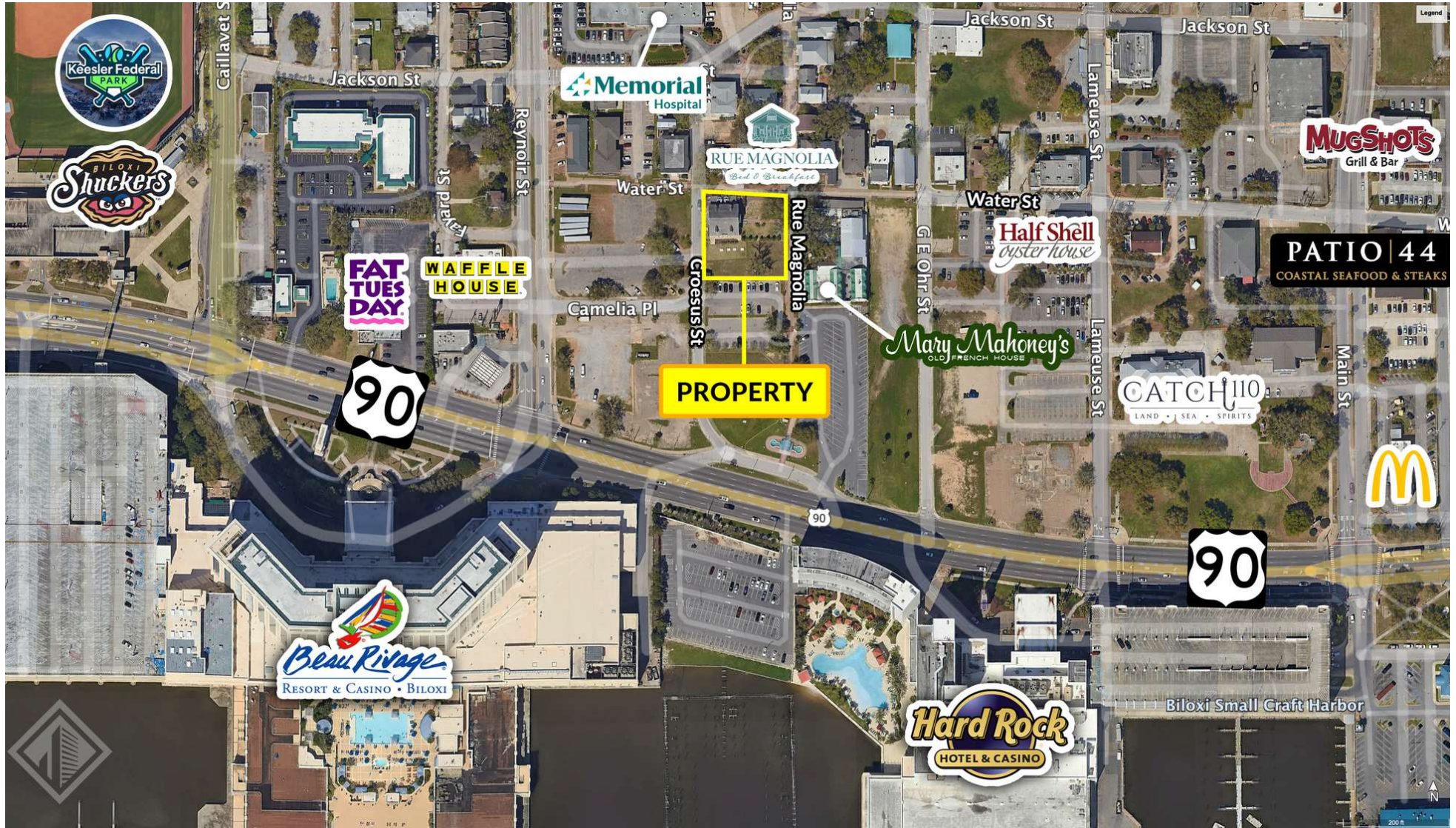
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AERIAL



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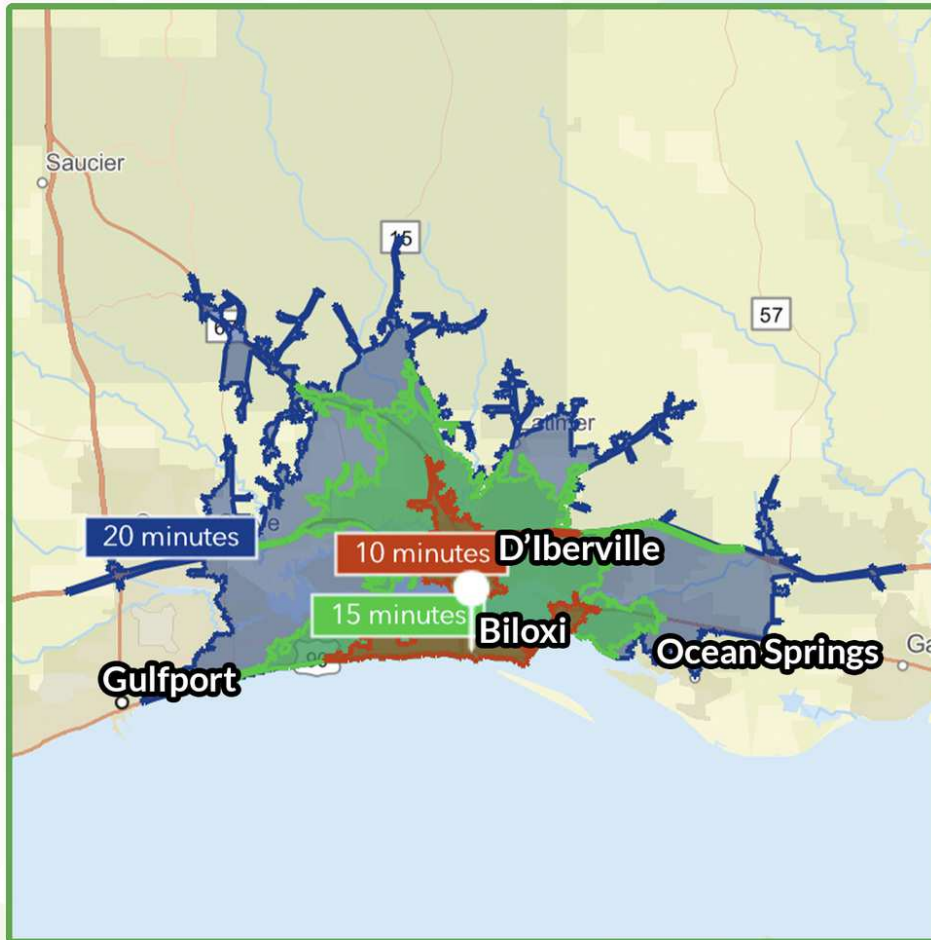
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\$90,258

Average Household Income
within 20 minutes of site.



39.4

Median Age
Within 20 minutes of site.



60,505

Number of housing units
within 20 minutes of site.

2025 Demographics	10 Minutes	15 Minutes	20 Minutes
Population	24,378	74,709	131,702
Average HH Income	\$67,867	\$84,684	\$90,258
2030 Projections	10 Minutes	15 Minutes	20 Minutes
Population	24,555	76,071	133,895
Average HH Income	\$74,923	\$93,131	\$100,132

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR SALE

AREA DEMOGRAPHICS



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