



FULLY LEASED OFFICE BLDG. W/ ADD'L ACRE TO BUILD)

993 Tommy Munro Dr, Biloxi, MS 39532

VICTORIA SALLOUM • ASSOCIATE

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PROPERTY DESCRIPTION

Investment Opportunity - Fully Leased Professional Office Building with Expansion Parcel. We are excited to offer this turnkey, fully leased $\pm 4,500$ SF professional office building situated in the desirable Biloxi Commerce Park. Strategically positioned with excellent visibility and access just off I-10 at the Popp's Ferry Road and Cedar Lake Road corridor, the property benefits from a thriving, well-established business district in Biloxi--providing convenient proximity to major employers, retail, and interstate connectivity. Key highlights include: • Stable Cash Flow: 100% leased to quality tenants, delivering immediate and reliable income. • Prime Location: High-traffic area with strong commercial synergy and easy I-10 access for employees and clients. • Future Growth Potential: An additional contiguous 1-acre parcel is included, already improved with a dedicated parking lot--ideal for expansion, additional office space, or complementary development. This rare combination of current income generation and built-in upside makes this asset an attractive opportunity for investors seeking both stability and long-term value appreciation in the growing Biloxi market.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	3
Lot Size:	2.07 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	53	447	1,976
Total Population	109	900	4,338
Average HH Income	\$65,715	\$76,469	\$73,080

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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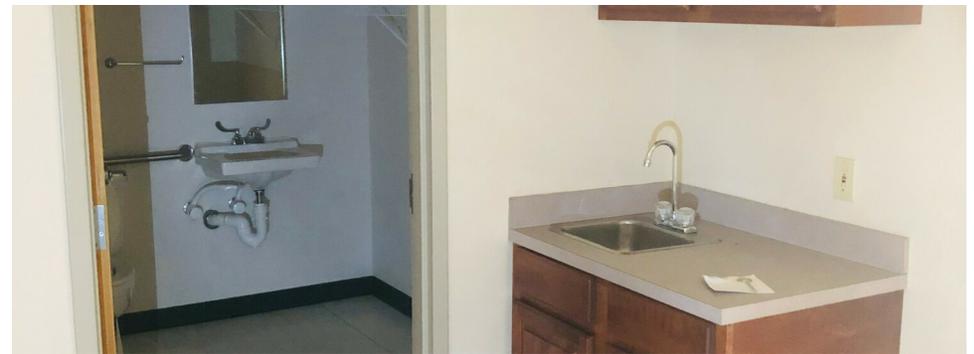
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ADDITIONAL PHOTOS

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



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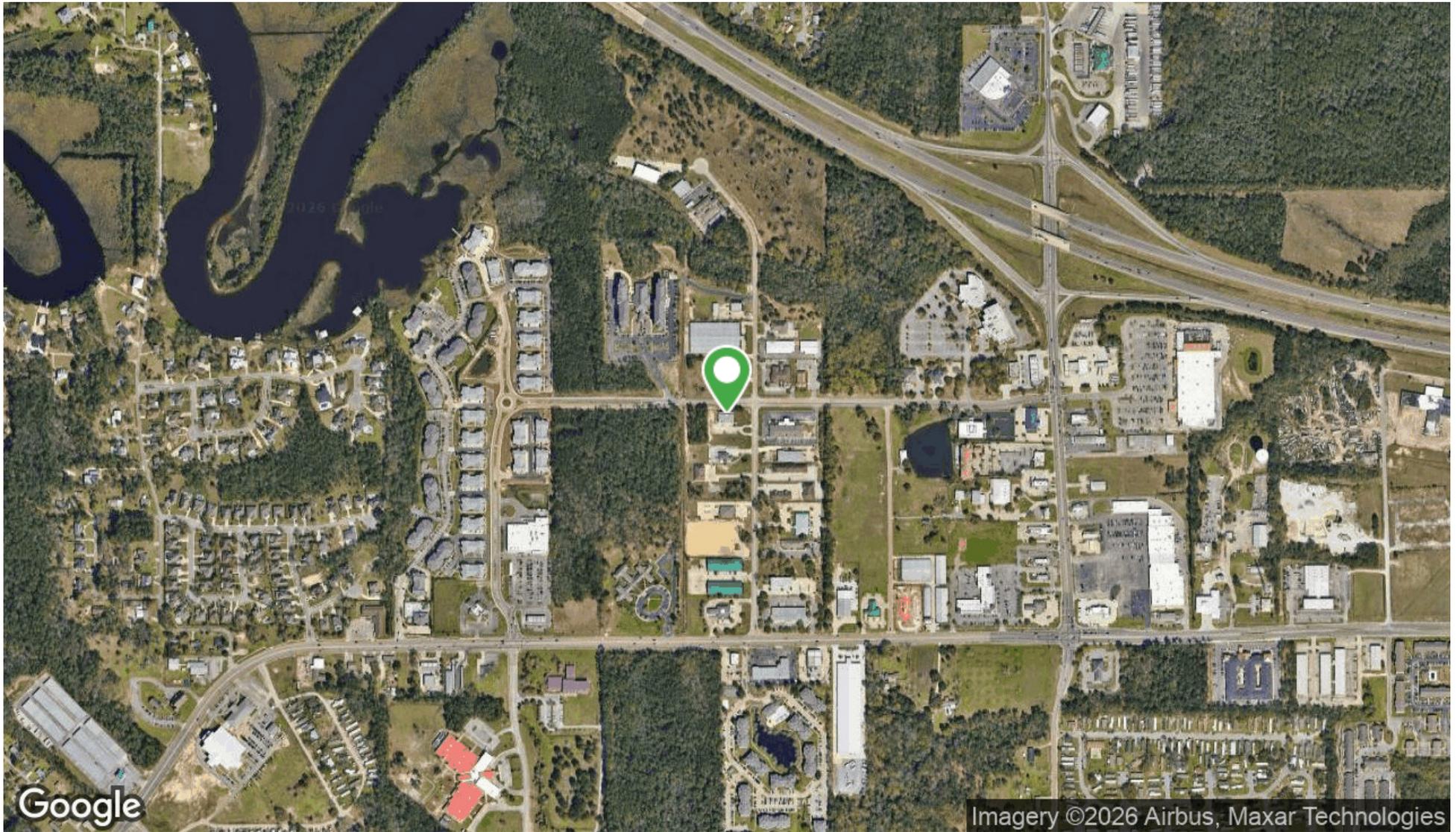
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AERIAL MAP



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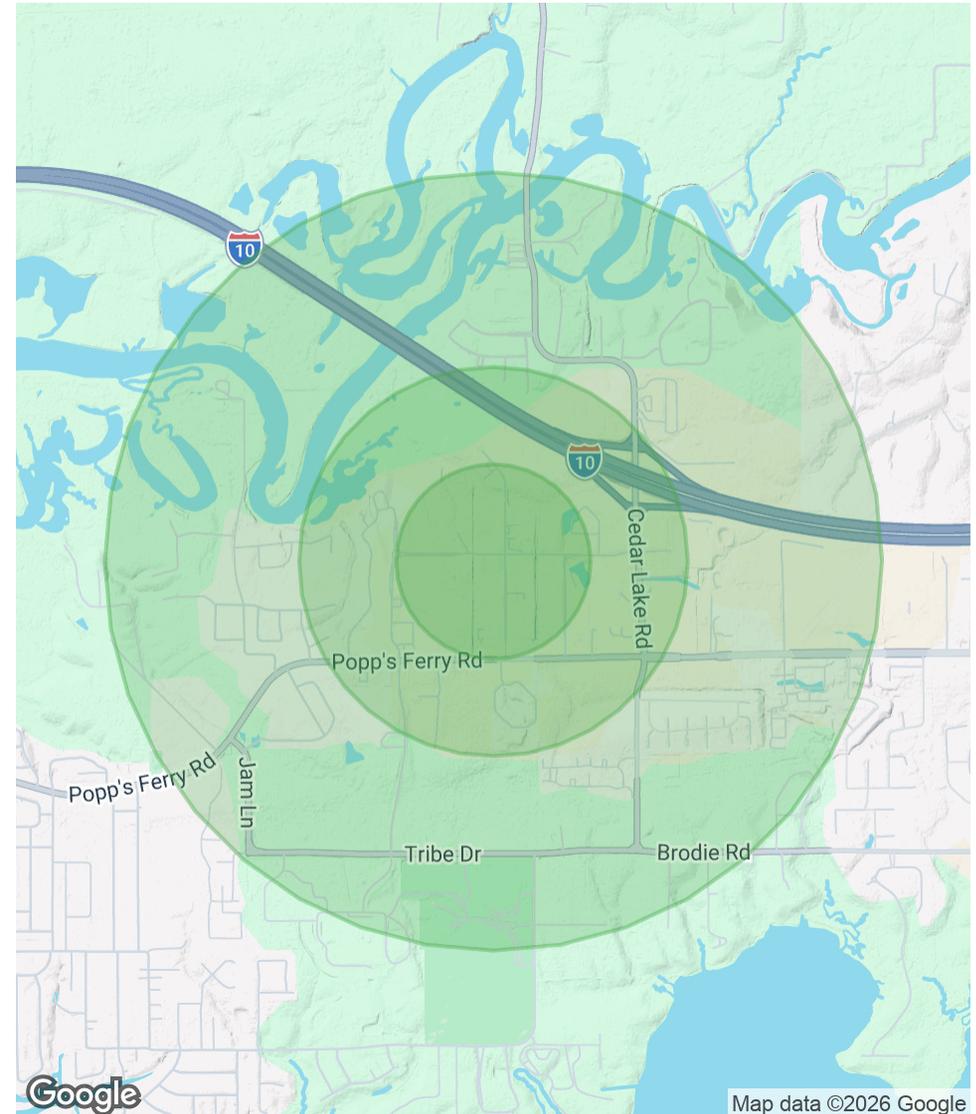
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	109	900	4,338
Average Age	48.8	37.6	35.7
Average Age (Male)	48.6	34.9	30.3
Average Age (Female)	53.0	41.9	38.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	53	447	1,976
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$65,715	\$76,469	\$73,080
Average House Value	\$318,735	\$287,041	\$188,454

2023 American Community Survey (ACS)



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DEMOGRAPHICS MAP & REPORT



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