



TEXAS ROADHOUSE GROUND LEASE + MULTI-TENANT STRIP CENTER

Gulfport, MS 39503

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PROPERTY DESCRIPTION

This rare, turn-key retail asset combines the rock-solid income of a national credit tenant with diversified multi-tenant cash flow in one of Gulfport's highest-traffic retail nodes.

Texas Roadhouse Ground Lease: Long-term, NNN ground lease with a proven, high-volume Texas Roadhouse restaurant, offering a strong corporate guarantee, delivering predictable, low-management income for years to come.

7 Tenant Strip Center: Fully leased neighborhood shopping center with a diverse mix of national, regional, and local tenants providing excellent income diversification and staggered lease expirations. Strip center tenants include UPS Store, Crumb Cookie, Sport Clips and others!

Prime Location: Fronting the main retail corridor and positioned directly across from the Gulfport Sam's Club. Daily traffic counts are exceptional, with Sam's Club acting as a powerful traffic generator that draws thousands of shoppers past the property every day.

Strong Visibility & Access: Excellent frontage, abundant parking, and easy ingress/egress from the primary arterial.

Located in one of Mississippi's most active retail submarkets, this property benefits from strong consumer spending, tourism, military presence (Keesler AFB), and steady population growth. Investors seeking both downside protection and long-term appreciation will find this Gulfport asset exceptionally well-positioned, consisting of a ground lease to Texas Roadhouse and a 13,100 sf strip center with a solid tenant mix. Located on recently expanded Landon Rd in the heart of the Gulfport's retail district. Across from the only Sam's Club servicing the MS Gulf Coast provides exceptional traffic 7 days a week. The Gulfport Sportsplex is also located nearby.

PROPERTY HIGHLIGHTS

- Prime Gulfport location Across from Sam's Club
- 7.00% Blended Cap Rate
- Built in 2017
- Zoned B-4
- High traffic area
- Excellent visibility
- Diverse tenant mix

OFFERING SUMMARY

Sale Price:	\$6,250,000
Number of Units:	7
Lot Size:	2.93 Acres
Building Size:	13,100 SF

RETAIL PROPERTY FOR SALE

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AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

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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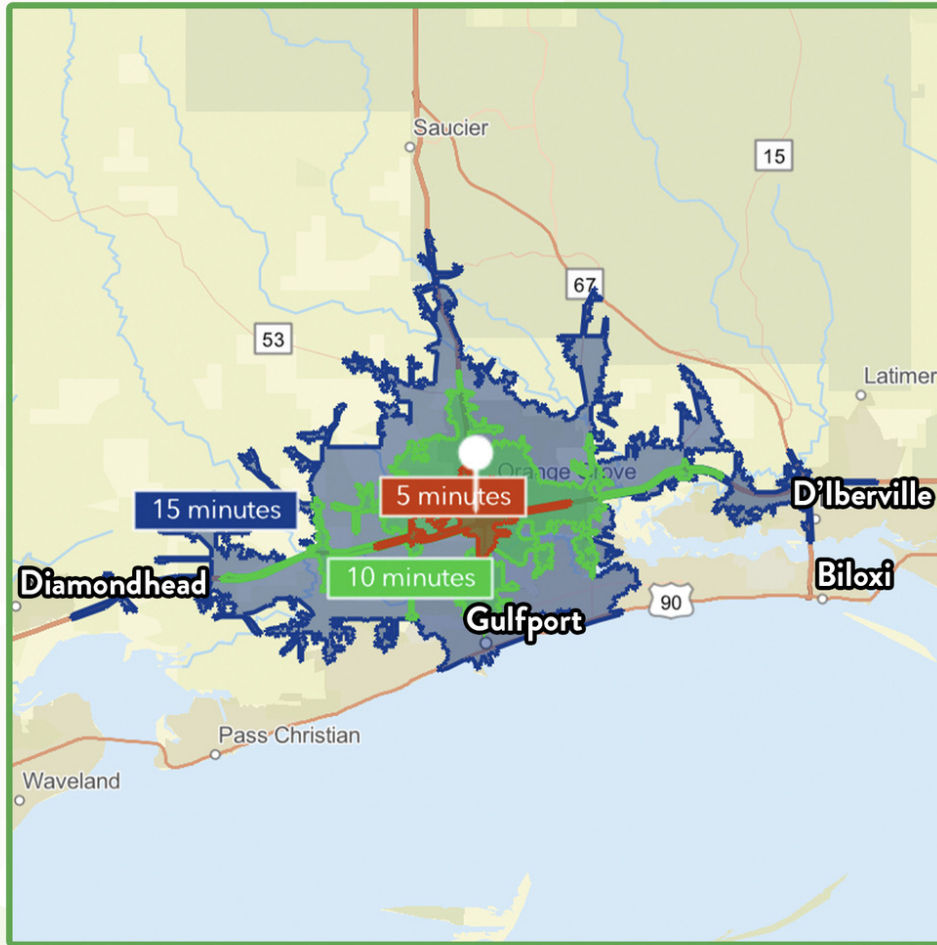


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\$77,692

Average Household Income within 15 minutes of site.



38.6

Median Age Within 15 minutes of site.



41,647

Number of housing units within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	4,438	34,407	92,929
Average HH Income	\$76,236	\$74,536	\$77,692
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	4,564	35,056	94,818
Average HH Income	\$84,464	\$82,605	\$86,607

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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AREA DEMOGRAPHICS



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