

Space for Lease

3,000 SF
3,350 SF
7,000 SF
15,000 SF

1323 E Pass Road
Gulfport, Mississippi 39507

228.864.0297

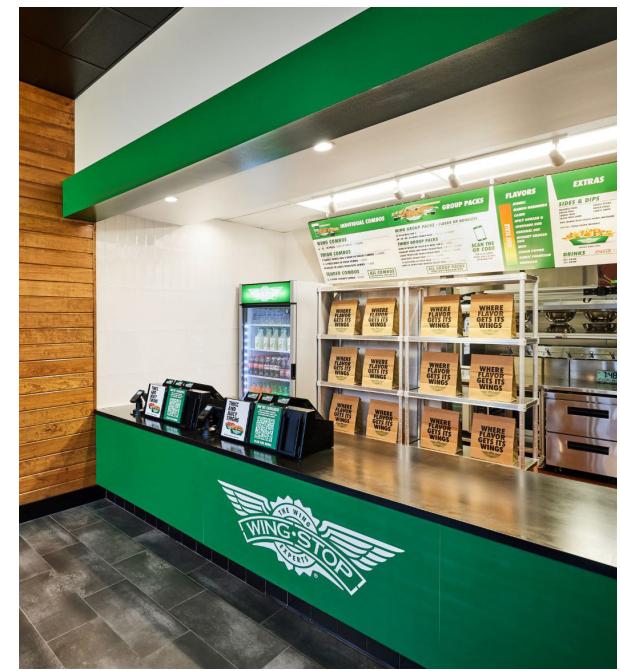


Handsboro Square | Gulfport, Mississippi

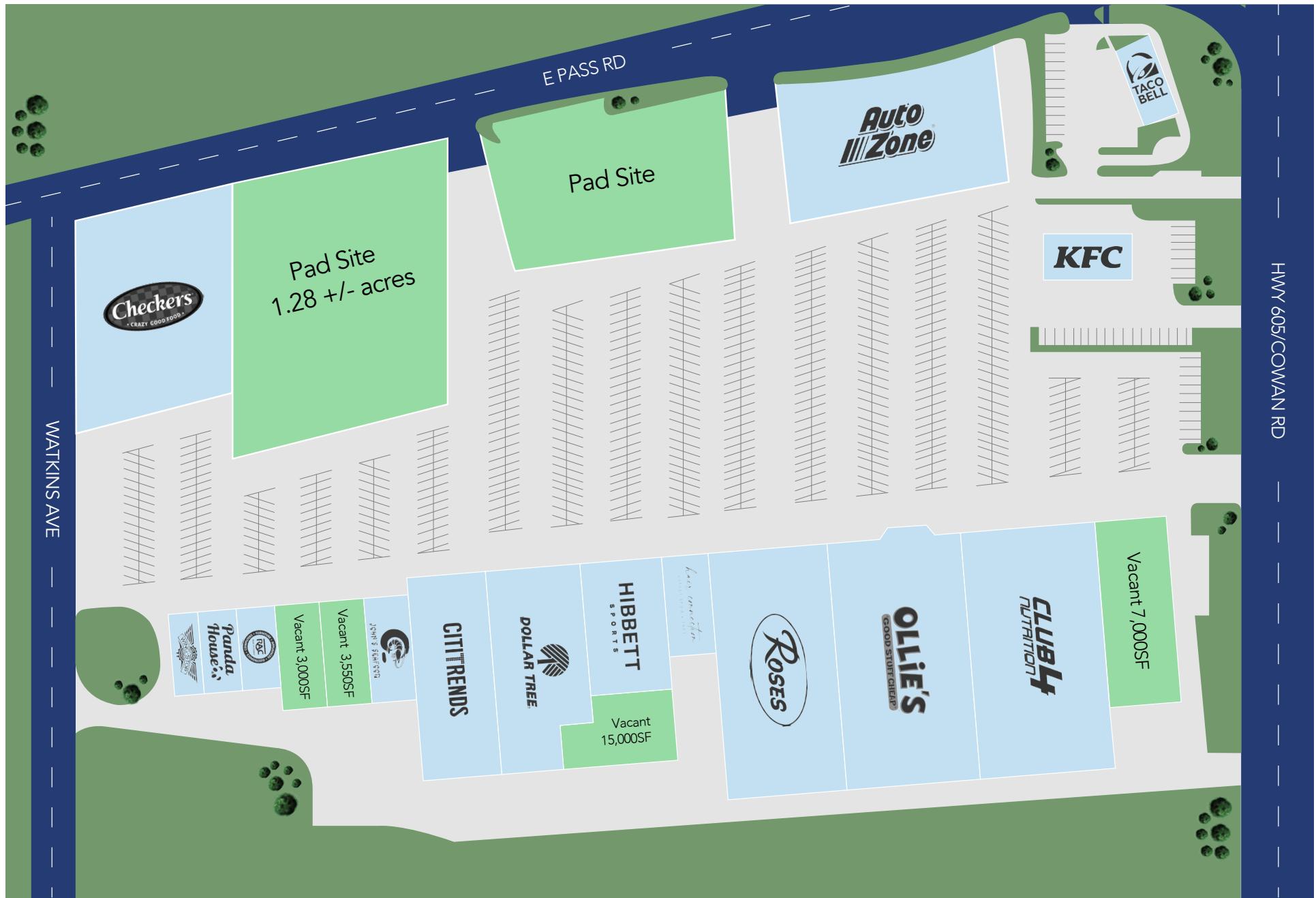
 ENCORE
COMMERCIAL



Handsboro Square is located in Gulfport, Mississippi, at the major intersection of Cowan Road and East Pass Road. The Naval Construction Battalion Center Gulfport, one of the city's largest employers, is located six miles of the center. The Gulfport-Biloxi International Airport is located within five miles bringing travelers directly to the area. The nearby Port of Gulfport, a leading deep-water seaport, generates thousands of jobs and serves as a major driver of trade and commerce. The nearby tourism corridor, which attracts millions of visitors annually for the beaches, casinos, and entertainment destinations, supports strong year-round traffic to Handsboro Square from both area residents and travelers.



Site Plan



Demographics

2025 Average Household Income

Radius	Income
1 Mile	\$49,166
3 Miles	\$51,547
15 Min. Drive	\$50,140

Traffic Snapshot

Street Name	Vehicles Per Day
E Pass Rd	35,227
Cowan Rd	32,076

Population

Radius	2025
1 Mile	8,424
3 Miles	32,057
15 Min. Drive	130,143

As of 2025, most recent data available. Total 2025 population is approximate.
Demographic data compiled from CoStar.

Top Reasons to Do Business Here

Expanding Economic Development

Gulfport continues to see steady commercial growth through city-supported revitalization and infrastructure programs. Recent investment has focused on roadway improvements, small business assistance, and port-related economic initiatives that expand job opportunities and strengthen the local retail market. Within the immediate trade area, healthcare, education, and logistics remain strong employment sectors, ensuring consistent consumer demand and economic stability.

Affordable Cost of Living

Gulfport offers an affordable cost of living well below the national average, with accessible housing and family-friendly amenities. Residents within the Handsboro community enjoy close proximity to parks, schools, grocery stores, and beaches—all within a short drive. The city actively supports local business owners through community partnerships and incentive programs aimed at sustainable growth and development.

Thriving Community

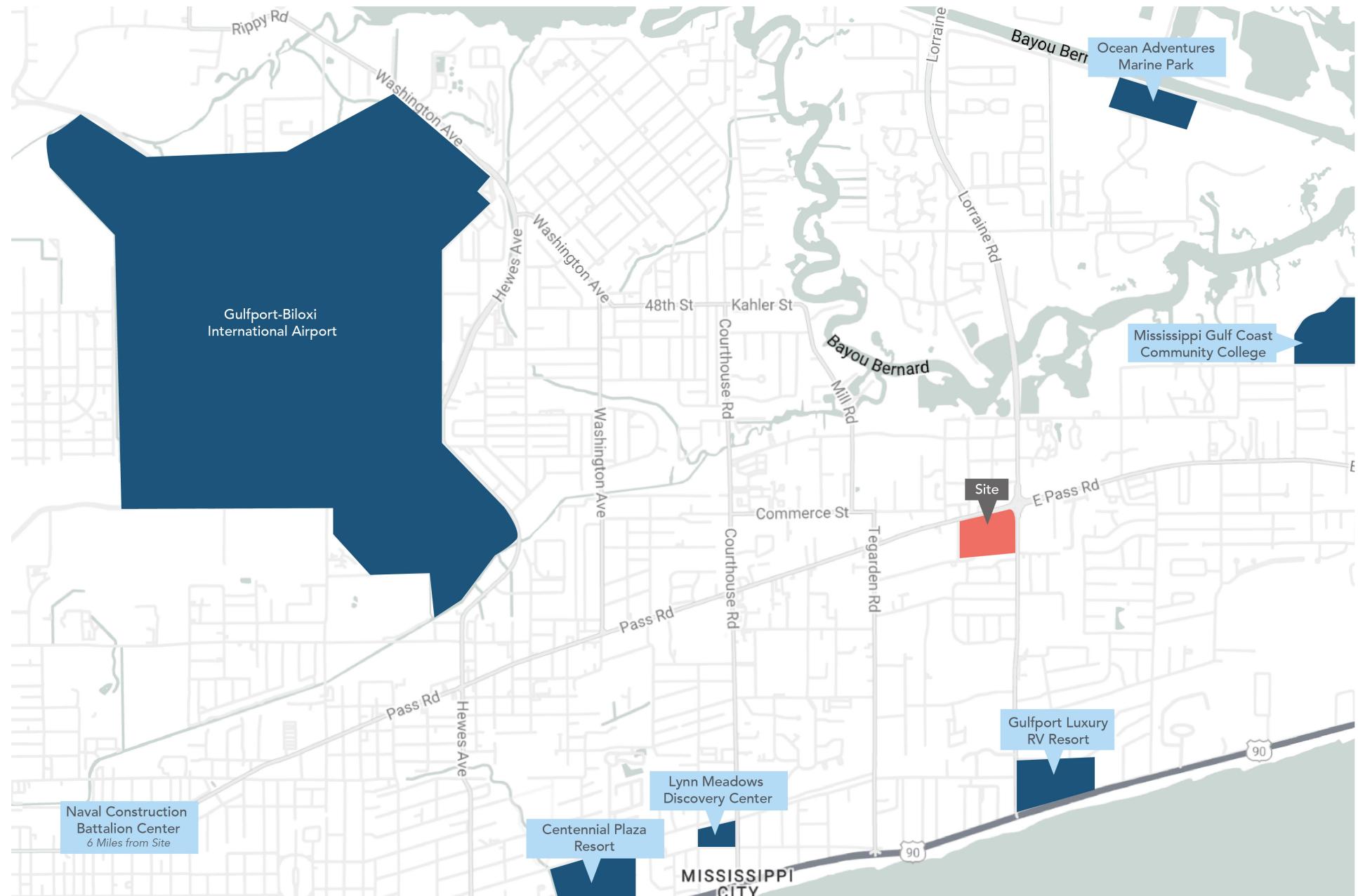
Gulfport's coastal setting and balanced economy make it one of the most livable cities on the Mississippi Gulf Coast. The area surrounding Handsboro Square is characterized by long-established neighborhoods, active schools, and a diverse mix of local retailers and restaurants. Gulfport's combination of small-town charm, strong employment base, and year-round coastal recreation continues to attract both residents and entrepreneurs to the area.

“Don’t wait for the right opportunity; create it.” - George Bernard Shaw

Area Overlay



Area Map



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