

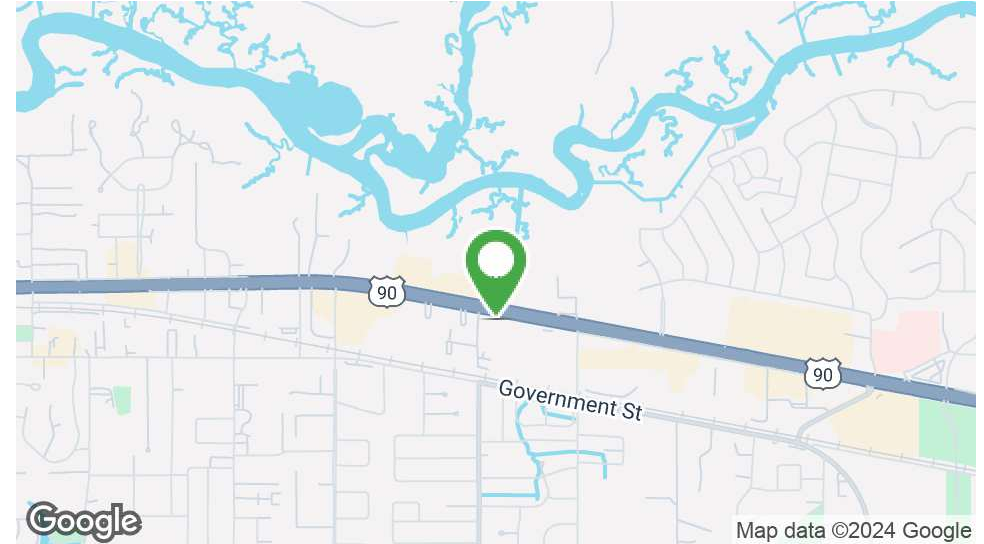


# BUILDING FOR LEASE ON BIENVILLE BLVD

2550 Bienville Blvd, Ocean Springs, MS 39564

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## PROPERTY DESCRIPTION

Prime Redevelopment Site with 310 Feet of Frontage on Bienville Blvd/Highway 90 in Ocean Springs! Traffic counts are +/-41,000/day, with eastbound and westbound center turning lanes directly in front of site! Zoning is CH - Commercial Highway, and is a perfect location for national/regional restaurants and retailers, or medical clinic. Owner will also consider a build to suit for qualified tenants.

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	3.09 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,246	13,170	32,868
Total Population	3,380	36,421	93,598
Average HH Income	\$77,891	\$74,841	\$65,679

RETAIL PROPERTY FOR LEASE

## PROPERTY SUMMARY





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[ADDITIONAL PHOTOS](#)



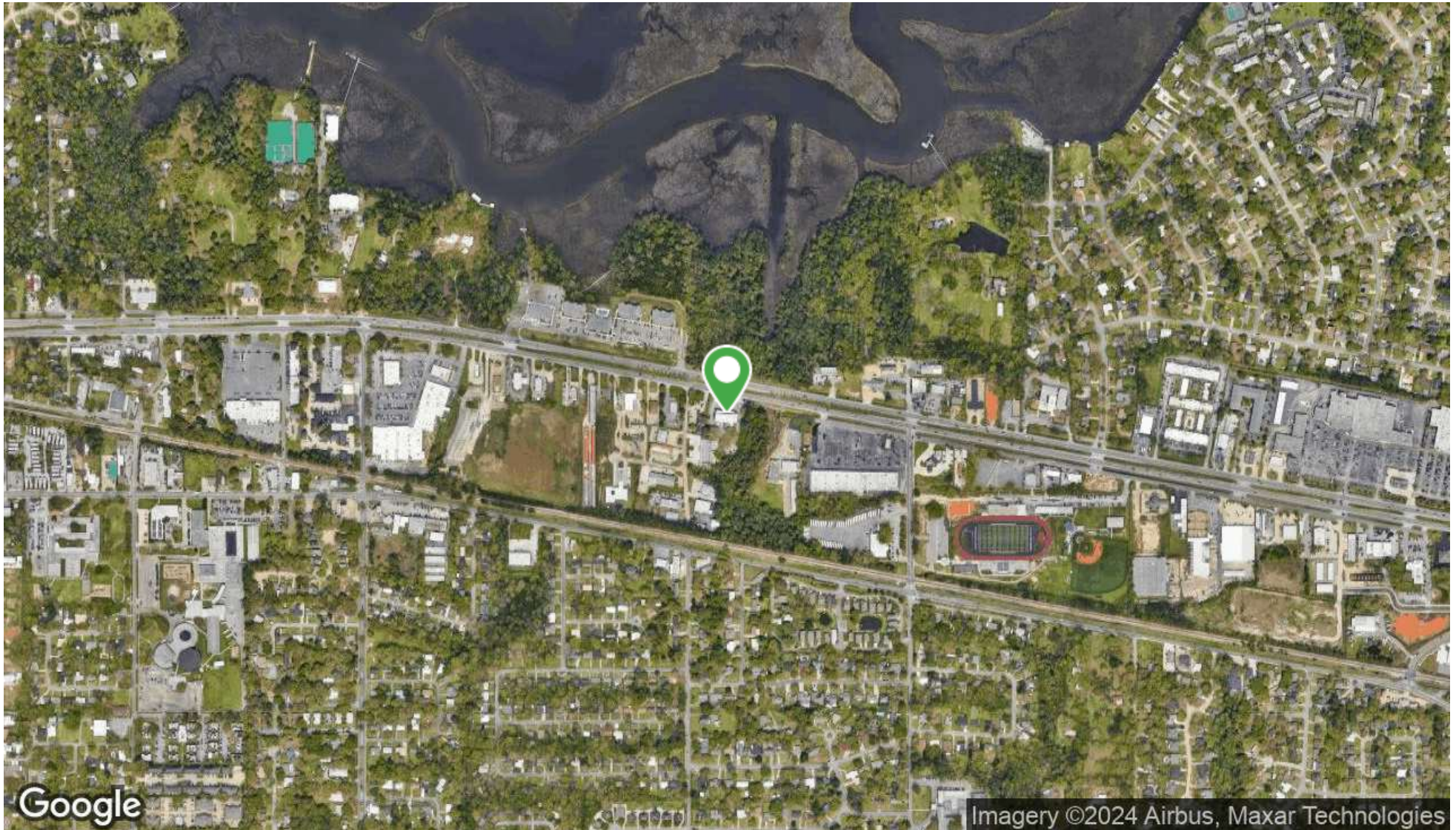


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RETAIL PROPERTY FOR LEASE

AERIAL MAP



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



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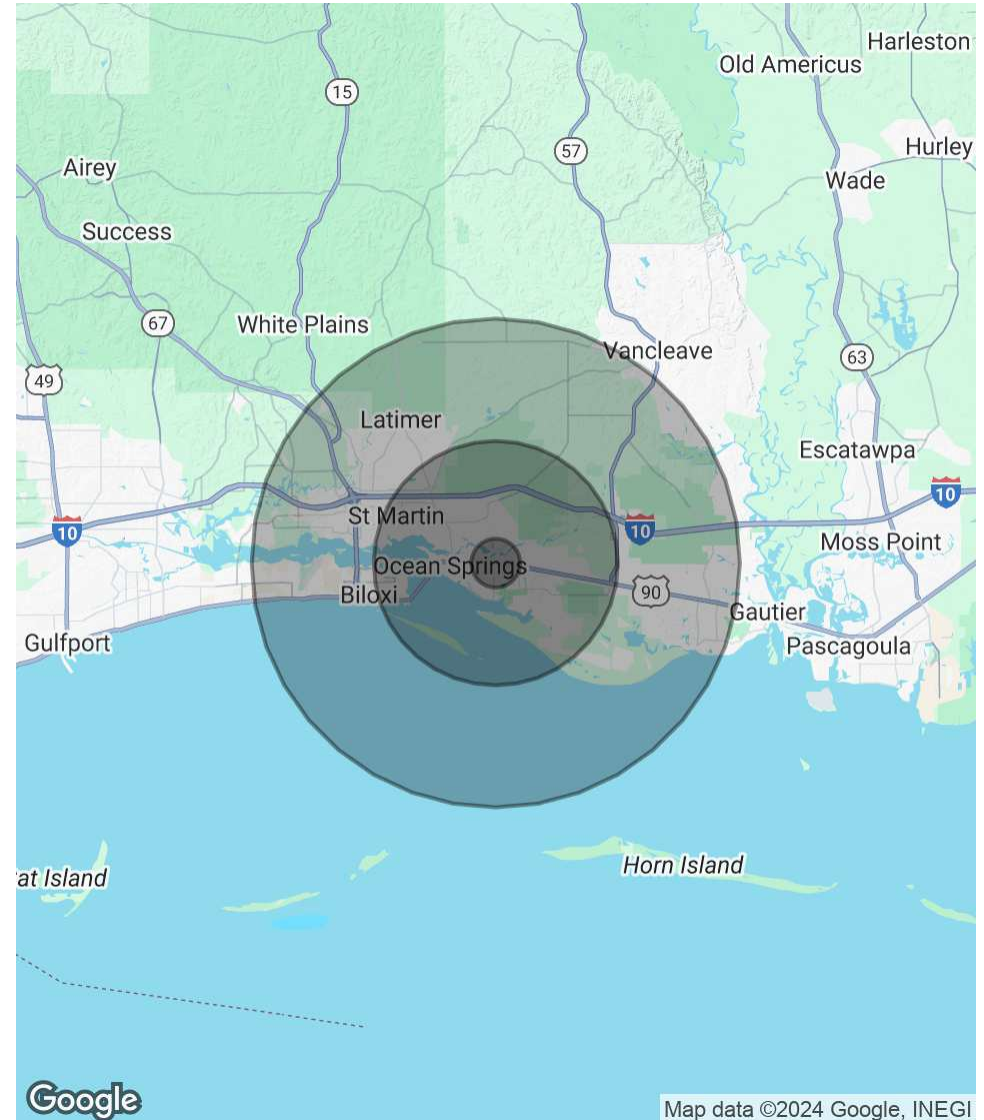
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,380	36,421	93,598
Average Age	41.3	38.3	36.6
Average Age (Male)	37.3	36.6	35.6
Average Age (Female)	42.8	39.5	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,246	13,170	32,868
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$77,891	\$74,841	\$65,679
Average House Value	\$176,139	\$175,981	\$156,015

2020 American Community Survey (ACS)



RETAIL PROPERTY FOR LEASE

## DEMOGRAPHICS MAP & REPORT



SOUTHEAST  
COMMERCIAL  
REAL ESTATE