

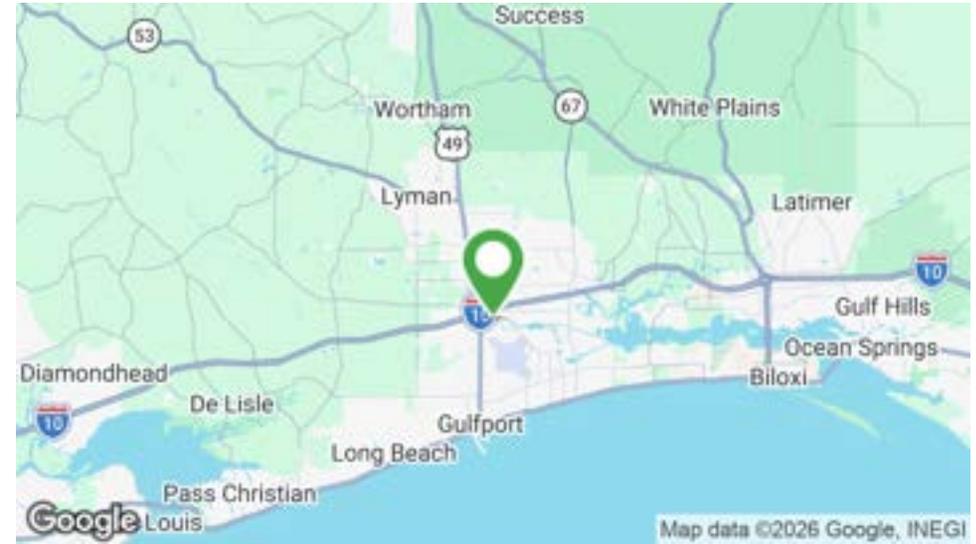


MULTI USE BUILDING ON CREOSOTE RD.

14443 Creosote Rd, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com



PROPERTY DESCRIPTION

Introducing a prime opportunity in Gulfport, MS – a well-positioned 9,014 SF Retail/Industrial building, well maintained since its construction in 2007. Featuring a versatile open box layout, this property offers endless possibilities for customization and use. With convenient proximity to I-10 and Hwy 49, ample parking, and potential for additional lay down area at the rear, it provides a turnkey opportunity for retail/industrial users. The property is Zoned B-2, however it is surrounded by industrial zoning, so rezoning could be a possibility.

OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$10.00/SF/yr (NNN)
Lot Size:	1.27 Acres
Building Size:	9,014 SF

PROPERTY HIGHLIGHTS

- 9,044 SF retail building
- Built in 2007
- Zoned B-2 (rezoning to industrial possible)
- Strategic location in Gulfport area
- Close proximity to I-10 and Hwy 49
- Move-in ready for immediate use
- Ample on-site parking for convenience
- Versatile open box layout for customization
- Additional room at the rear for lay down area

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



MULTI USE BUILDING ON CREOSOTE RD.

14443 Creosote Rd, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com



RETAIL PROPERTY FOR SALE

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





MULTI USE BUILDING ON CREOSOTE RD.

14443 Creosote Rd, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com



RETAIL PROPERTY FOR SALE

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





MULTI USE BUILDING ON CREOSOTE RD.

14443 Creosote Rd, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

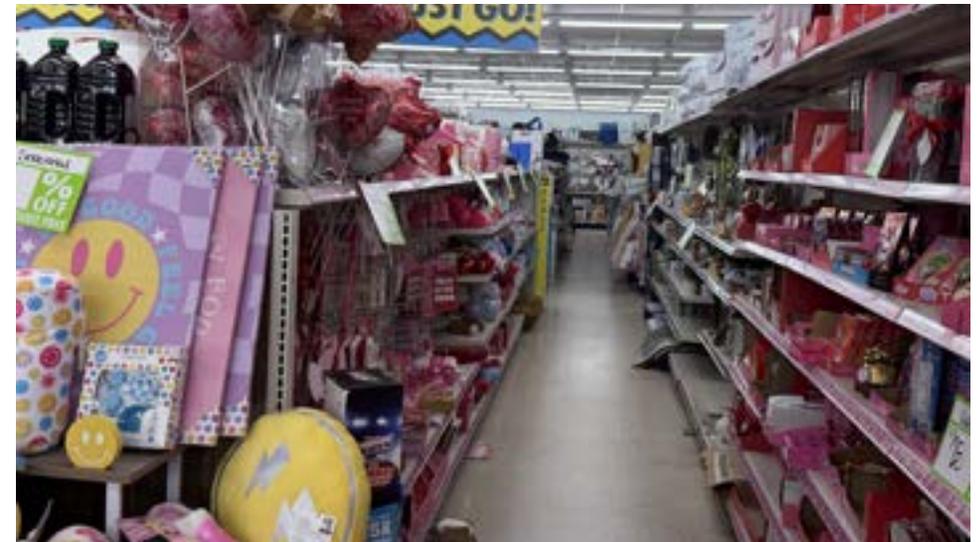
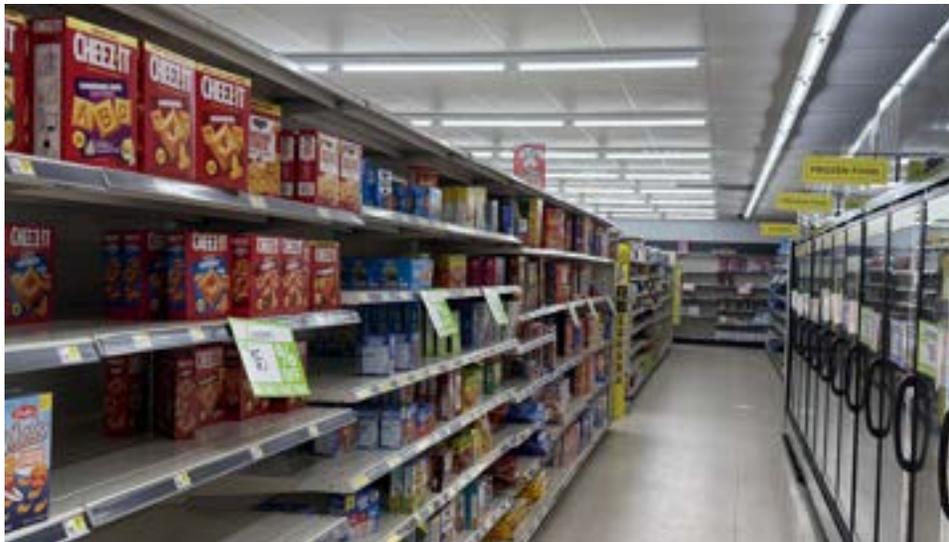
mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com



RETAIL PROPERTY FOR SALE

[ADDITIONAL PHOTOS](#)

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



SOUTHEAST
COMMERCIAL
REAL ESTATE





MULTI USE BUILDING ON CREOSOTE RD.

14443 Creosote Rd, Gulfport, MS 39503

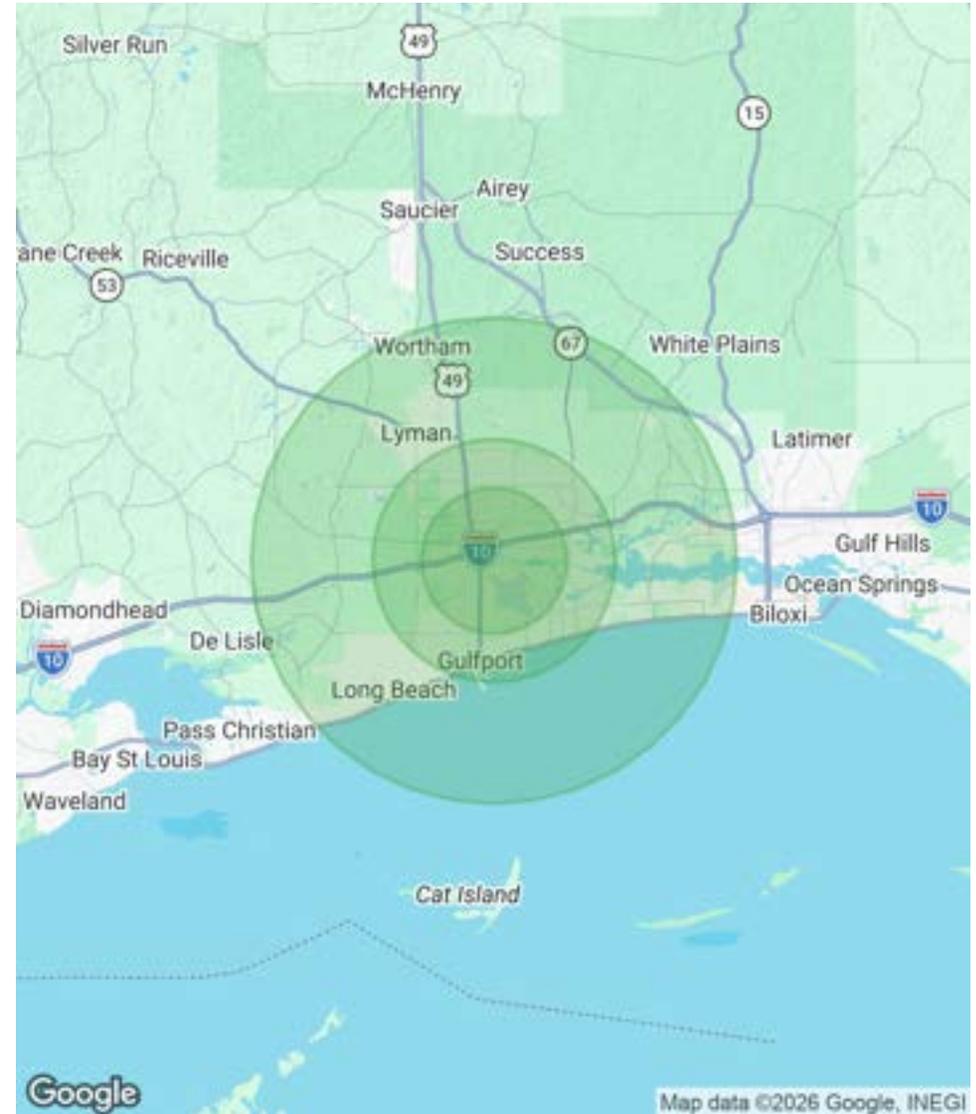
MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,509	81,983	164,630
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,295	32,382	64,768
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$72,842	\$71,559	\$78,342
Average House Value	\$189,367	\$223,074	\$240,068

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



**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

