



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Endcap Retail Space on Beach Blvd in Biloxi

Edgewater Village | 2650 Beach Boulevard

BILOXI, MS 39531

Michael J. Siegel SIR
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EDGEWATER VILLAGE

2650 Beach Boulevard, Unit 44, Biloxi, Mississippi 39531

DESCRIPTION

Approximately 14,961-sf endcap space is available for sublease in Edgewater Village Shopping Center. Located along Beach Boulevard/US-90 (24,000 vpd), a vibrant commercial thoroughfare in Biloxi that is traveled by both retail and casino traffic. The center benefits from maximum visibility with prominent signage and easy access for both residents and tourists. It is anchored by national tenants like Humana, Sprint, Hibbett Sports, and Dollar Tree and adjacent to Walmart Supercenter and Edgewater Mall. It also abuts Amtrak's new Mardi Gras Service train line, residential neighborhoods, and a condominium high-rise building.

Formerly used as administrative offices and classrooms for Tulane University, the space is well suited for professional services, educational facilities, and more.

OVERVIEW

SIZE

±14,961 square feet

PARKING

plentiful surface parking

LEASE RATE

\$23,000/month, gross
(subtenant pays for utilities)



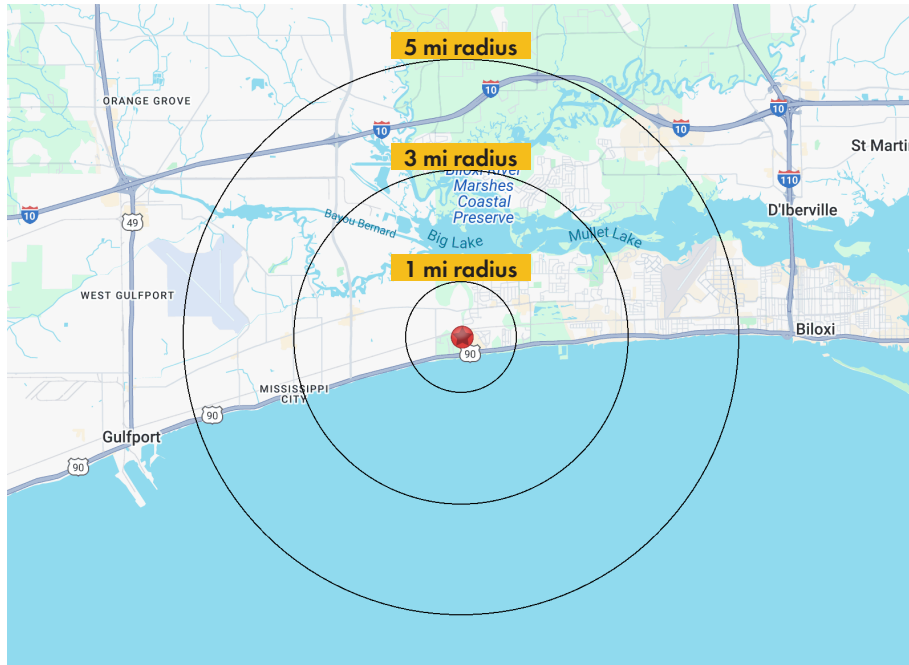
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EDGEWATER VILLAGE

DEMOGRAPHICS



DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	9,225	31,496	63,778
Average HH Income:	\$70,291	\$81,414	\$83,254
Median HH Income:	\$54,658	\$62,044	\$62,395
Daytime Population:	3,758	10,345	24,612



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