



EXCEPTIONAL OFFICE OR RETAIL OPPORTUNITY

10108 Central Avenue, D'Iberville, MS 39540

FERNANDO PENAFIEL • ASSOCIATE
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PROPERTY DESCRIPTION

Southeast Commercial is excited to announce this new office/retail opportunity! In the heart of D'Iberville and nearby the new Scarlet Pearl Casino Resort, this charming 2,046 square foot building is the perfect spot for your new office/business. With its prime location and vibrant atmosphere, it's an opportunity you won't want to miss! Contact the Listing Agent(s) for more information.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,046 SF
Lot Size:	0.14 Acres
Year Built:	2023

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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RETAIL PROPERTY FOR LEASE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

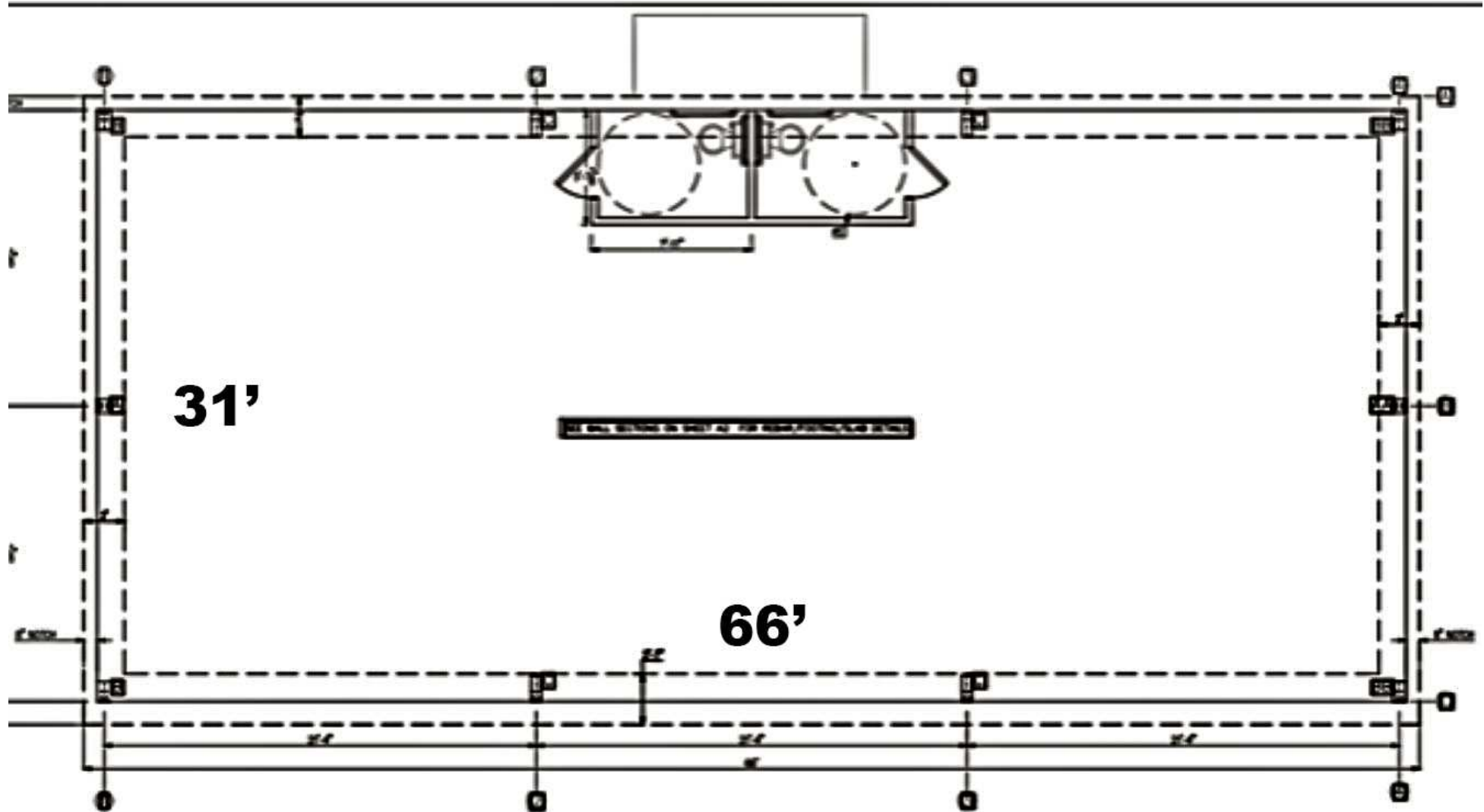


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RETAIL PROPERTY FOR LEASE

FLOOR PLAN



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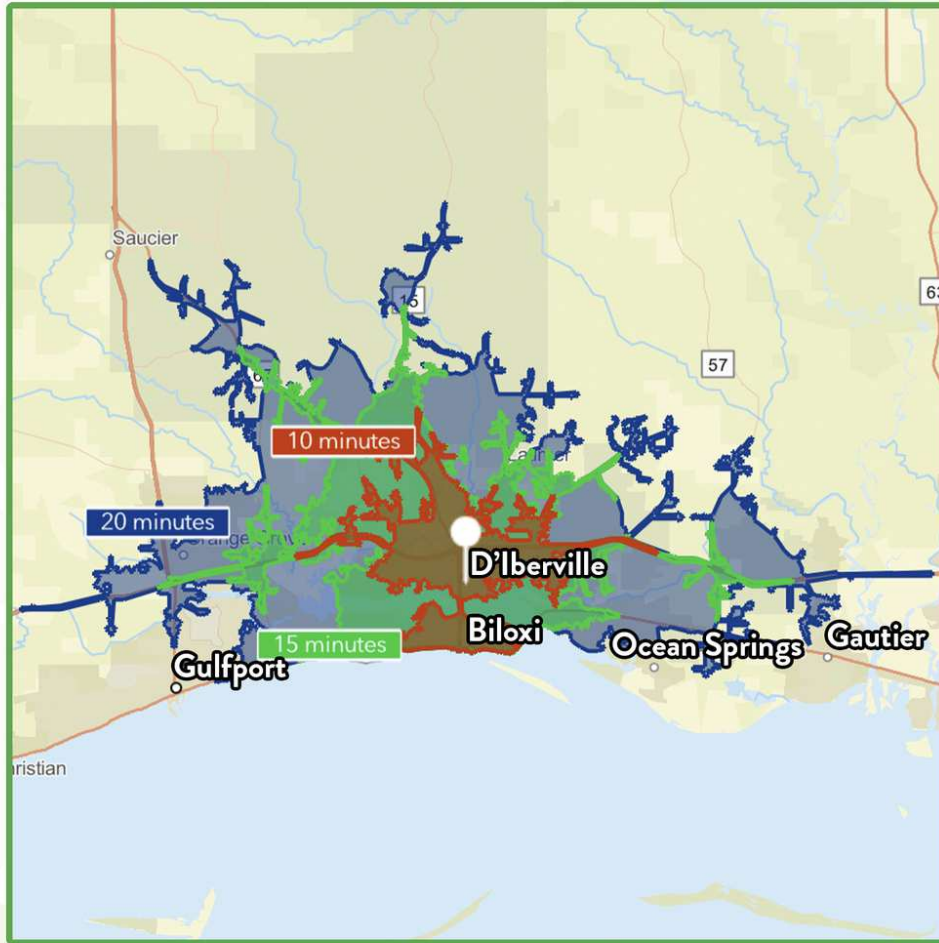


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\$80,851

Average Household Income within 20 minutes of site.



37.9

Median Age Within 20 minutes of site.



68,947

Number of housing units within 20 minutes of site.

2023 Demographics	10 Minutes	15 Minutes	20 Minutes
Population	42,125	86,211	154,862
Average HH Income	\$72,956	\$79,147	\$80,851
2028 Projections	10 Minutes	15 Minutes	20 Minutes
Population	43,450	88,056	157,061
Average HH Income	\$82,638	\$88,541	\$90,427

Travel Time to Site

- 10 Minutes
- 15 Minutes
- 20 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE