



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to New ALDI Grocery Store

11312 Highway 49

GULFPORT, MS 39503

Jonathan Fawer

jfawer@corp-realty.com
504.581.5005

Richard Weber

rweber@corp-realty.com
504.581.5005



SUBLEASE NEXT TO ALDI

11312 Highway 49, Gulfport, MS 39503

DESCRIPTION

This retail space is located along US Highway 49 (42,000 vpd), a six-lane, north/south artery and major highway along Mississippi's Gulf Coast that serves as Gulfport's main commercial artery. The retail center, Orange Grove Shopping Center, comprises 4.6 acres at a signalized intersection with Dedeaux Road and consists of various outparcels, including Take 5, Regions Bank, and an Exxon gas station. Directly across the street is the Walmart Neighborhood Market, while located in the immediate area are Hobby Lobby, BestBuy, and Sam's Club. Just one mile along Highway 49 is the

connection to I-10 and both CrossRoads Shopping Center (with retailers like Belk, Academy Sports + Outdoors, HomeGoods, TJ Max, Ross, Michael's, ULTA, Office Depot, and Old Navy) and Gulfport Premium Outlets.

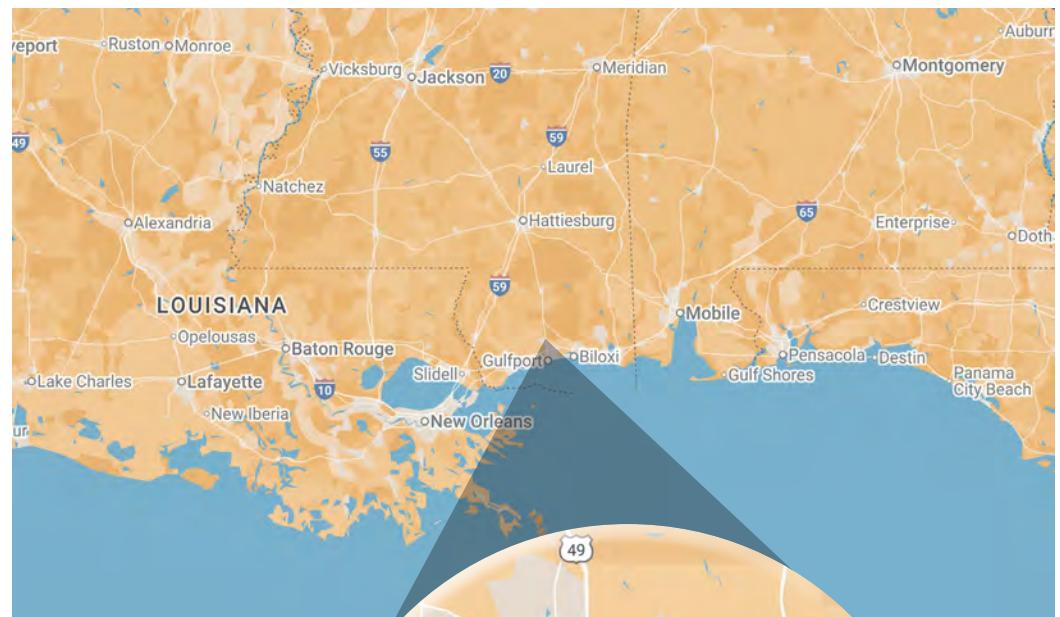
The 24,062-sf sublease space is located adjacent to a former Winn-Dixie that has recently been converted into an ALDI and is delivered in raw condition. This area is densely residential and includes Harrison Central Elementary School.

OVERVIEW

SIZE	24,062 sf
DIMENSIONS	110'6" x various
LEASE RATE	\$5.50/sf, NNN
NET CHARGES	approx. \$0.88/sf
PARKING	ample shared parking

804 W OAK STREET

SITE AND DEMOGRAPHICS

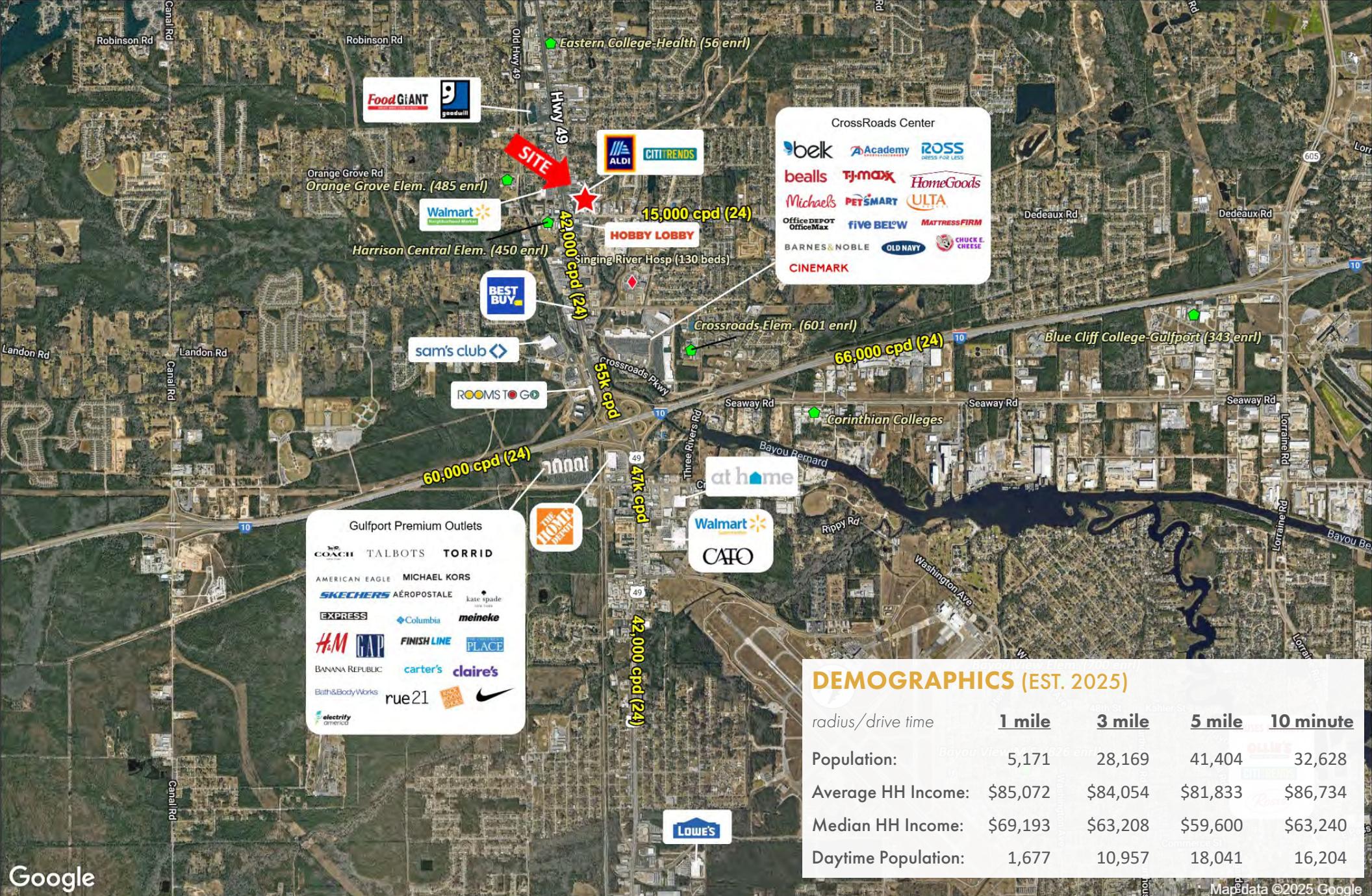


DEMOGRAPHICS (EST. 2025)

radius	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>7 mile</u>
Population:	4,712	32,383	64,212	106,005
Average HH Income:	\$73,857	\$74,850	\$78,050	\$78,309
Median HH Income:	\$54,377	\$59,262	\$60,389	\$58,231
Daytime Population:	4,881	12,307	22,808	39,036



11312 HIGHWAY 49



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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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