



RETAIL SPACE IN WINN DIXIE ANCHORED CENTER

11312 U.S. 49, Gulfport, MS 39503



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this large 8,820 SF retail space located in Gulfport, MS. This grocery anchored center is located on the highest traffic corridor in Gulfport and is surrounded by many national retailers. Neighboring tenants include Winn Dixie, Liberty Tax, Dirt Cheap, and Citi Trends. Close proximity to all of north Gulfport's neighborhoods.

PROPERTY HIGHLIGHTS

- Prime Location on U.S. 49 in Gulfport
- Ample Parking
- Modern and Well-Maintained Building
- High Visibility for Business Signage
- Easy Access to Major Transportation Routes
- Proximity to Amenities and Businesses

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY

Winn Dixie

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

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



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/YR (Gross)
Available SF:	8,820 SF (Unit 3)
Total Building Size:	114,101 SF



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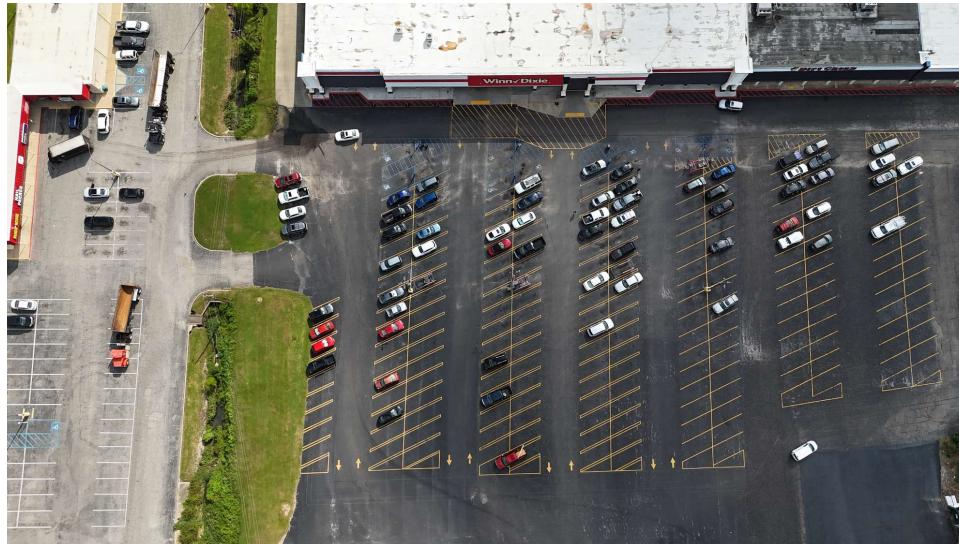
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ADDITIONAL PHOTOS



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RETAIL PROPERTY FOR LEASE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



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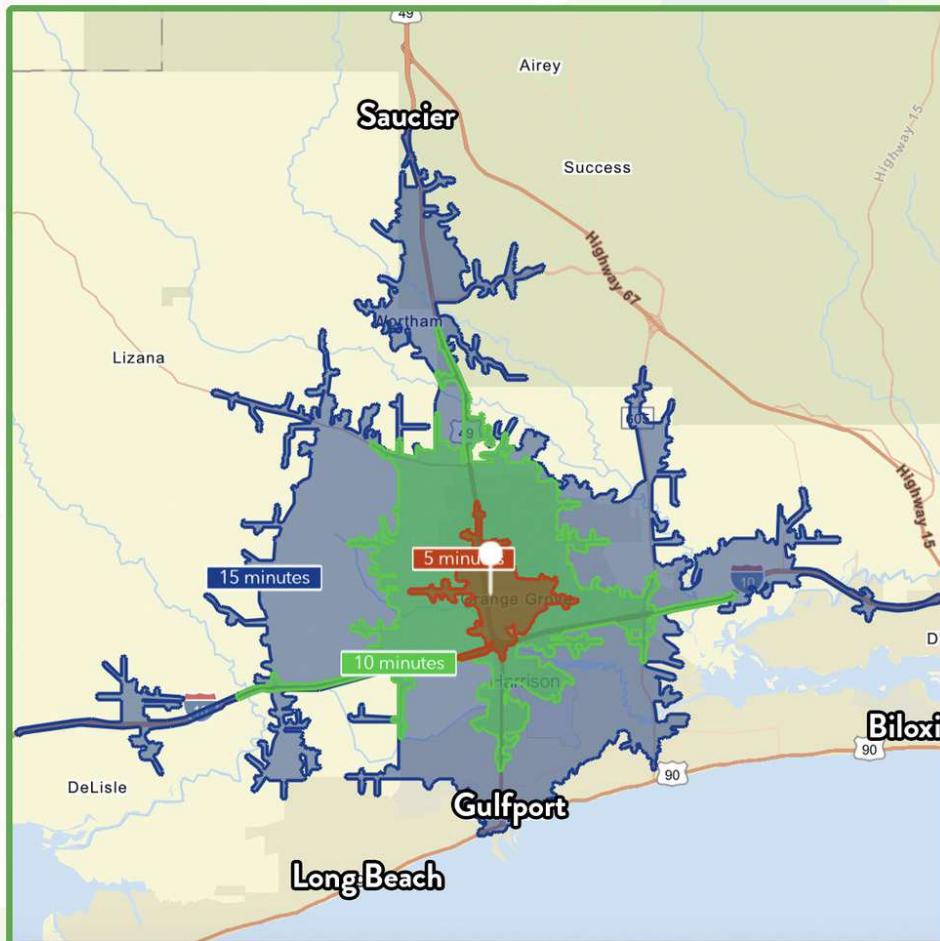
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\$79,923

Average Household Income
within 15 minutes of site.



37.7

Median Age
Within 15 minutes of site.



31,900

Number of housing units
within 15 minutes of site.

2024 Demographics 5 Minutes 10 Minutes 15 Minutes

Population 7,586 35,422 74,997

Average HH Income \$71,194 \$79,804 \$79,923

2029 Projections 5 Minutes 10 Minutes 15 Minutes

Population 7,644 36,700 77,892

Average HH Income \$82,426 \$93,453 \$93,553

Travel Time to Site

5 Minutes

10 Minutes

15 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS

