



# RETAIL SPACE IN WINN DIXIE ANCHORED CENTER

11312 U.S. 49, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

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## 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

## OFFERING SUMMARY

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

## RETAIL PROPERTY FOR LEASE

### PROPERTY SUMMARY







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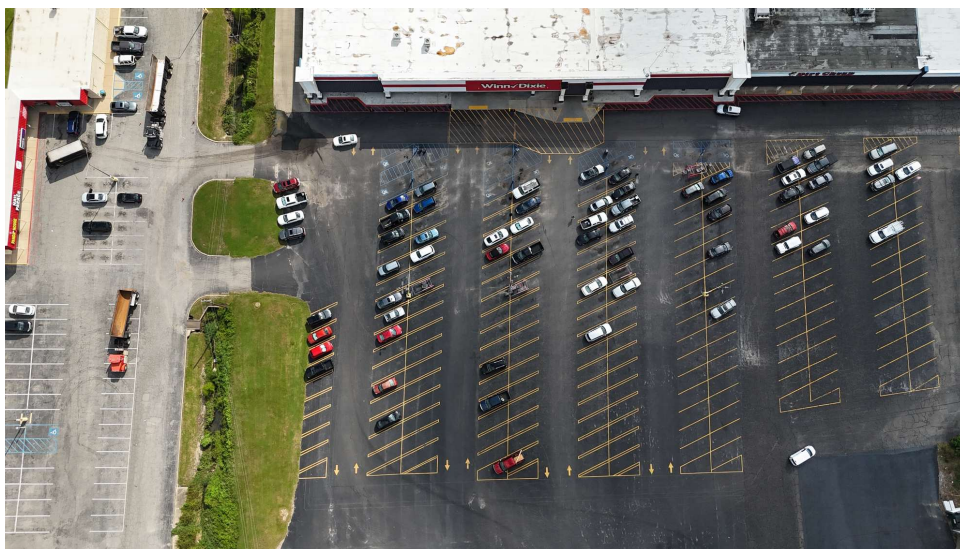
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RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST  
COMMERCIAL  
REAL ESTATE





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AERIAL







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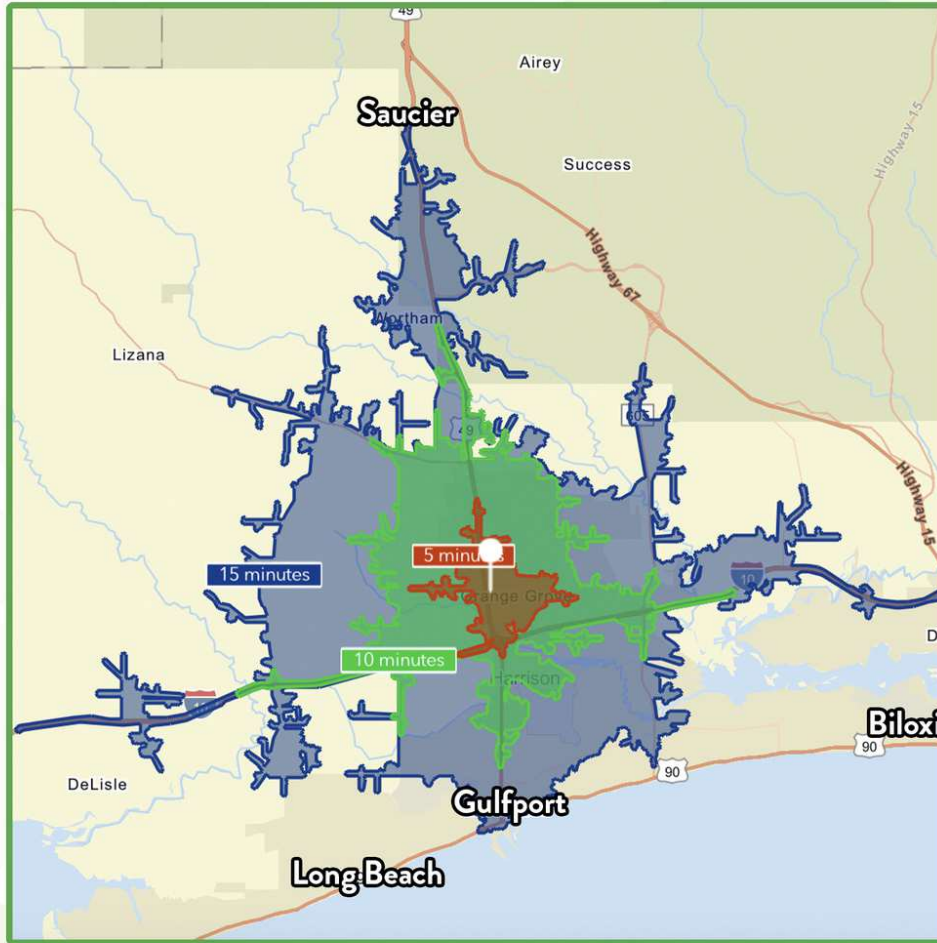
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**\$79,923**

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

