

RETAIL PROPERTY FOR LEASE



THE ICE HOUSE RETAIL CENTER

1005 Denny Ave (HWY 90), Pascagoula, MS 39567

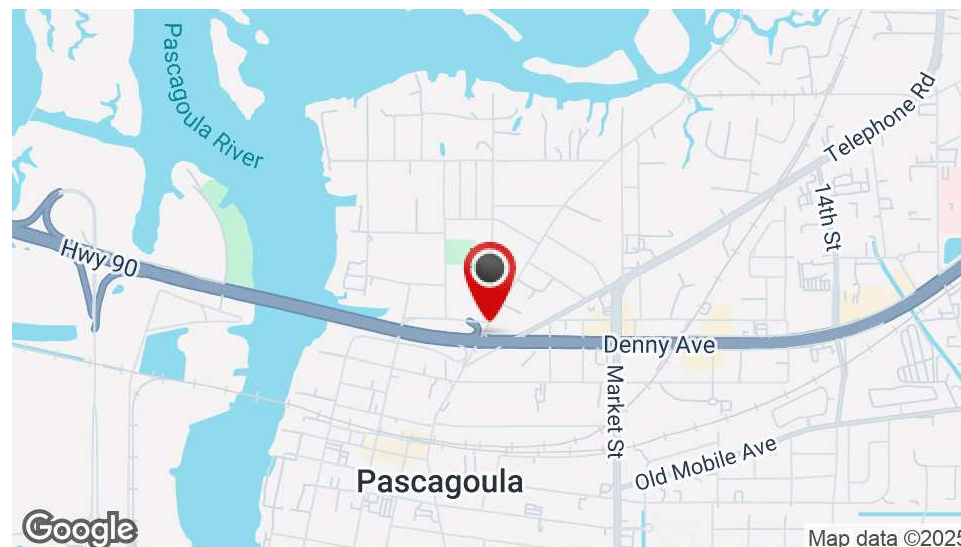
JOHN MICHAEL HOLTSMANN

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COMPANIES

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OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	NNN
Building Size:	40,000+ SF
Available SF:	1,000 - 60,000+ SF
Year Built:	2025
Site Size:	+/- 8 Acres
Zoning:	RC - Regional Commercial

PROPERTY OVERVIEW

Concord Companies is excited to present this new retail development opportunity located in Pascagoula, MS. The development has broken ground with the initial phase currently underway. The site is ideally located at the intersection of 3 main thoroughfares in town; HWY-90 (Denny Ave), Pascagoula St, and Telephone Rd. The combined traffic count in front of the site is just under 40,000 making it the most travelled intersection within Pascagoula. Additionally, this intersection is the first or last when travelling across the Jackson County Memorial Bridge furthering the captive audience in front of the site. Ingalls Shipbuilding, the leading producer of ships for the US Navy and the largest private employer in the state, is located just a mile from the site.

HIGHLIGHTS

- Signalized Intersection (40,000 VPD in front of site)
- Federal Highway Frontage & Great Visibility
- Brand New Retail Development
- Multiple Ingress/Egress Points

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LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	1,000 - 60,000+ SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	1,750 SF	NNN	Negotiable	-
Building B	Available	1,000 - 8,250 SF	NNN	Negotiable	-
Building C	Available	1,200 - 5,100 SF	NNN	Negotiable	-
Building D	Available	1,400 - 6,000 SF	NNN	Negotiable	-
Building E	Available	1,400 - 7,000 SF	NNN	Negotiable	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building F	Available	1,200 - 4,800 SF	NNN	Negotiable	-
Tract 3	Available	2,722 SF	NNN	Negotiable	QSR Tract for Ground Lease, BTS, or Sale
Hotel Tract	Available	50,000 - 60,000 SF	Ground Lease	Negotiable	Hotel Tract for Ground Lease or Sale w/ owner funding

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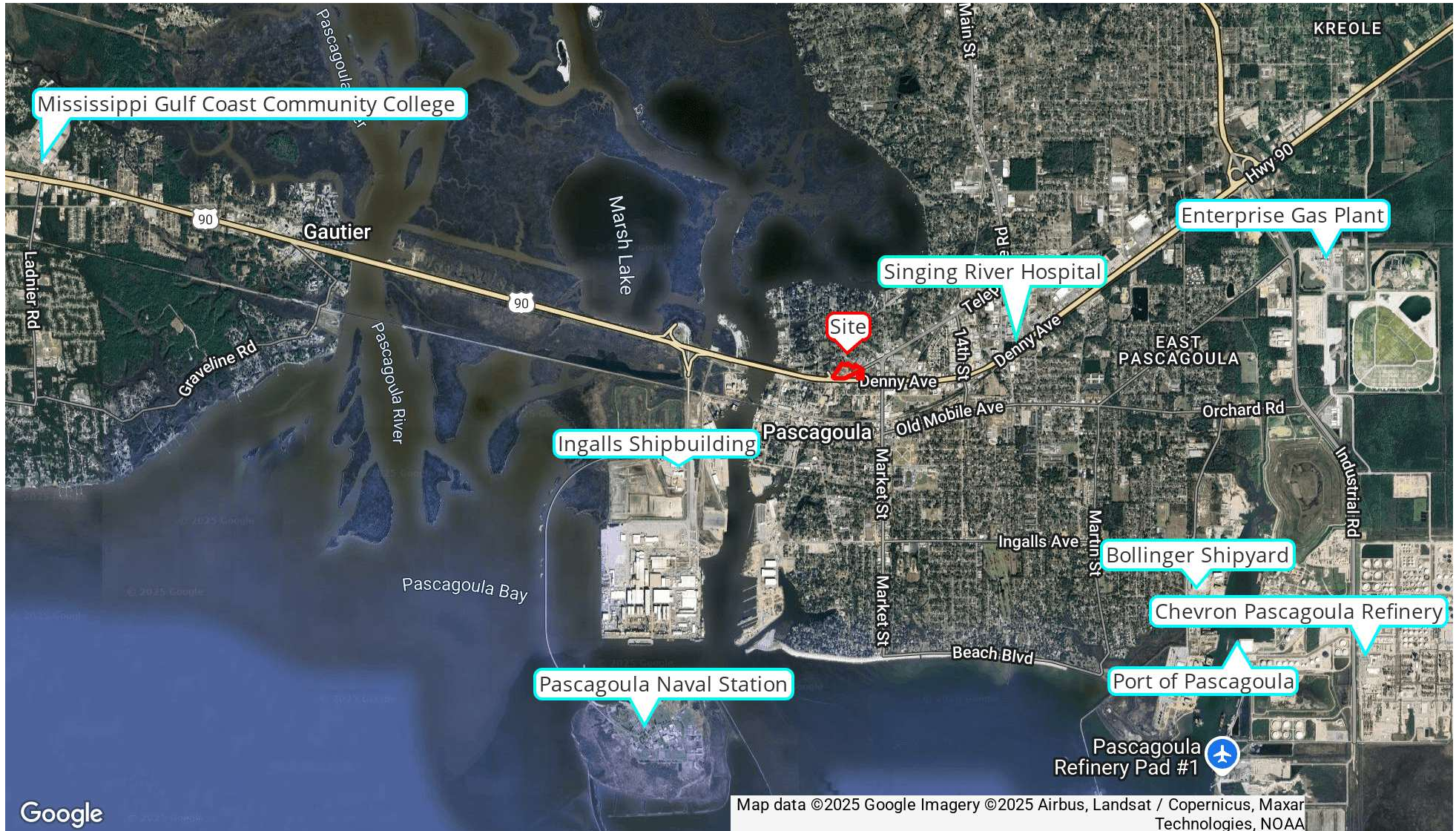
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MARKET HIGHLIGHTS

- Ingalls Shipbuilding 11,000 employees, \$1 Billion + annual economic impact
- Chevron Pascagoula Refinery: 3,300 employees, \$400 Million annual wages, \$811.1 Million annual economic impact
- Jackson County Port Authority: 19,370 direct jobs
- Port of Pascagoula: 26 Million tons of cargo yearly, \$902 Million annual economic impact
- Singing River Health: 2,600 employees, \$270 Million yearly economic impact
- Bollinger Shipyard: 4,000 + employees, 61% growth since 2022, awarded \$951 Million federal contract in March 2025
- Pascagoula: \$500.2 Million annual retail sales

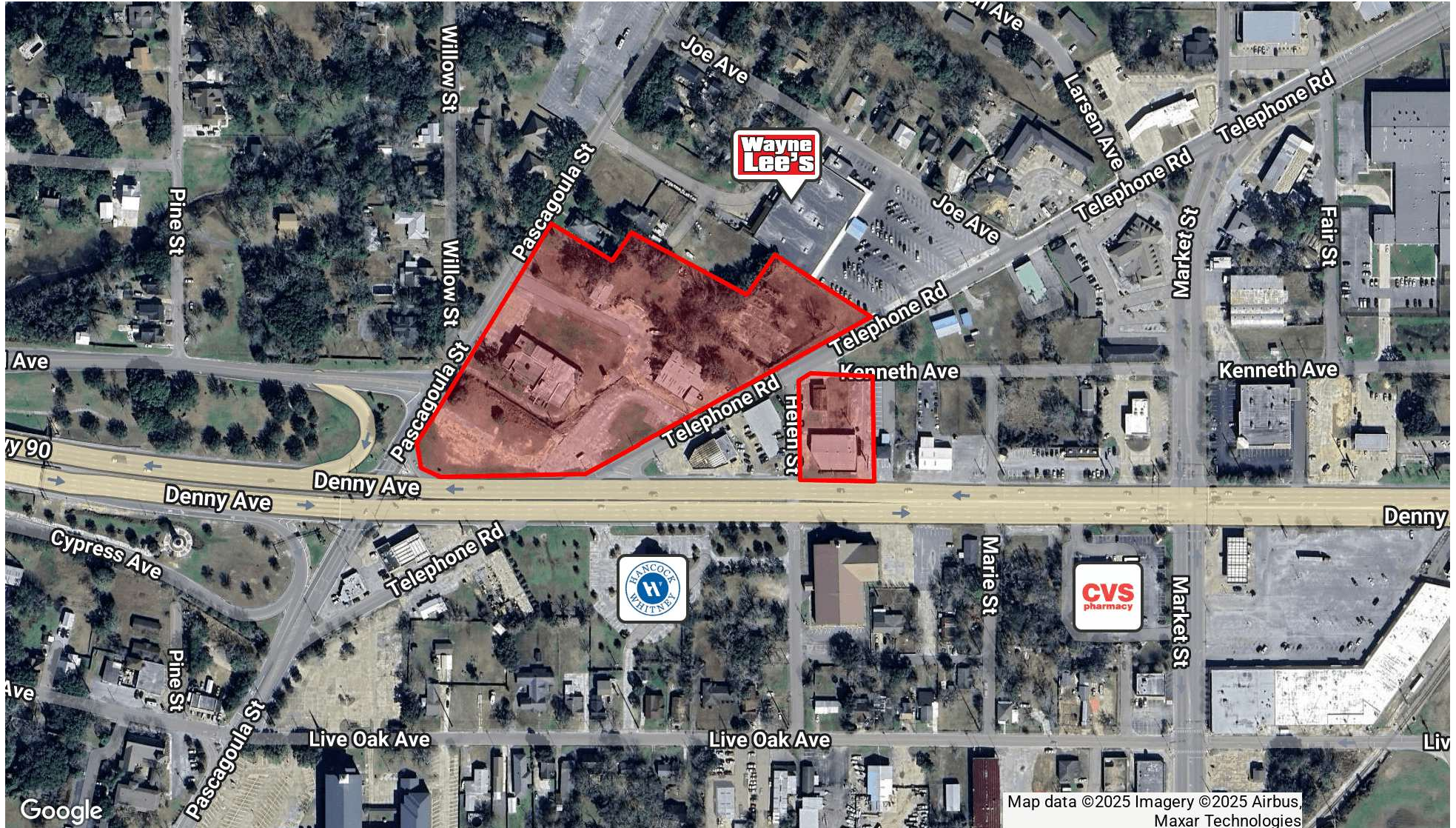
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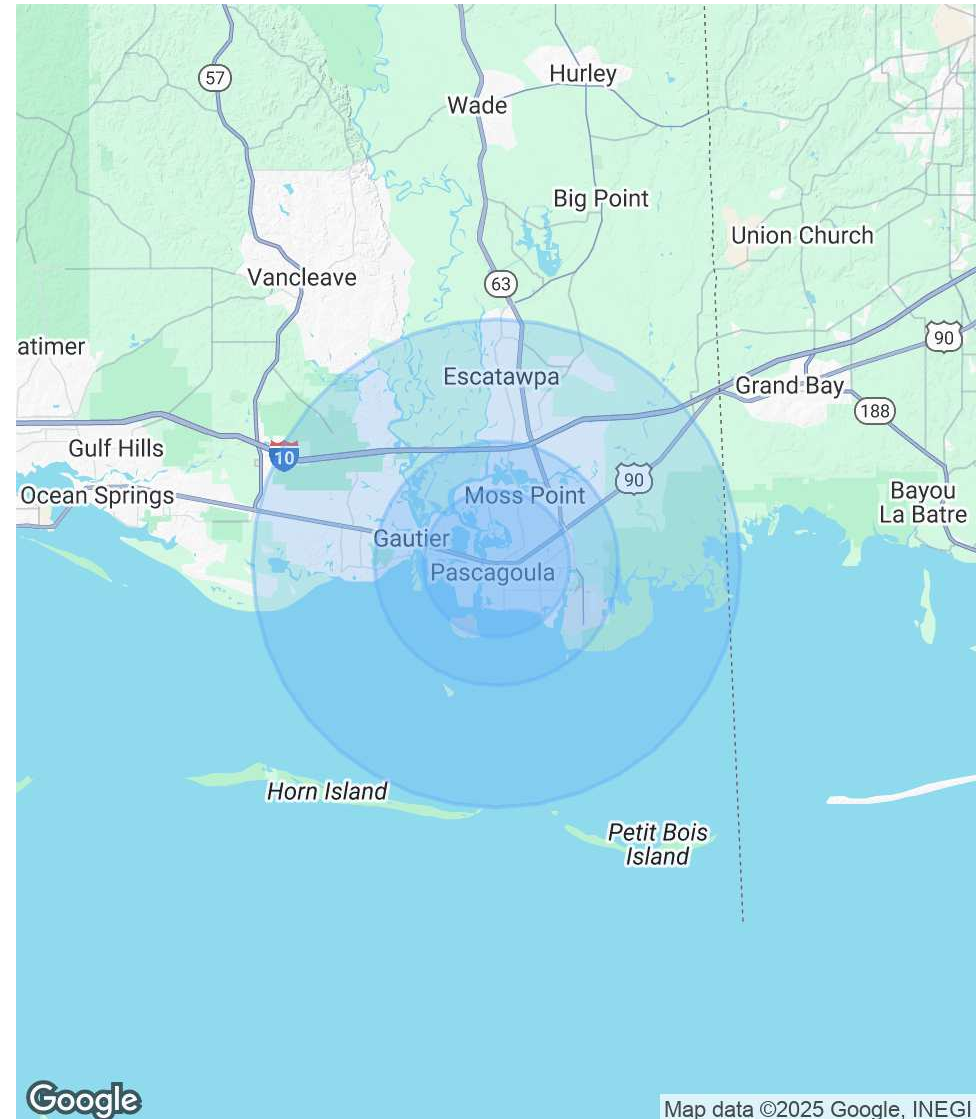
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,688	37,221	61,961
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,311	15,335	24,998
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,369	\$68,724	\$75,115
Average House Value	\$177,169	\$170,617	\$197,667

Demographics data derived from AlphaMap



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