



360 Courthouse Rd, Gulfport, MS 39507

WELLS FARGO ANCHORED CENTER

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PROPERTY DESCRIPTION

SOUTHEAST COMMERCIAL is pleased to offer FOR SALE the income producing commercial development, at 360 Courthouse Road in Gulfport, MS. The property provides consistent rental income from a strong tenant mix, including Wells Fargo Advisors, Enhabit Home Health & Hospice, Chuck Kelly's Salon & Spa (20+ years at this location), and Cat Island Coffee & Books. The development is a collection of free standing buildings situated on 2.03 acres and surrounded by beautiful Live Oak Trees. There are a vacant areas for additional buildings, providing even more upside.

The tenant mix includes two national tenants, Wells Fargo Advisors and Enhabit Home Health & Hospice. Wells Fargo Advisors is a premier financial services firm, serving investors nationwide. They help their clients with investment planning and advise on financial goals. Enhabit Home Health & Hospice is a Dallas, Texas-based provider of home health and hospice services. The company operates 255 home health and 110 hospice locations in 34 states with a concentration in Texas, Alabama, Florida, Georgia, Oklahoma and Mississippi.

Courthouse Road, the geographic center of the Mississippi Gulf Coast, recently underwent \$6MM of renovations, and now boasts a new street scape of medians with turning lanes and plush landscaping, sidewalks, ornamental street lighting, and more.

Agent is a co-owner.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.03 Acres
NOI:	\$112,626
Cap Rate:	7.51%

PROPERTY HIGHLIGHTS

- 11,044 SF building (with land to expand)
- Prime location
- High visibility
- Ample parking
- Modern facade
- Proximity to major roadways

INVESTMENT PROPERTY PROPERTY FOR LEASE

PROPERTY SUMMARY



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REAL ESTATE





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INVESTMENT PROPERTY PROPERTY FOR LEASE

AERIAL



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SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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ADDITIONAL PHOTOS

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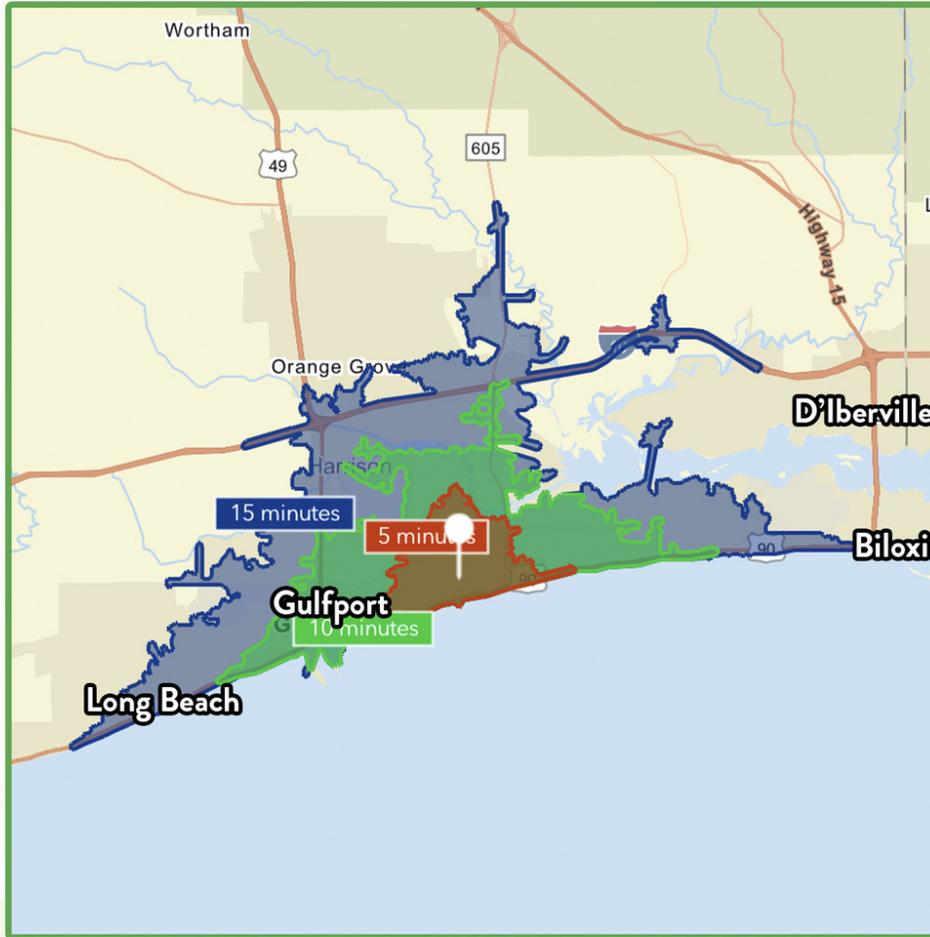
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\$75,320

Average Household Income
within 15 minutes of site.



39.1

Median Age
Within 15 minutes of site.



36,422

Number of housing units
within 15 minutes of site.

	5 Minutes	10 Minutes	15 Minutes
2025 Demographics			
Population	11,030	34,649	74,064
Average HH Income	\$74,018	\$75,967	\$75,320
2030 Projections			
Population	11,175	34,955	74,901
Average HH Income	\$81,693	\$83,969	\$83,081

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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AREA DEMOGRAPHICS



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