

For Sale & Ground Lease

# 3841 Market St



## PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present a premier retail redevelopment opportunity at 3841 Market Street in Pascagoula, MS. Positioned on a highly visible hard corner at the intersection of Market Street and Telephone Road, (0.85-acre) parcel offers an exceptional location for new retail, restaurant, or service-oriented development. The site's flexible structure allows for either a ground lease or sale, catering to a wide range of users and investors seeking a high-traffic coastal location.

All major utilities are already in place and run to the site, which previously housed a multi-tenant office building—creating a ready-to-develop environment with minimal barriers to construction. With its prominent corner exposure, strong visibility, and convenient ingress and egress, the property is perfectly suited for quick-service restaurants, convenience stores, or national retail users seeking maximum accessibility and exposure.

Surrounded by a vibrant mix of national and local retailers, banks, and dining options, the property benefits from steady daily traffic and strong workforce activity driven by nearby employers such as Ingalls Shipbuilding, Chevron Refinery, and the Port of Pascagoula. Its proximity to U.S. Highway 90 and Interstate 10 provides regional connectivity and reinforces its position as a strategic commercial destination within coastal Mississippi.

With its prime corner location, full utility access, and strong surrounding demographics, 3841 Market Street represents a rare opportunity to establish or expand a retail presence in one of Pascagoula's most active and visible corridors.

## PROPERTY HIGHLIGHTS

- Lot Size: ±0.85 Acres
- Previous Use: Former multi-tenant office building site
- Visibility: Excellent exposure along one of Pascagoula's busiest commercial corridors
- Accessibility: Convenient ingress/egress and signalized intersection, one block off of Highway 90
- Traffic Drivers: Near major employers, including Ingalls Shipbuilding, Chevron Refinery & the Port of Pascagoula
- Development Ready: Flat, fully serviced lot offering minimal barriers to construction

## OFFERING SUMMARY

|                    |                            |
|--------------------|----------------------------|
| Annual Lease Rate: | \$39,950.00 (Ground Lease) |
| Lot Size:          | 35,659 SF                  |



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**NAI**UCR Properties

**NAI**Sawyer

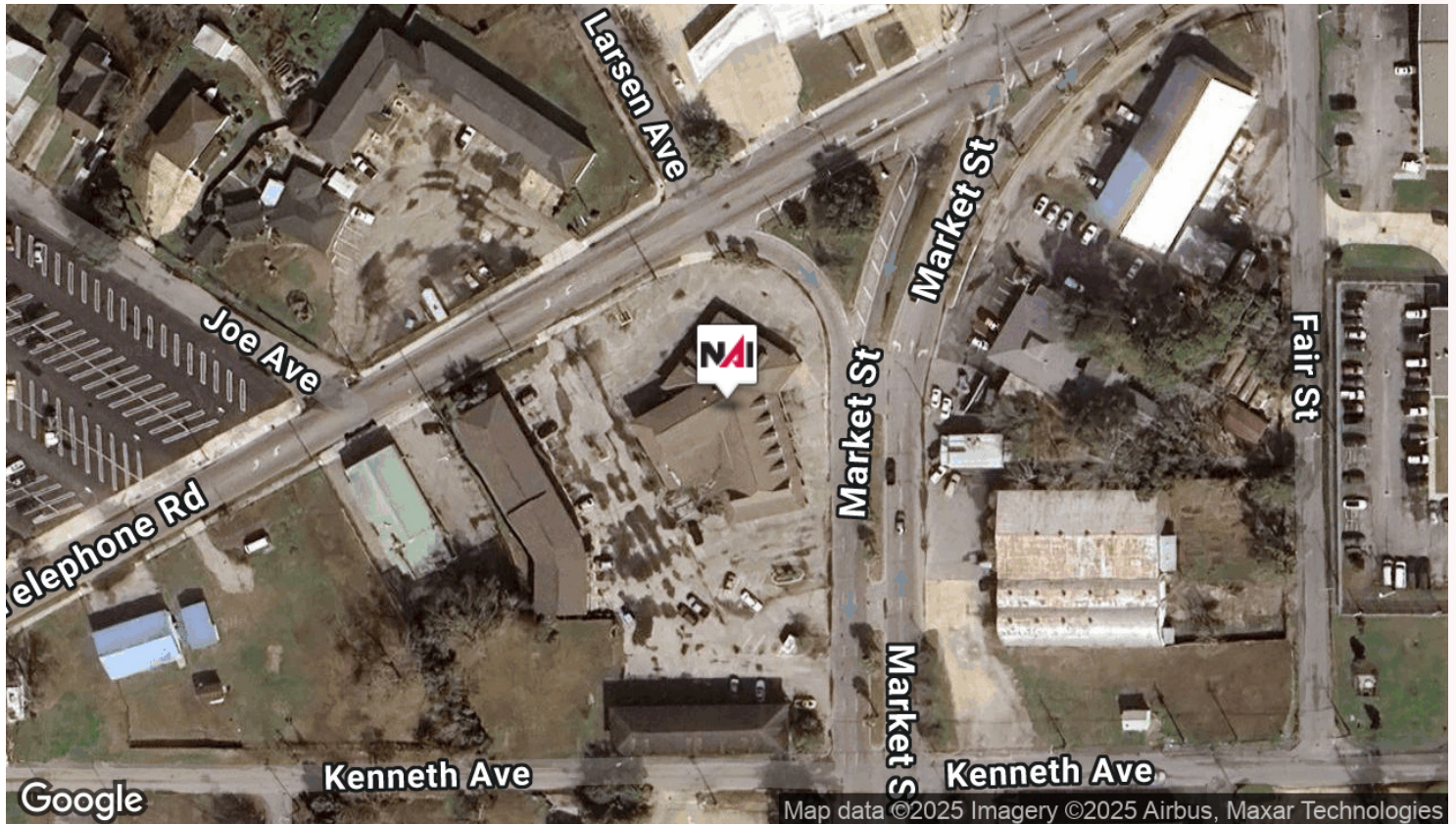
NAI UCR Properties | 660 Katherine Drive, Jackson, MS 39232 | 601 981 6800

[ucrproperties.com](http://ucrproperties.com)



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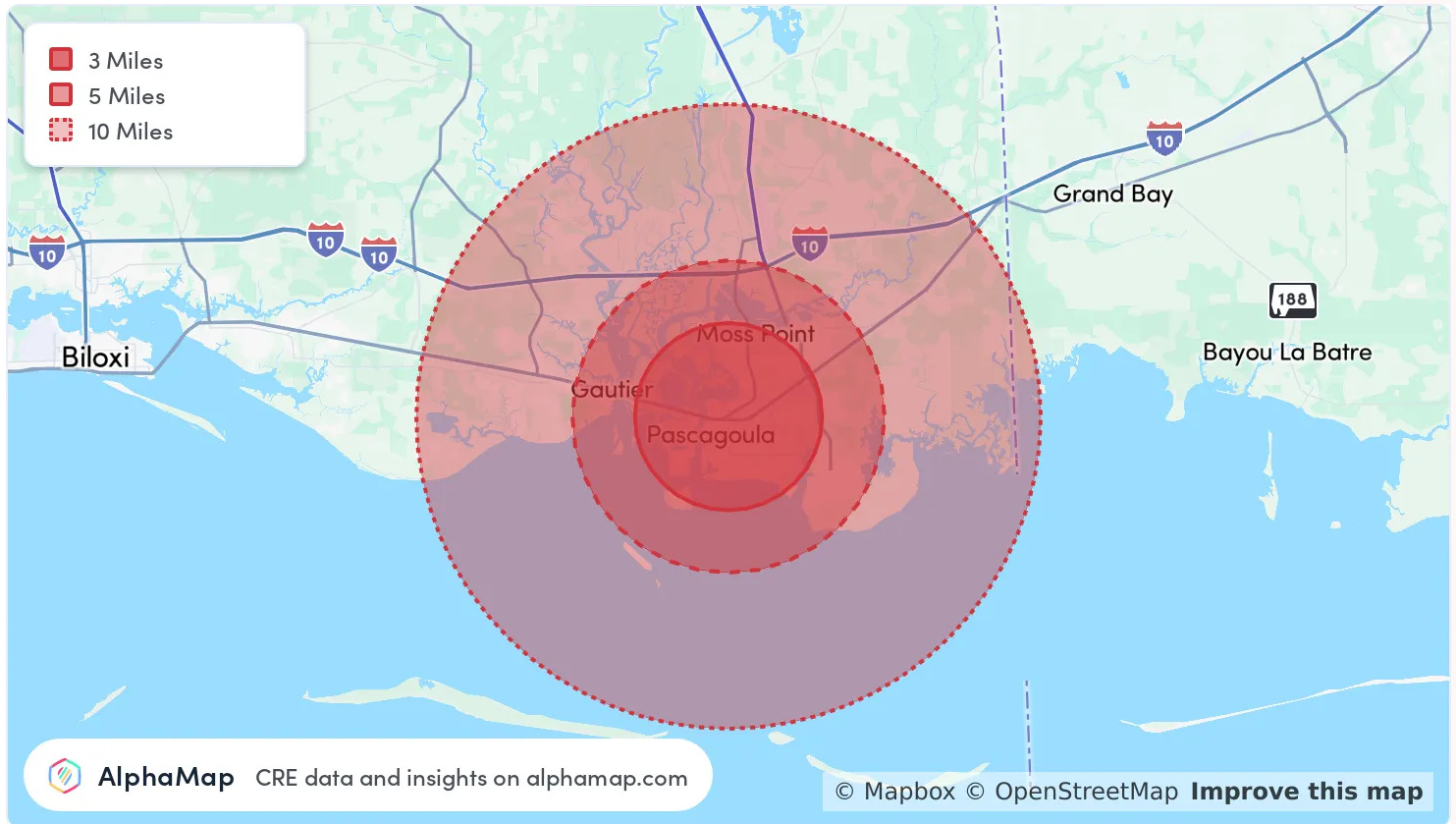
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## POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### 1 MILE

4,471

41

40

43

### 3 MILES

28,970

41

40

42

### 5 MILES

34,370

41

40

43

## HOUSEHOLD & INCOME

Total Households

Persons per HH

Average HH Income

Average House Value

Per Capita Income

### 1 MILE

1,731

2.6

\$59,583

\$153,301

\$22,916

### 3 MILES

11,846

2.4

\$67,785

\$175,412

\$28,243

### 5 MILES

14,159

2.4

\$67,987

\$172,255

\$28,327

Map and demographics data derived from AlphaMap