

RETAIL SPACE FOR LEASE

Spring Plaza Shopping Center

1525 Bienville Boulevard, Ocean Springs, Mississippi 39564

Presented By:

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PROPERTY OVERVIEW

The subject property is a Winn-Dixie anchored retail shopping center located in Ocean Springs, Mississippi. Winn-Dixie recently completed an extensive exterior and interior renovation making it one of their flagship stores in the Southeast. The shopping center is well-positioned in the retail center of Ocean Springs making it an attractive property for potential tenants looking for the foot traffic a grocery-anchored shopping center provides.

LOCATION OVERVIEW

Located at the northeast corner of Bienville Boulevard and Vermont Avenue within the City of Ocean Springs, Mississippi. Ocean Springs is approximately 2 miles east of Biloxi and is part of the Pascagoula, Mississippi MSA. The town has a reputation as an arts community and was voted as a top 10 Happiest Seaside Town by Coastal Living in 2015.

OFFERING SUMMARY

Lease Rate:	\$4.00 - 20.00 SF/yr (NNN)
Available SF:	1,500 - 10,401 SF

PROPERTY HIGHLIGHTS

- Established Winn-Dixie Anchored Shopping Center
- Multiple Suites Available Starting at ±2,000 SF
- Excellent Visibility & Exposure in Heavy Retail Area
- Existing Tenants Include Firehouse Subs, Marble Slab, Hallmark, Pizza Hut, Great American Cookies, Petsense & Goodyear
- Competitive Retail Rents

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	846	14,261	35,616
Total Population	2,030	39,448	100,169
Average HH Income	\$77,966	\$67,859	\$66,453

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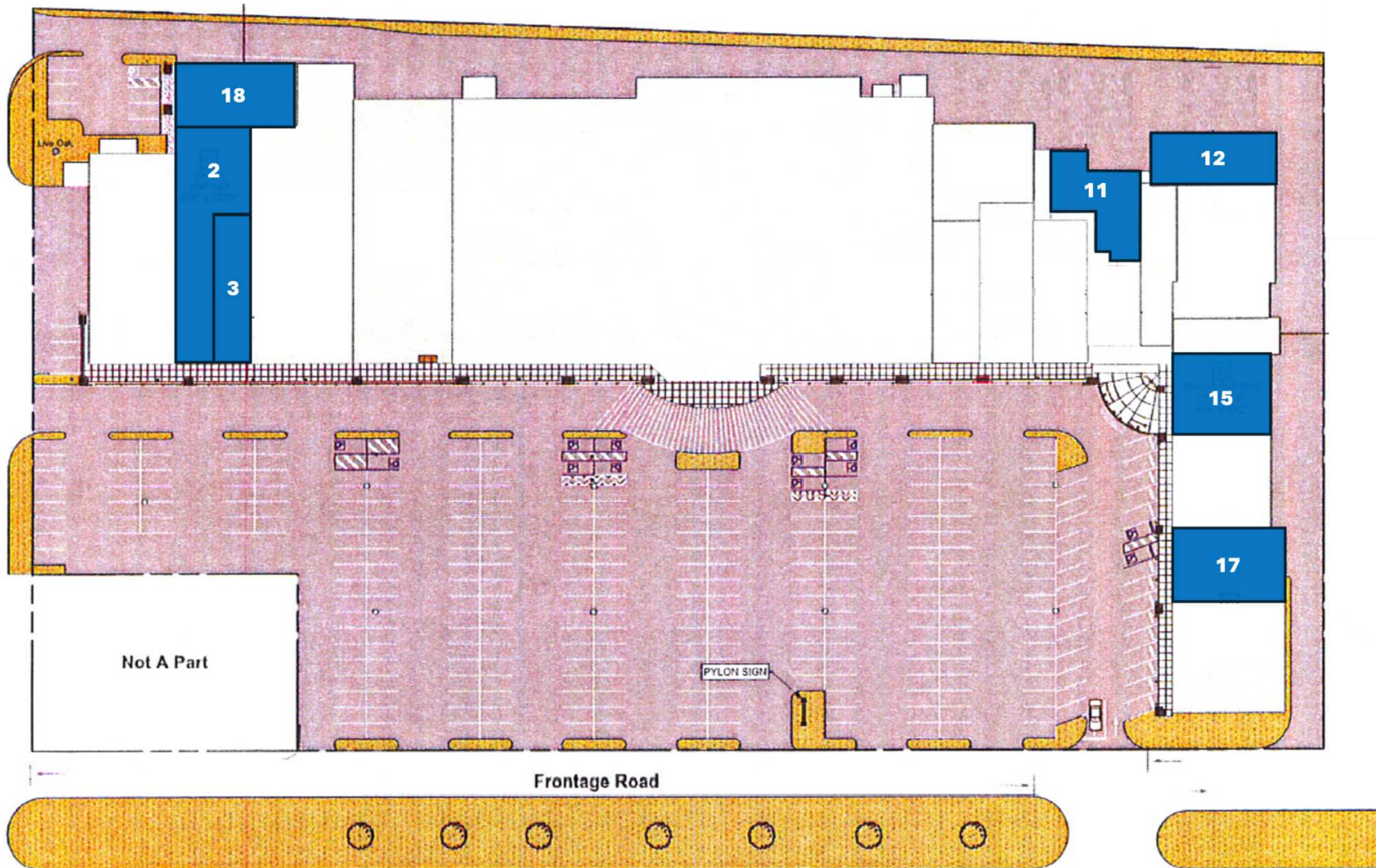
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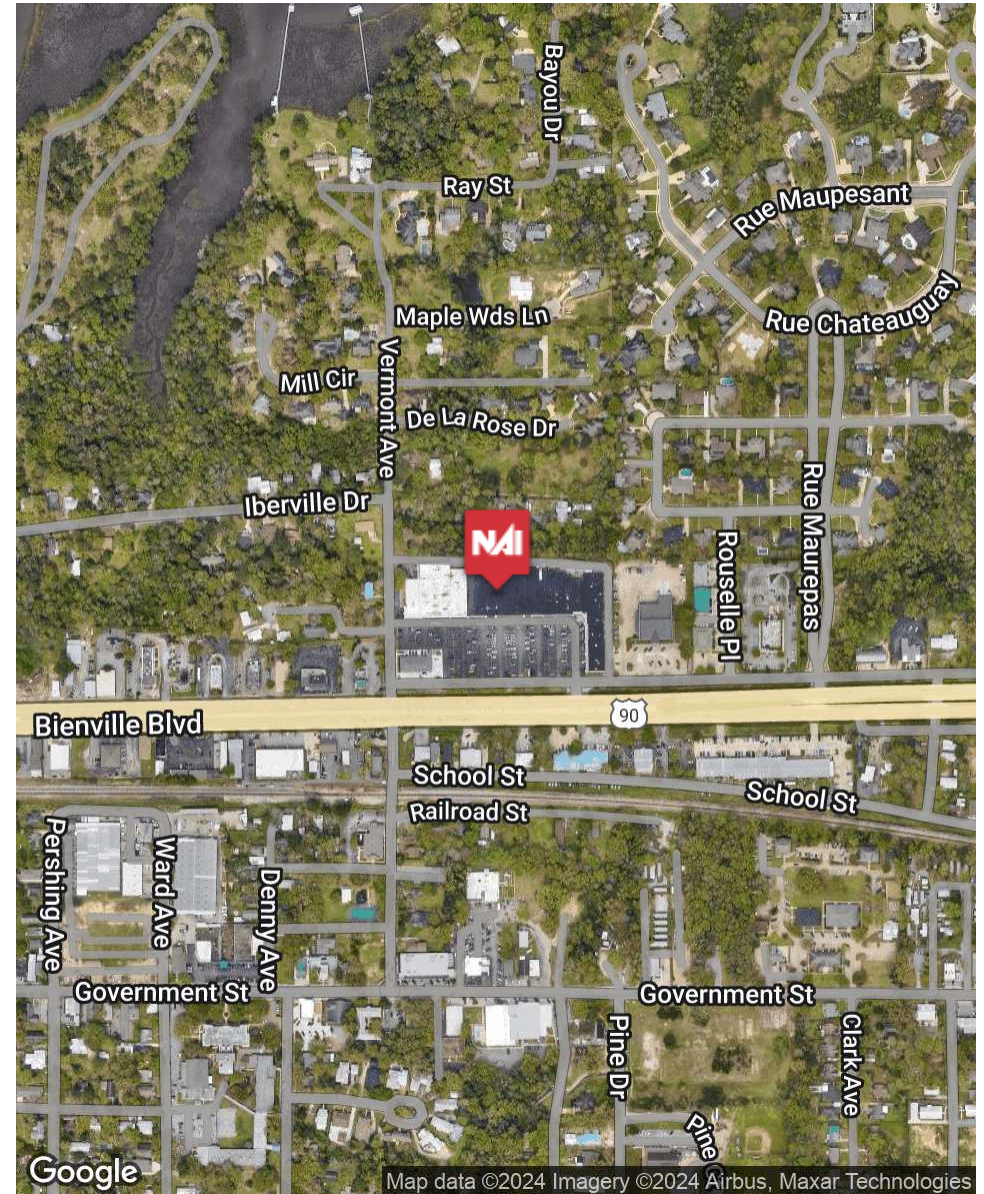
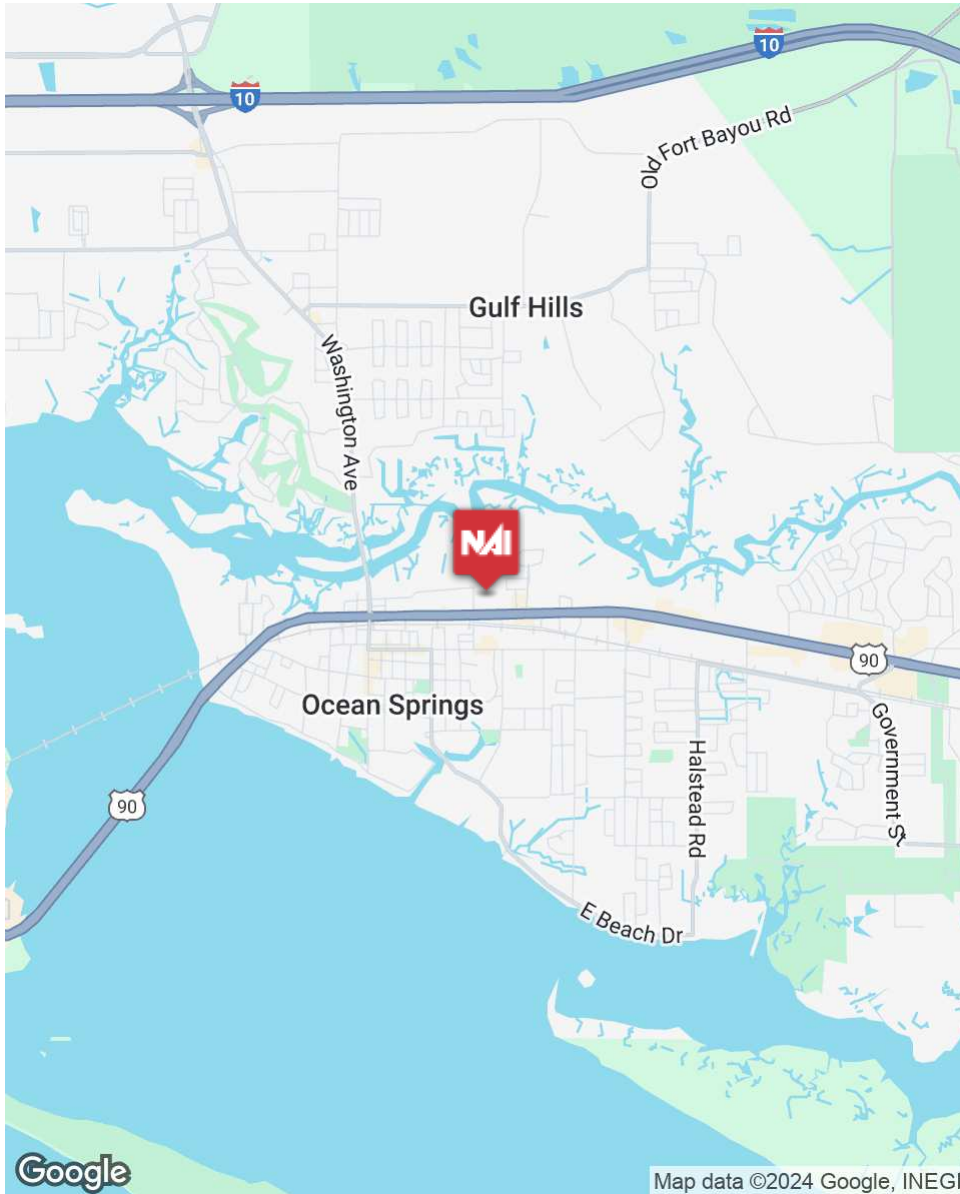
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2	Available	3,846 - 10,401 SF	NNN	\$10.00 SF/yr
Suite 3	Available	1,789 - 10,401 SF	NNN	\$10.00 SF/yr
Suite 18	Available	4,766 - 10,401 SF	NNN	\$12.00 - 14.00 SF/yr
Suite 11	Available	2,095 SF	NNN	\$8.00 SF/yr
Suite 12	Available	2,082 SF	NNN	\$8.00 SF/yr
Suite 15	Available	2,504 SF	NNN	\$15.00 SF/yr
Suite 17	Available	1,500 - 3,150 SF	NNN	\$20.00 SF/yr
Suite 19	Available	2,850 SF	NNN	\$4.00 SF/yr

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Spring Plaza

Winn✓Dixie

petsense
by **TSC** Tractor Supply

FIREHOUSE
SUBS

Marble **SLAB** CREAMERY®
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Insurance Agency

Winn✓Dixie
Wine & Spirits

STRETCH ZONE

 Pizza-Hut

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For More Information:

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