



3+ ACRES JUST NORTH OF I-10 & WASHINGTON AVE

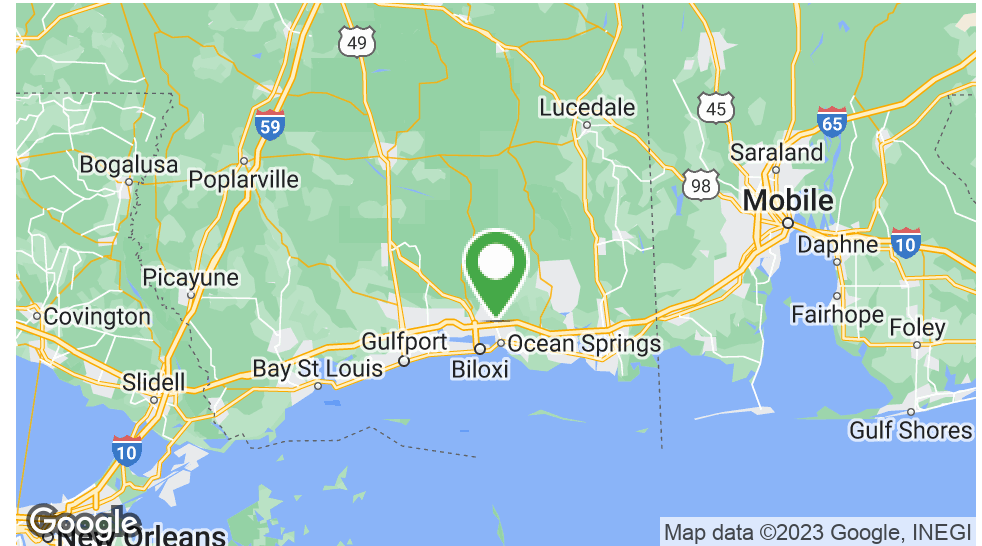
Tucker Road, Ocean Springs, MS 39564

SCOTT DELANO • PRINCIPAL

OFFICE: 228.276.2700

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer 3.30 acres for lease in Ocean Springs, MS. The site is located just north of Interstate 10 off of Tucker Road. It is in close proximity to multiple hotels and quick serve restaurants. The site offers easy ingress and egress to I-10. Zoned C-4 Corridor Commercial. The site is available as a ground lease at \$1.50/SF/Year. Please contact the listing agent for more information.

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/yr (Ground)
Lot Size:	3.33 Acres
Zoning:	C-4 Corridor Commercial

LAND FOR LEASE

PROPERTY SUMMARY





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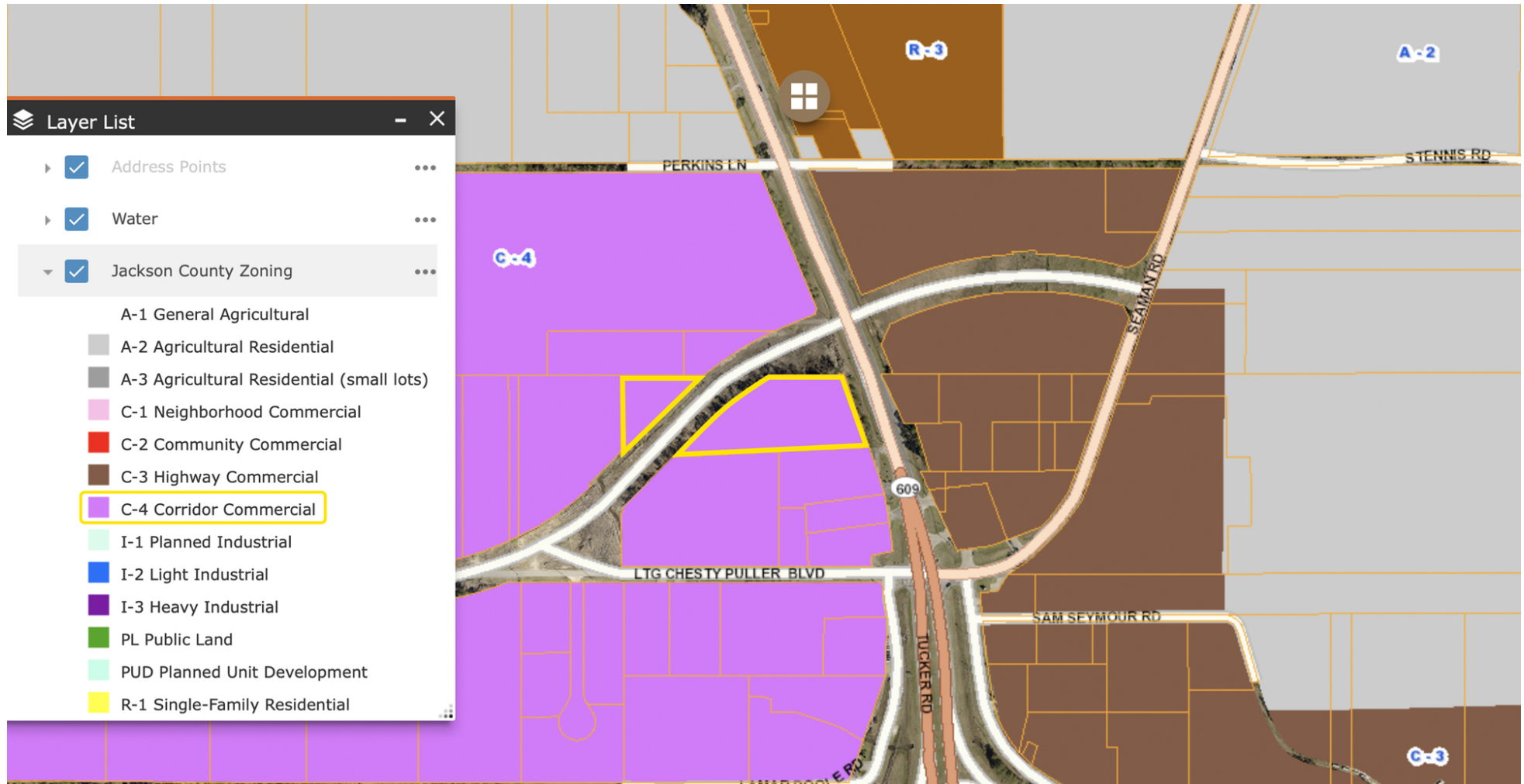
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LAND FOR LEASE

ZONING MAP





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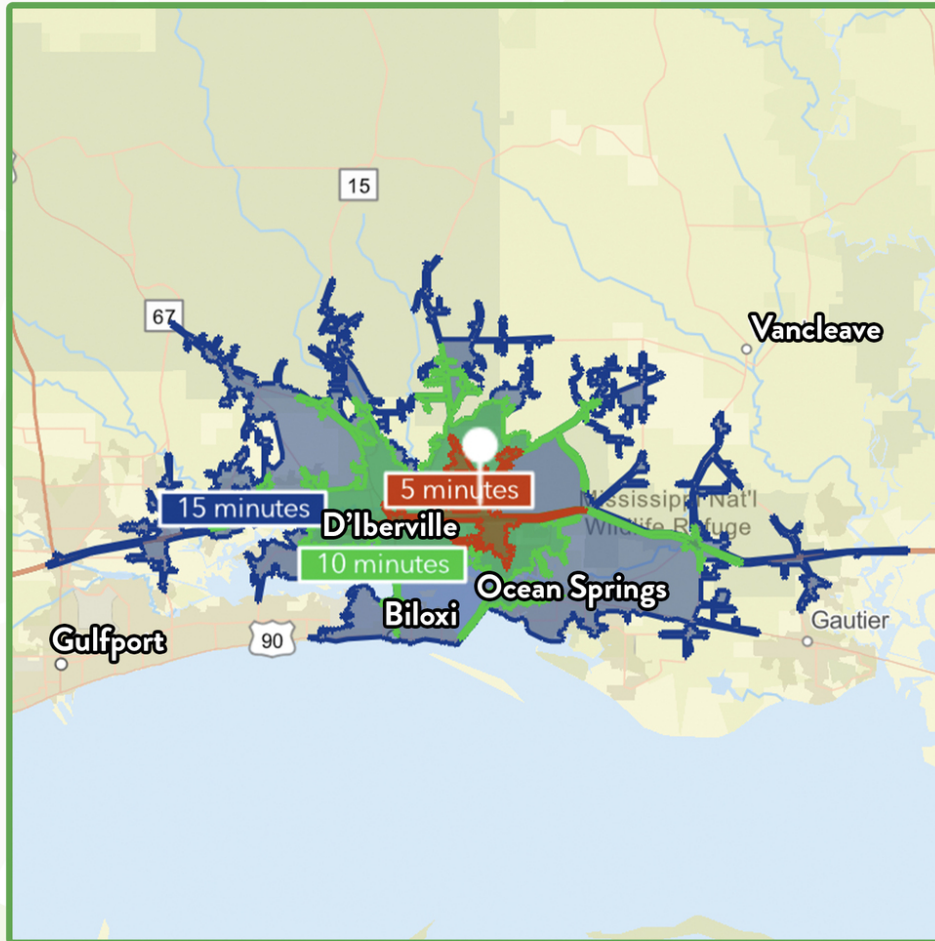
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\$82,767

Average Household Income
within 15 minutes of site.



39.2

Median Age
Within 15 minutes of site.



37,436

Number of housing units
within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	4,438	34,931	84,412
Average HH Income	\$92,678	\$79,858	\$82,767
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	4,586	36,375	86,429
Average HH Income	\$103,744	\$90,159	\$92,928

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR LEASE

AREA DEMOGRAPHICS

