



1130 Cowan Rd, Gulfport, MS 39507

HIGH-VISIBILITY COMMERCIAL PROPERTY

TIM CARLSON • PRINCIPAL

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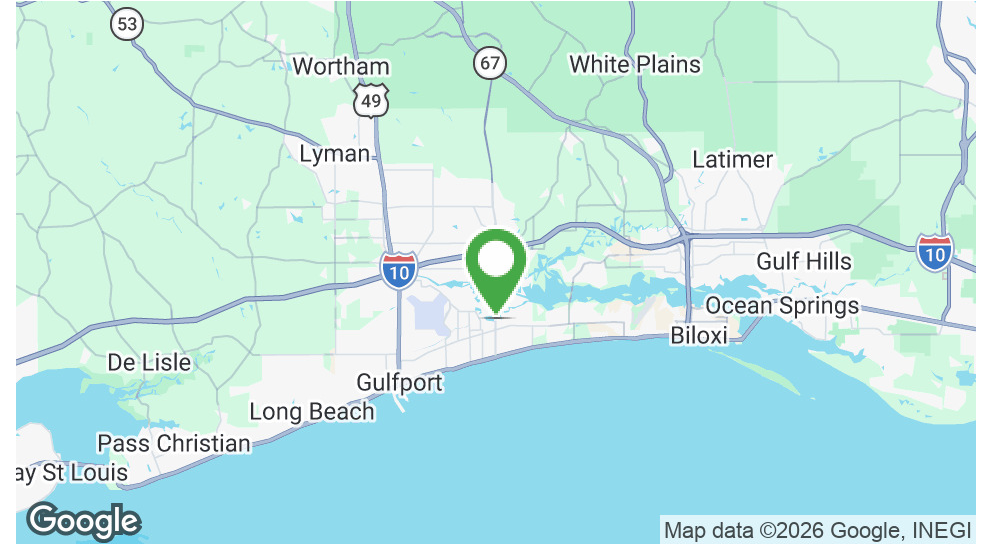
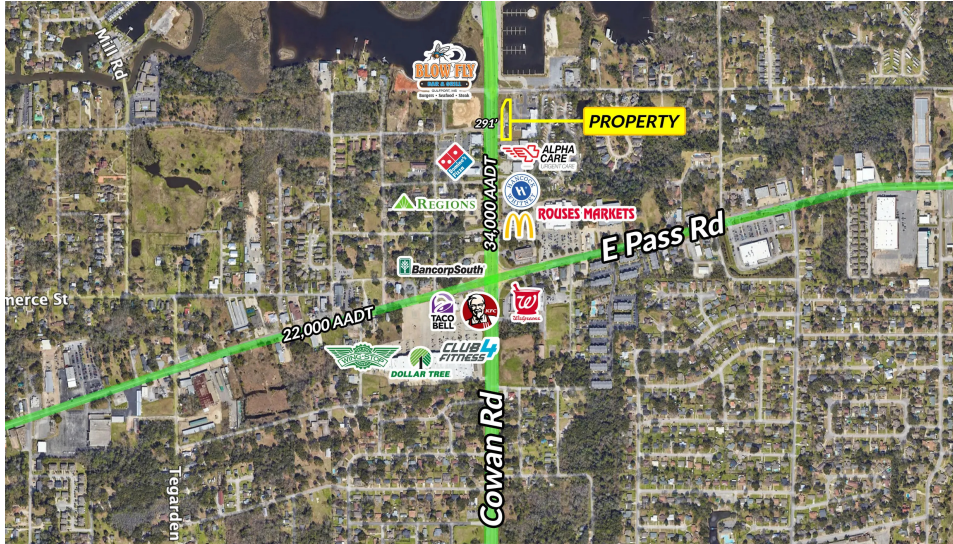
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PROPERTY DESCRIPTION

Introducing a prime opportunity at 1130 Cowan Rd, Gulfport, MS. This 0.64-acre property boasts 291 feet of frontage along the bustling Cowan Road, offering exceptional visibility and high daily traffic counts. Suitable for a variety of purposes, this site is ideal for food service, retail, or service-based businesses. Situated within Gulfport's thriving retail and commercial hub, the property presents an excellent opportunity for businesses to establish a prominent presence. Don't miss the chance to secure a prime location surrounded by national retailers, restaurants, and dense residential areas.

PROPERTY HIGHLIGHTS

- 0.64-acre lot with flexible use potential
- 291 feet of road frontage on high-traffic Cowan Road
- Outstanding daily traffic counts and excellent visibility
- Located in Gulfport's thriving retail and commercial hub
- Ideal for food service, retail, or service-based businesses
- Surrounded by national retailers, restaurants, and dense residential areas

OFFERING SUMMARY

Lease Rate:	\$4,500 per month (NNN)
Sale Price:	\$699,000
Lot Size:	0.64 Acres
Building Size:	+/-1,600 SF

RETAIL PROPERTY FOR SALE OR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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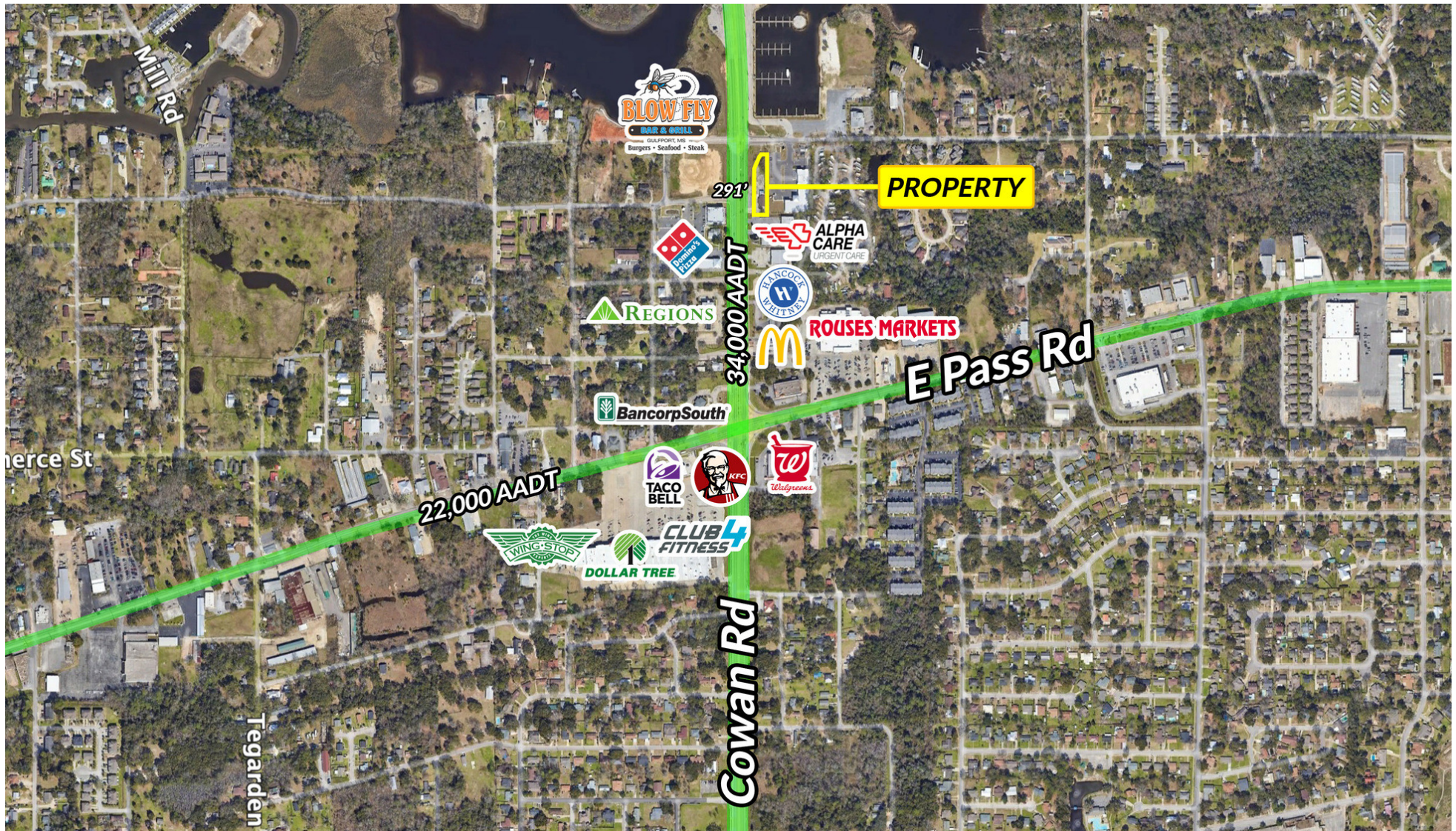
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RETAIL PROPERTY FOR SALE OR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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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HIGH-VISIBILITY COMMERCIAL PROPERTY

BancorpSouth



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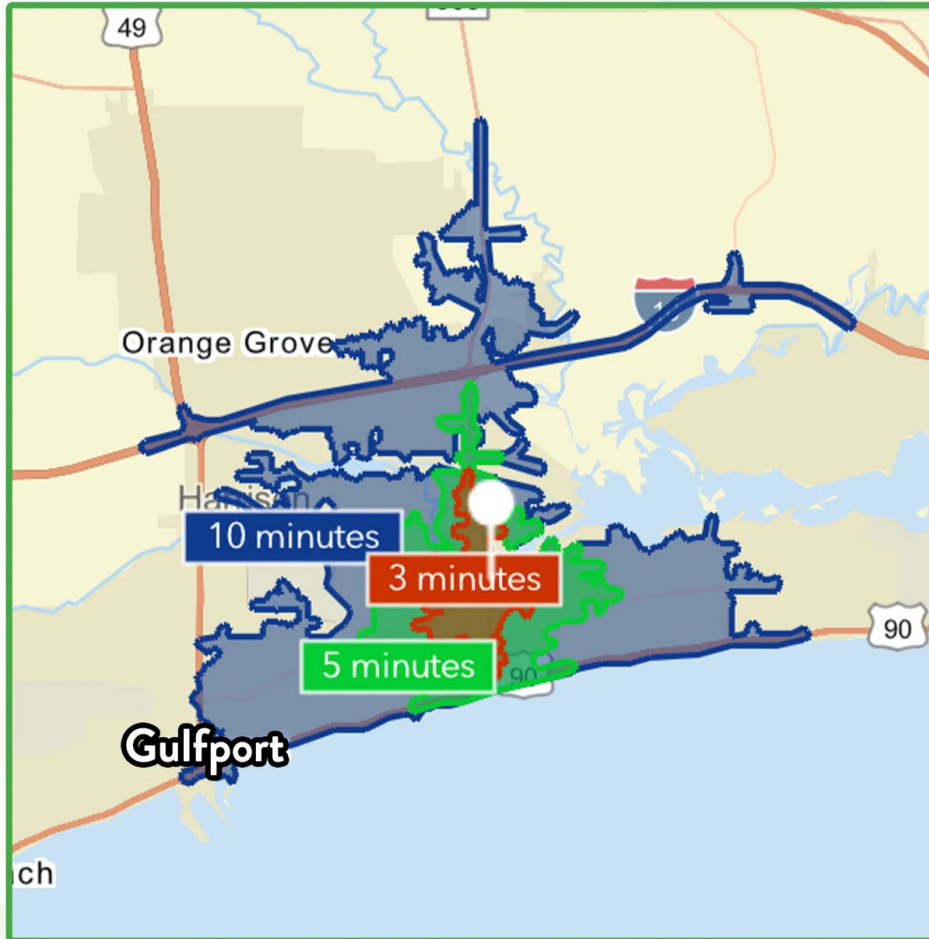
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\$80,643

Average Household Income
within 10 minutes of site.



42.6

Median Age

Within 10 minutes of site.



19,286

Number of housing units
within 10 minutes of site.

2025 Demographics	3 Minutes	5 Minutes	10 Minutes
Population	3,134	14,622	38,657
Average HH Income	\$69,937	\$87,212	\$80,643

2030 Projections	3 Minutes	5 Minutes	10 Minutes
Population	3,170	14,734	39,000
Average HH Income	\$77,471	\$97,062	\$89,561

Travel Time to Site

- 3 Minutes
- 5 Minutes
- 10 Minutes

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AREA DEMOGRAPHICS



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