



# FULLY LEASED! SHOPPES AT NORD DU LIEU

921 Cedar Lake Rd, Biloxi, MS 39532

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this fully leased retail center, Shoppes at Nord du Lieu, FOR SALE. This prime investment opportunity is located at the high traffic intersection of Popp's Ferry Road and Cedar Lake Road in Biloxi, MS. Nord du Lieu offers great access to the rapidly growing residential, retirement, medical, and office market of north Biloxi. Nord du Lieu is close to Biloxi Junior High and High School, as well as, D'Iberville Elementary. Nord du Lieu is home to popular Pop's Pizzeria, Alpha Urgent Care, Cedar Lake Pharmacy, Subway, and others. This location offers ease of access from Interstate 10, Cedar Lake and Popp's Ferry Rd, as well as, access to both the Biloxi and D'Iberville, MS markets. Nearby retailers & businesses include: Walmart Neighborhood Market, Home Depot, Cedar Lake Medical Center, Auto Zone, McDonalds, Taco Bell, Slim Chickens, Harley Davidson, Trustmark Bank, and Hancock Bank. Do not miss out on this incredible opportunity!

## OFFERING SUMMARY

Sale Price:	\$4,650,000.00
Total Building Size:	28,000 SF
Lot Size:	4.06 Acres

## PROPERTY HIGHLIGHTS

- Fully Leased!
- Approximately 8% Return
- Access to both Biloxi and D'Iberville Markets
- Close Proximity to Interstate 10
- Close to Several Schools
- High Traffic Location

RETAIL CENTER FOR SALE

## PROPERTY SUMMARY





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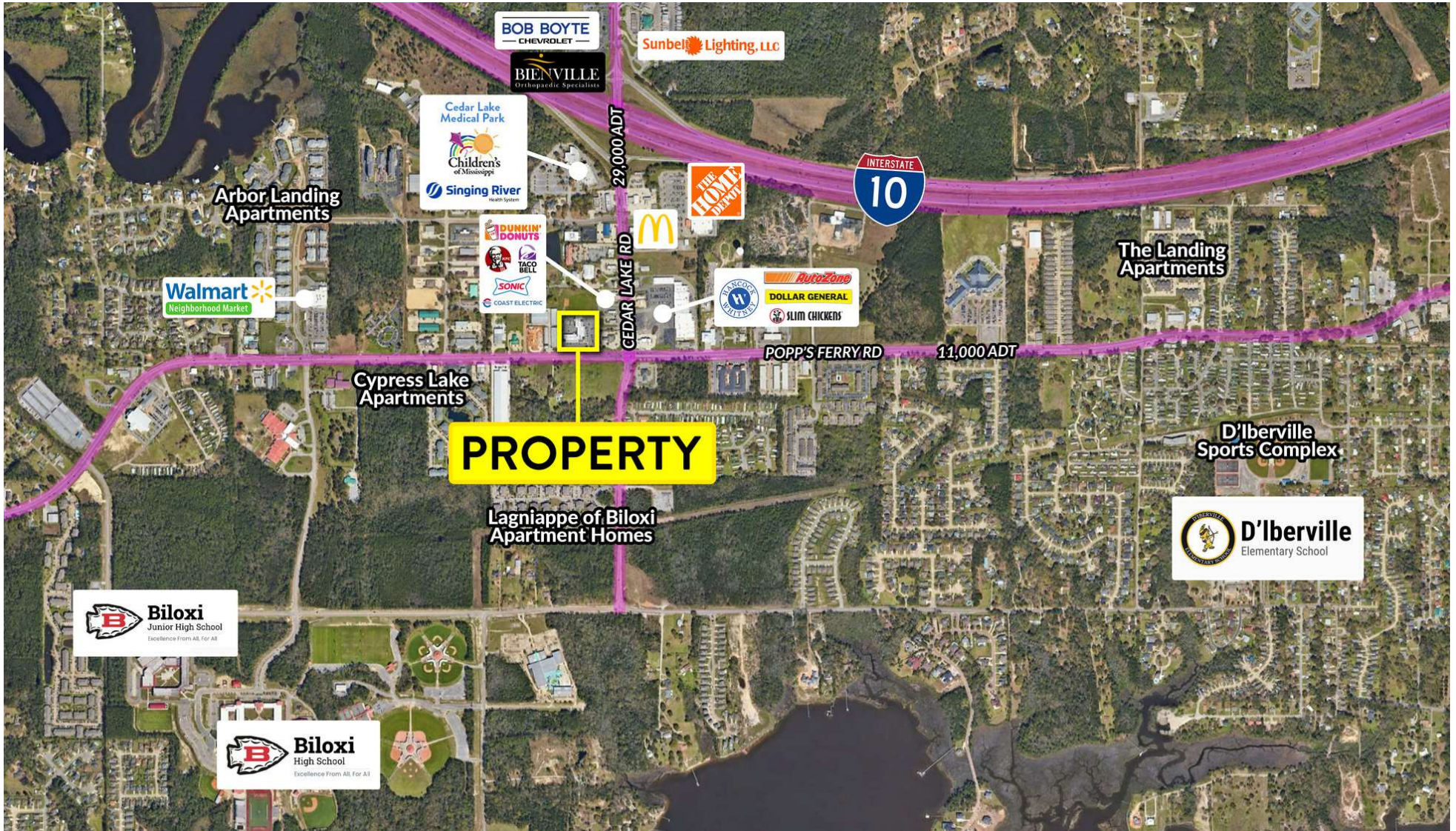
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RETAIL PROPERTY FOR SALE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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TENANTS





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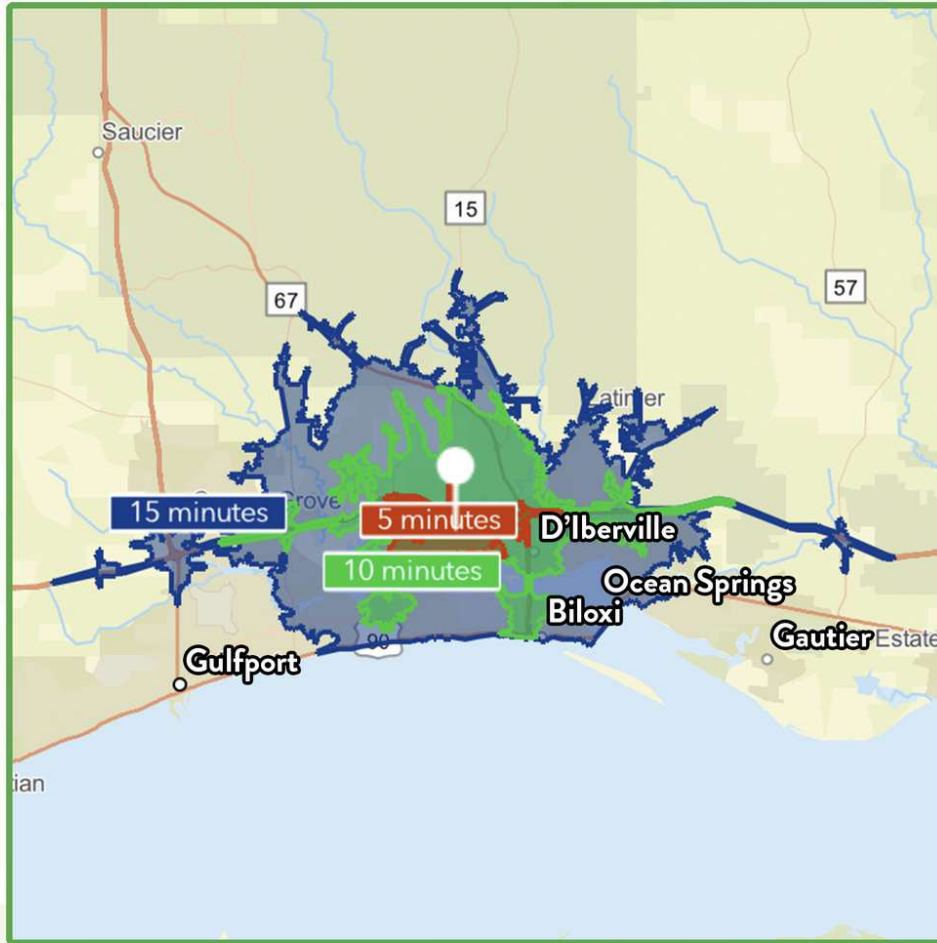


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**\$85,673**

Average Household Income within 15 minutes of site.



**37.9**

Median Age Within 15 minutes of site.



**47,869**

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	12,733	41,708	107,608
Average HH Income	\$92,754	\$87,314	\$85,673
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,304	42,830	110,427
Average HH Income	\$107,658	\$101,205	\$99,296

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL CENTER FOR SALE

## AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE