



**COLDWELL BANKER
COMMERCIAL**

ALFONSO
REALTY, INC.

**4211 Hospital Road
Pascagoula, MS 39581**

OFFERED AT \$3,950,000 - Sale

\$25/SqFt/YR - Lease

- Excellent Visibility
- Highly Desirable Location
- CC (Community Commercial) Zoning
- Outstanding Traffic Counts



MLS United LLC

**FOR SALE /
LEASE**

CBARCOMMERCIAL.COM

Ricky L Sutherland

228-217-0087 - Cell

228-769-7777 - Office

ricky.sutherland@coldwellbanker.com

COLDWELL BANKER COMMERCIAL

ALFONSO REALTY, INC.

934 Jackson Ave

Pascagoula, MS 39567

©2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Alfonso Realty, Inc.. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**4211 Hospital Road
Pascagoula, MS 39581**



MLS United LLC

OFFERING SUMMARY

Sale Price: \$3,950,000
Lease Price: \$25/SqFt/Yr

Acres: 2.86

Zoning: C-4+ Commercial Zone

**SALE/
LEASE**

PROPERTY OVERVIEW

Doctors Plaza is located in an area directly across the street from Singing River Hospital. This property has been remodeled with some great changes. New LED lighting, new HVAC renovations, new bathrooms and much more. This building does not have to be medical but it is located in a medical area.

PROPERTY HIGHLIGHTS

- **Excellent Visibility**
- **Highly Desirable Location**
- **CC (Community Commercial) Zoning**
- **Outstanding Traffic Counts**

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com

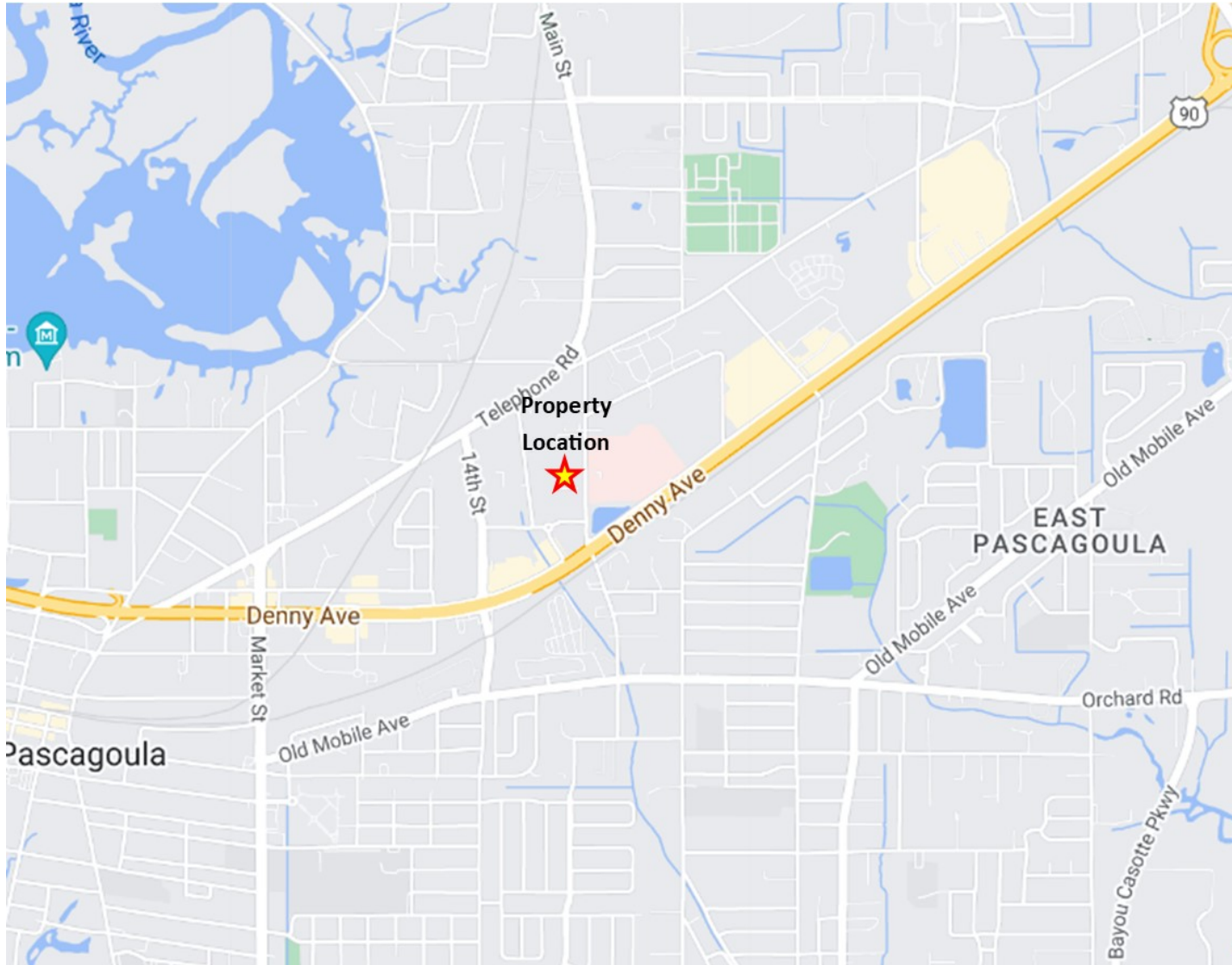


**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

Property Location



**SALE/
LEASE**

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

Aerial



**SALE/
LEASE**

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

**SALE/
LEASE**



Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

**SALE/
LEASE**



MLS United LLC



MLS United LLC



MLS United LLC



MLS United LLC

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

Boundary Measurements



**SALE/
LEASE**

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com

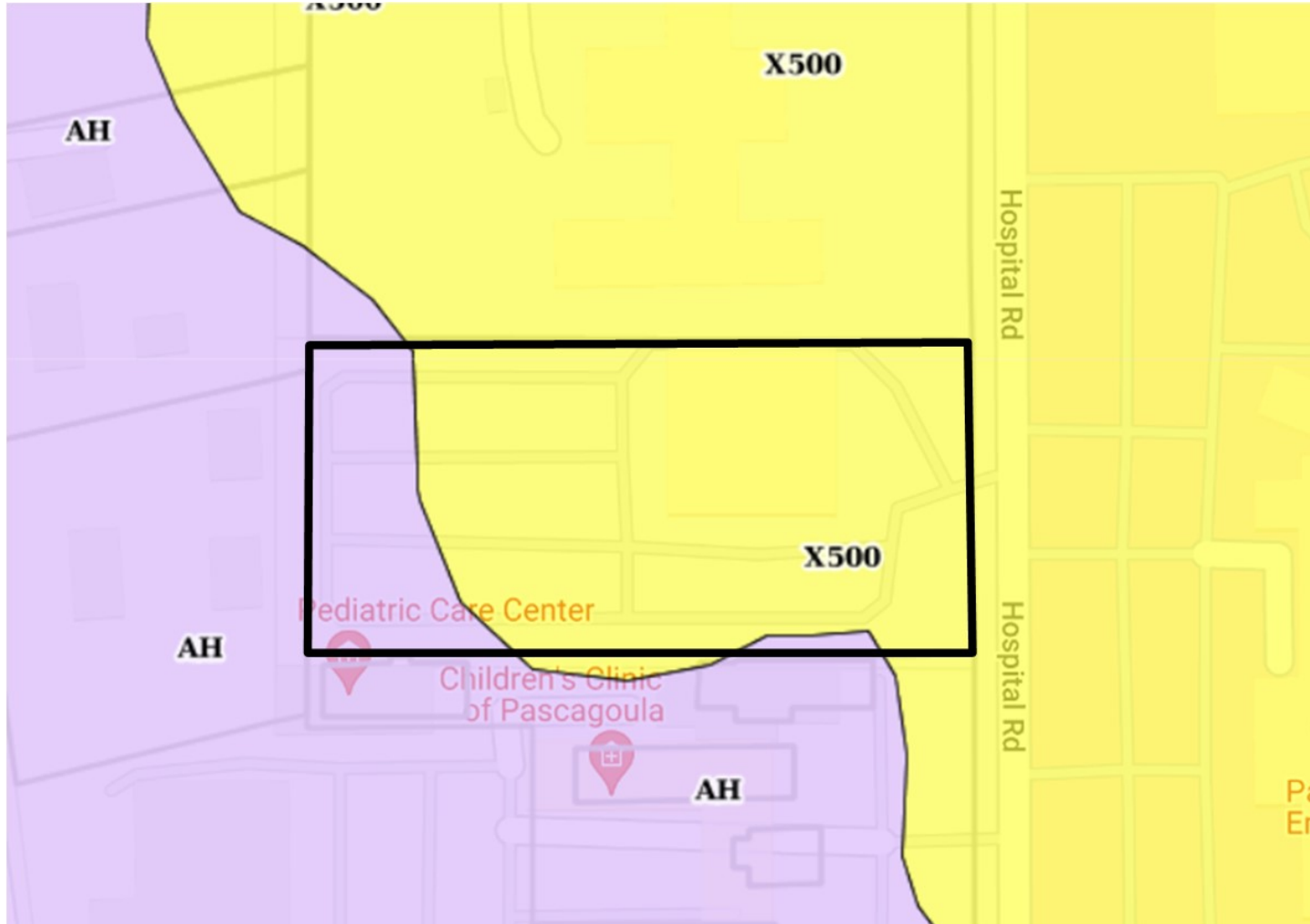


**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

Flood Map



**SALE/
LEASE**

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com

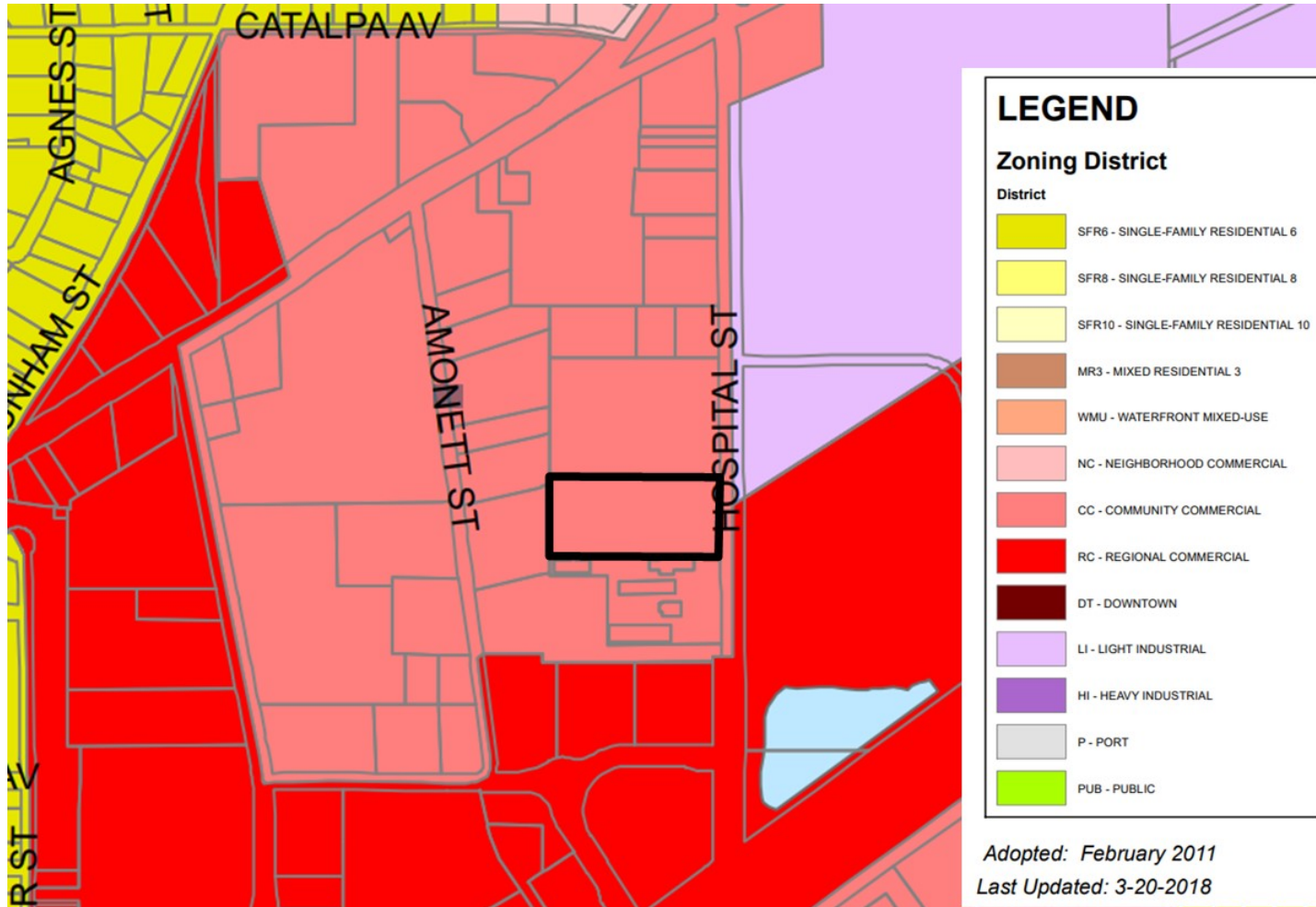


**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

Zoning Map



**SALE/
LEASE**

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com

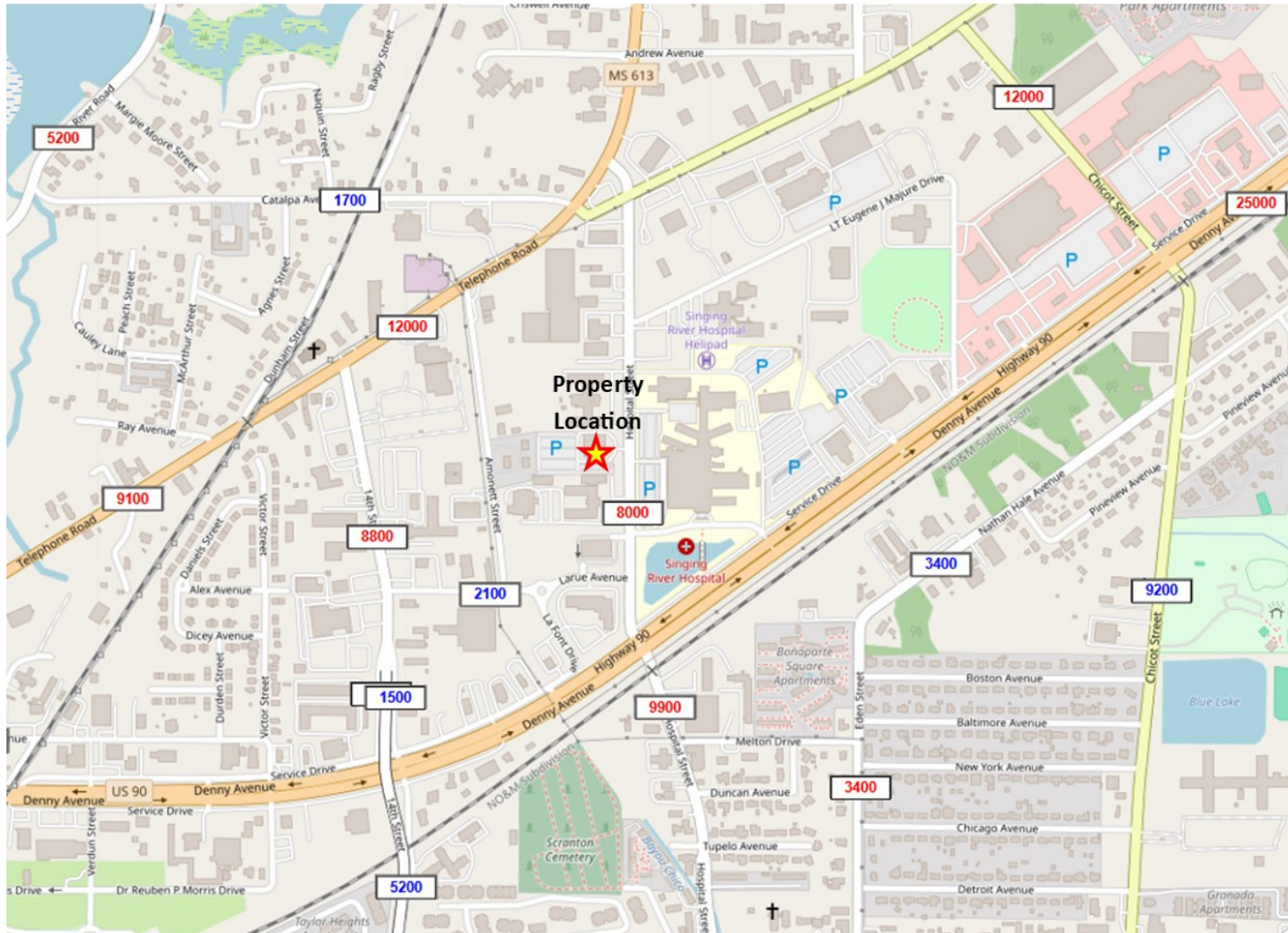


**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

Traffic Counts



Traffic Counts Provided by **MDOT**
MISSISSIPPI DEPARTMENT OF TRANSPORTATION

Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com

**SALE/
LEASE**



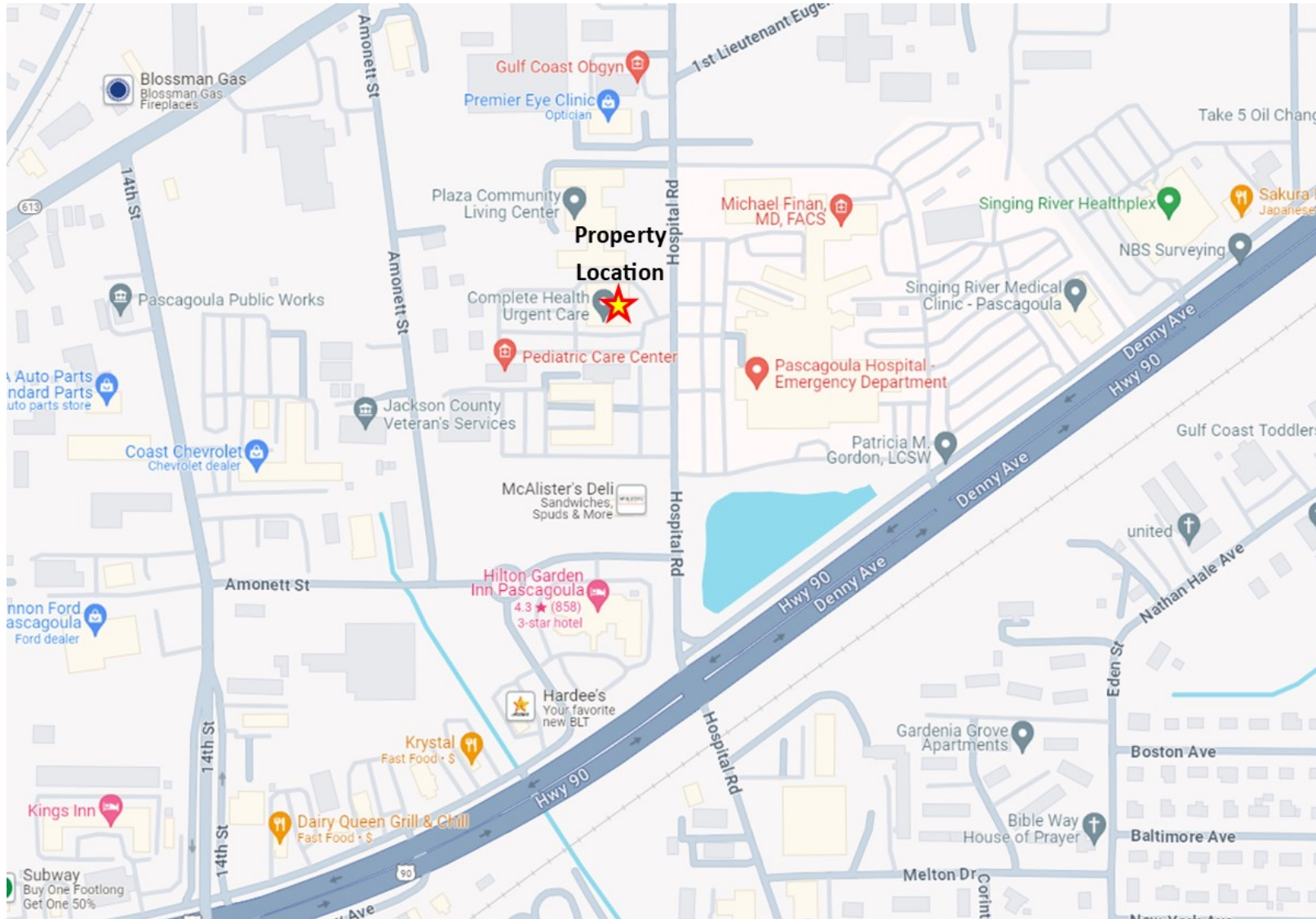
**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.



**4211 Hospital Road
Pascagoula, MS 39581**

Nearby Amenities

**SALE/
LEASE**



Ricky L Sutherland
228-217-0087 - Cell
228-769-7777 - Office
ricky.sutherland@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.