

ALDI LAND OFFERING

FOR SALE

3801 BIENVILLE BLVD, OCEAN SPRINGS, MS 39564



LOCATION DESCRIPTION

Discover all that Ocean Springs, MS has to offer near the property. This vibrant coastal community boasts a charming, historic downtown area brimming with boutique shops, art galleries, and delectable dining options. Enjoy a leisurely stroll along the scenic beaches or explore the array of cultural attractions and live entertainment venues nearby. With convenient access to major highways and proximity to the Gulf Islands National Seashore, the area provides an ideal balance of work and leisure.

PROPERTY HIGHLIGHTS

- 7.05 Acres for sale in Ocean Springs MS
- Located along the heavily traveled road of Bienville Blvd with visibility to over 26,000 cars per day.
- Co-Tenancy with ALDI
- Cross access for convenient ingress/egress
- Zoned commercial
- Call for more information



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	24,087	42,496	60,348
DAYTIME POPULATION	23,392	38,695	58,316
HOUSEHOLDS	9,427	16,646	23,758
AVERAGE HH INCOME	\$97,924	\$94,036	\$90,173



KATHY DENNIS, CCIM

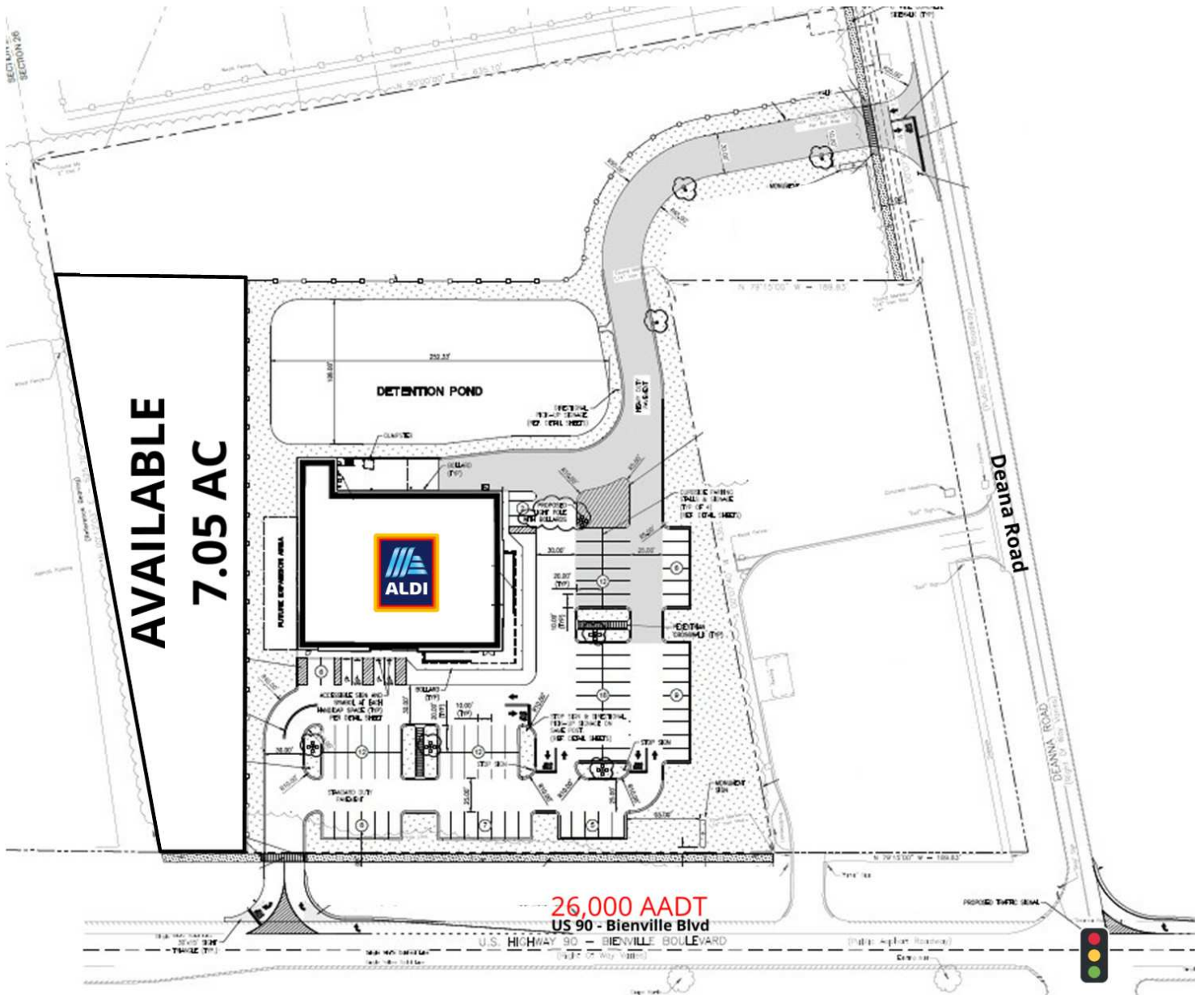
kathy.dennis@tscg.com

205.776.6708

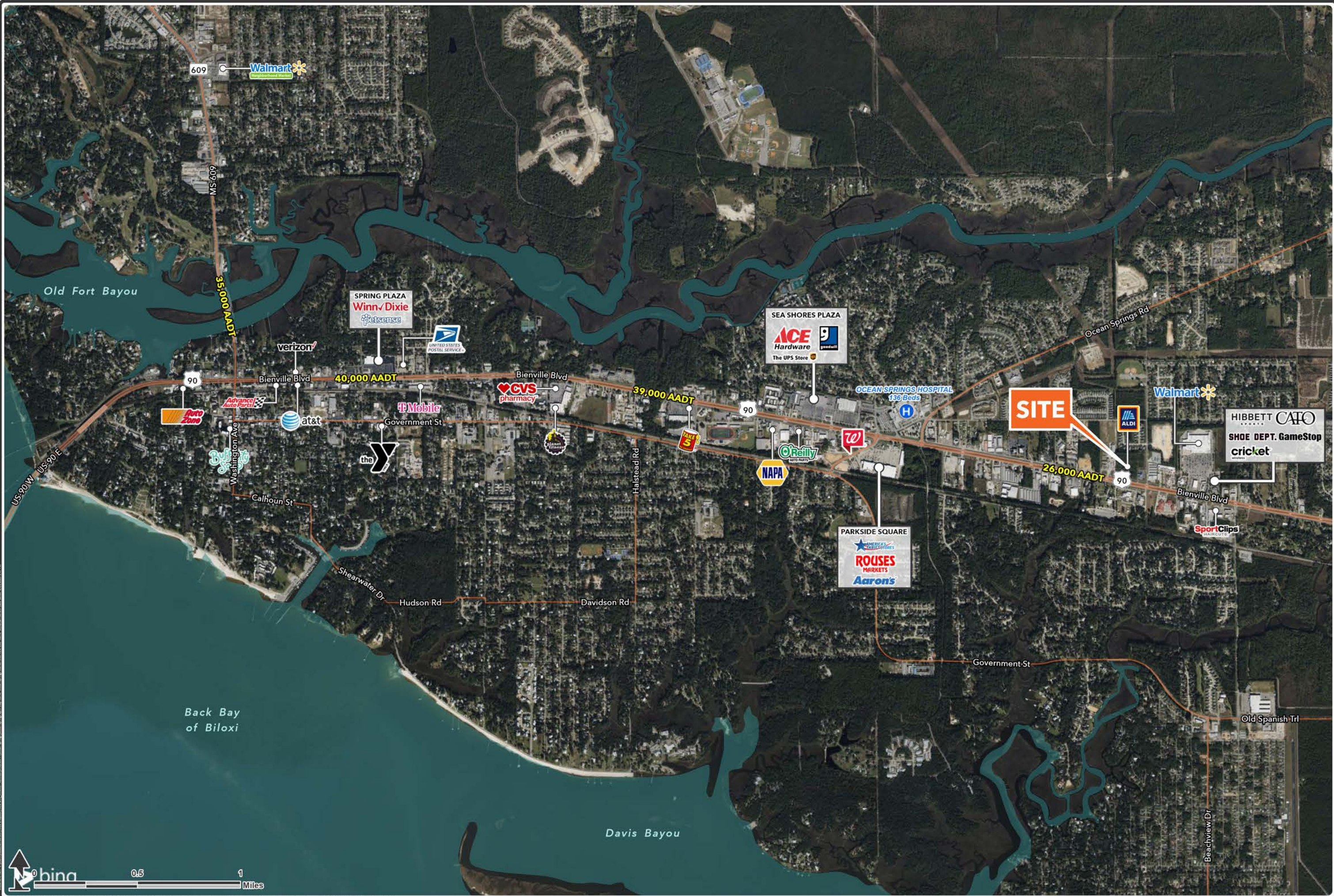
ALDI LAND OFFERING

FOR SALE

3801 BIENVILLE BLVD, OCEAN SPRINGS, MS 39564



KATHY DENNIS, CCIM
kathy.dennis@tscg.com
205.776.6708



Ocean Springs, Mississippi

Market Overview