FORMER BARRY'S U PULL IT AUTO PARTS
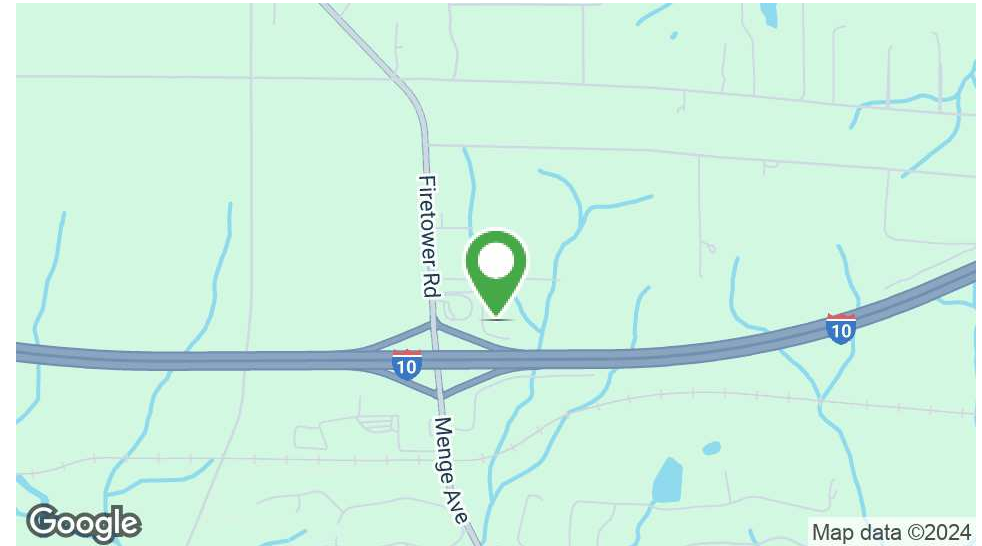
8270 Firetower Road, Pass Christian, MS 39571

SCOTT DELANO • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.806.7418
sdelano@southeastcre.com

PROPERTY DESCRIPTION

Southeast Commercial is thrilled to offer an exceptional property for sale: the former Barry's U Pull It Auto Parts. This expansive site encompasses approximately 23.7 acres of prime real estate and features a well-maintained 4,930 SF building. Strategically situated just off I-10, the property benefits from unparalleled accessibility and high traffic visibility. With a remarkable AADT count of 55,200, and with the anticipated influx of car flow from the new Buc-ee's coming to the coast, this location is poised for significant exposure and growth. Whether you're looking to develop a new business, expand an existing operation, or leverage the high-traffic potential, this property offers a wealth of opportunities.

OFFERING SUMMARY

Sale Price:	$7,300,000.00
Lot Size:	1,032,372 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	50	357
Total Population	15	133	952
Average HH Income	$67,688	$78,808	$79,263

LAND FOR SALE

PROPERTY SUMMARY

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LAND FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL
REAL ESTATE

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ADDITIONAL PHOTOS

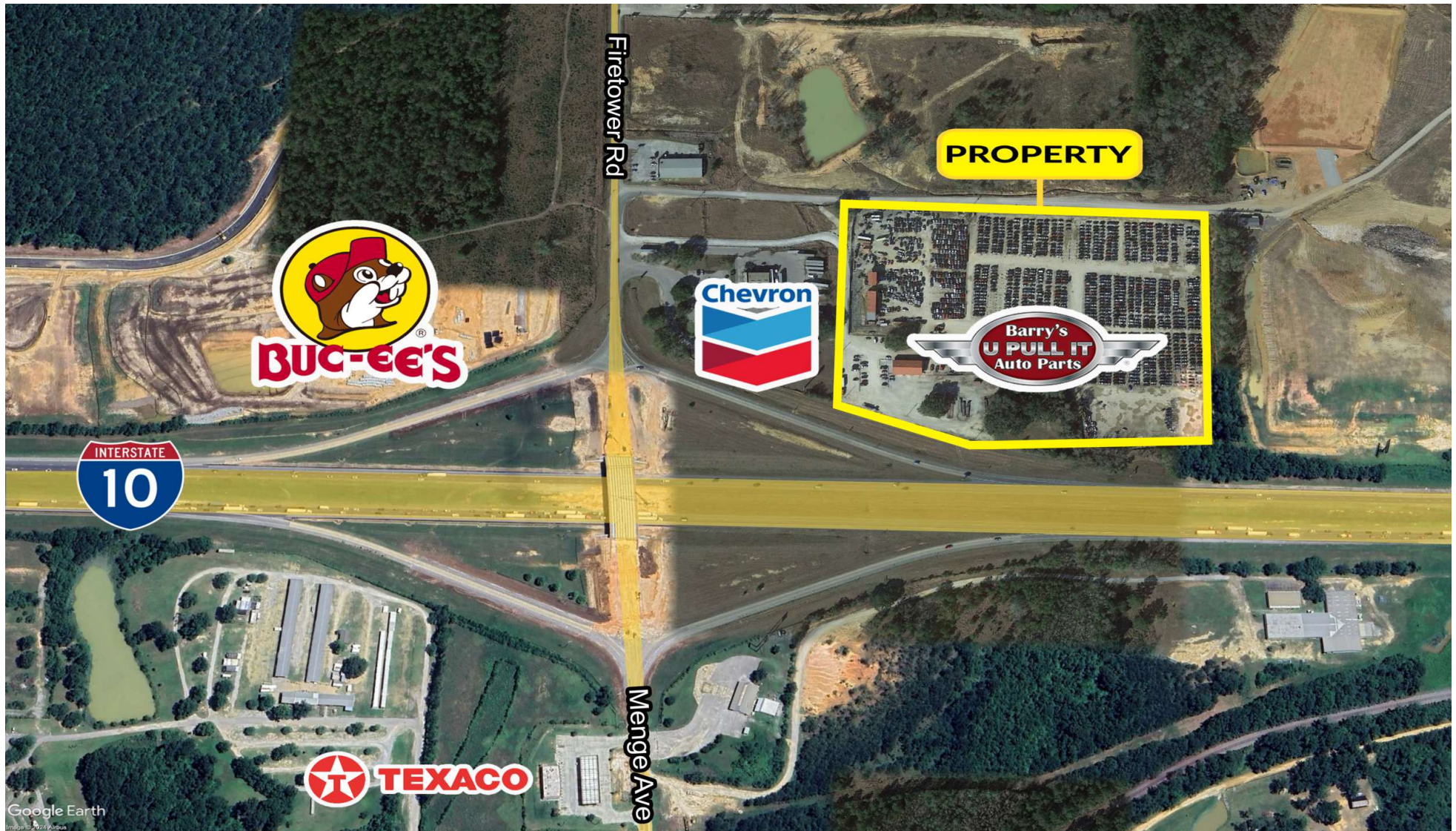# FORMER BARRY'S U PULL IT AUTO PARTS

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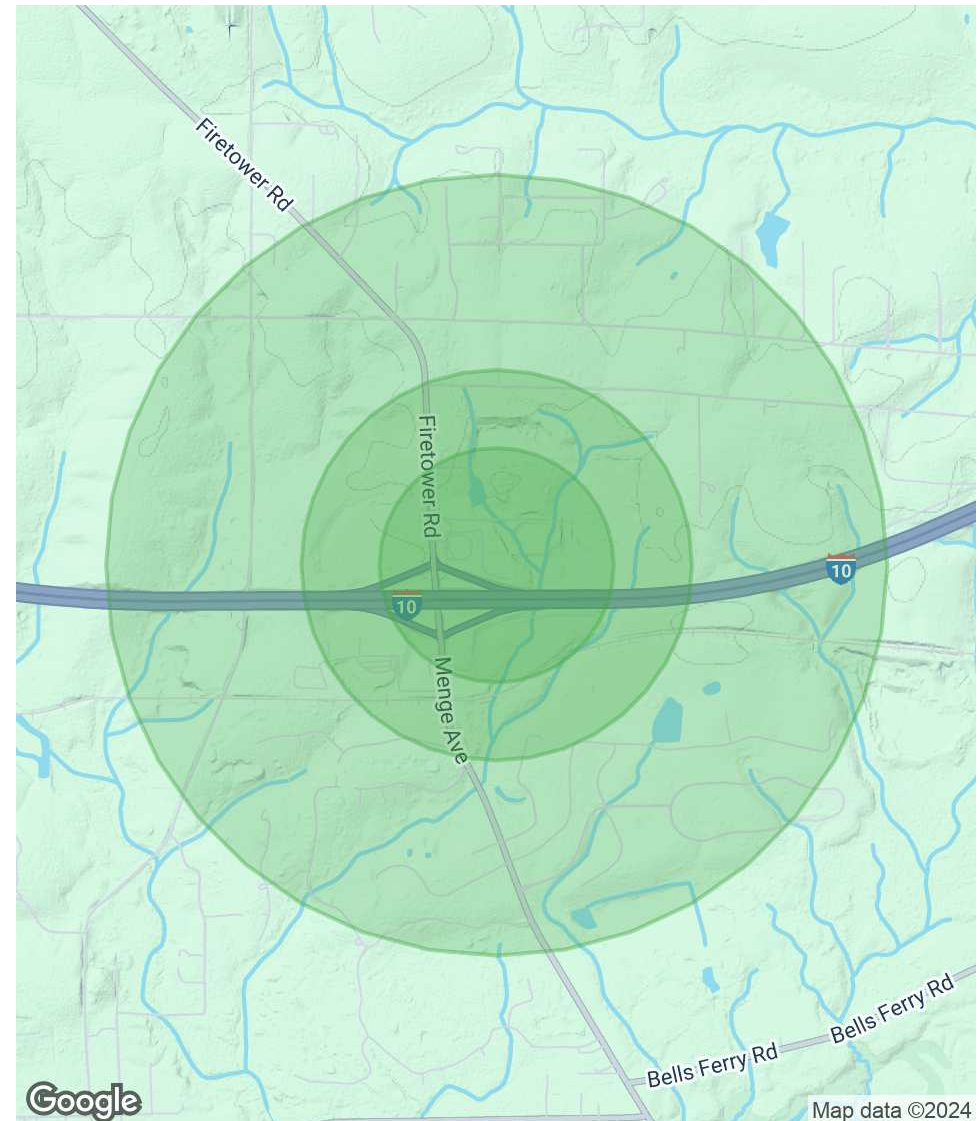
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15	133	952
Average Age	43	42	42
Average Age (Male)	43	42	42
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	50	357
# of Persons per HH	2.5	2.7	2.7
Average HH Income	$67,688	$78,808	$79,263
Average House Value	$179,259	$223,053	$233,139

Demographics data derived from AlphaMap

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT

SOUTHEAST COMMERCIAL REAL ESTATE