



EXCEPTIONAL RETAIL SPACE POPP'S FERRY AND PASS RD

2404 Pass Road Biloxi, MS 39531

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PROPERTY DESCRIPTION

Southeast Commercial is excited to offer a prime leasing opportunity for this 1,758 square foot retail space, situated in the outparcel of The Shoppes of Popp's Ferry at the high-visibility corner of Pass Road and Popp's Ferry Road. This space, previously home to GameStop, benefits from strong exposure and heavy foot traffic. It's surrounded by popular retailers like Rouses Markets, Planet Fitness, Starbucks, McAlister's, Walgreens, Sonic, Burger King, Petco, and Smoothie King. Whether you're launching a new business or expanding an existing one, this location provides an outstanding opportunity to secure a visible and accessible spot in Biloxi.



PROPERTY HIGHLIGHTS

- Located at a Signalized Hard Corner
- High Traffic Location
- Ample Parking
- Surrounded by national retailers and Quick Serve Restaurants

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/YR (NNN)
Available SF:	1,758 SF
Building Size:	3,720 SF

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY





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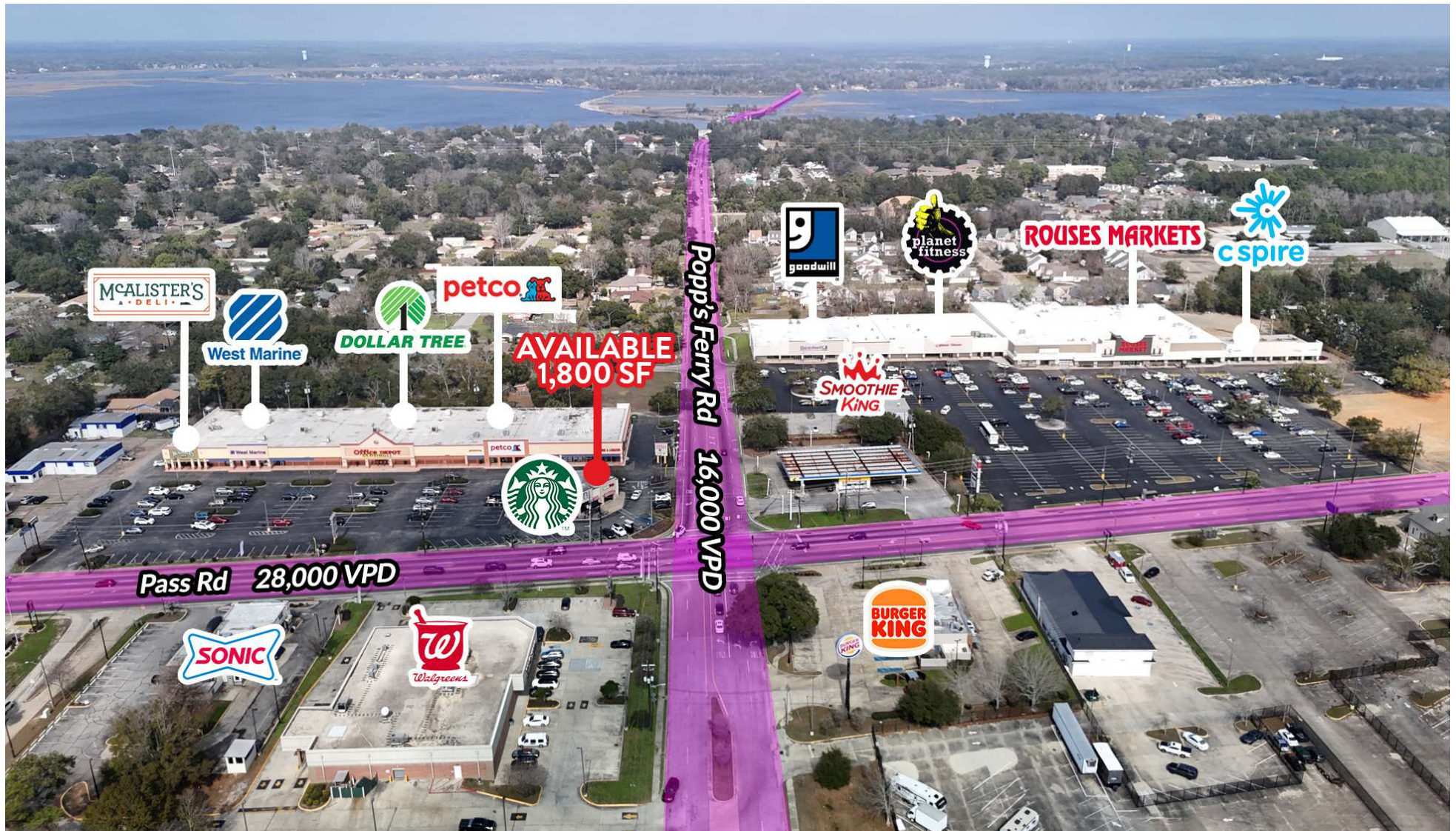
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RETAIL PROPERTY FOR LEASE

AERIAL



SOUTHEAST
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ADDITIONAL PHOTO

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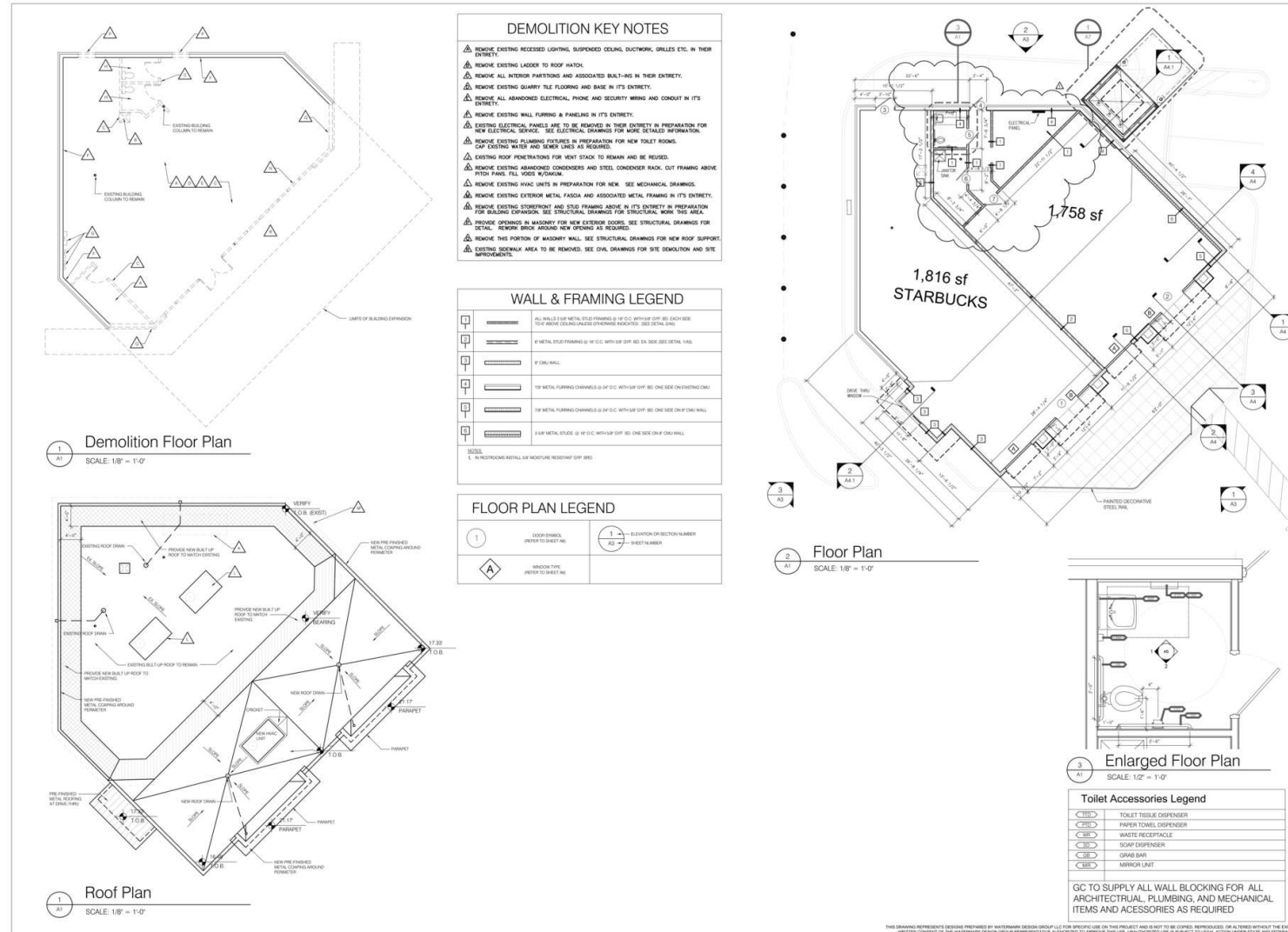
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Building Renovation and Expansion
The Shoppes at Biloxi
Pass Rd. & Popp's Ferry
Biloxi, Mississippi

PLAN NO.	08-0000
REV.	08
REVISION	10-10-2007
DATE	10-10-07

PROJECT NO.
A1
Demolition Plan
Floor Plan and Roof
Plan

RETAIL PROPERTY FOR LEASE

SITE PLAN

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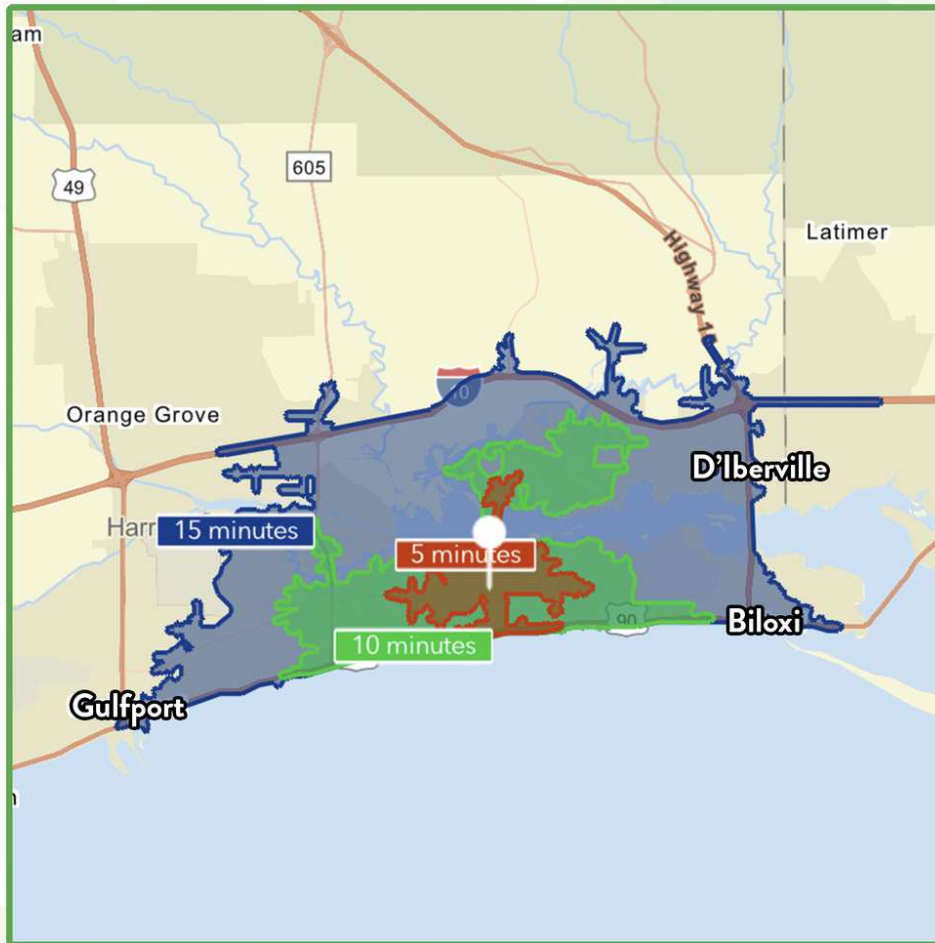
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\$84,563

Average Household Income
within 15 minutes of site.



38.8

Median Age
Within 15 minutes of site.



34,758

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	11,085	36,293	72,206
Average HH Income	\$83,801	\$83,491	\$84,563
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	11,081	36,710	73,474
Average HH Income	\$95,401	\$96,274	\$97,771

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



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