



BILOXI'S #1 RETAIL CENTER

2650 Beach Blvd, Biloxi, MS 39531

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to present space available in Edgewater Village Shopping Center. This center is adjacent to the Wal-Mart Super Center (2012) and Edgewater Mall (Dillard's, Belk, JC Penney, and Books-A-Million). It is in the heart of Biloxi's retail corridor. Edgewater Village is anchored by Hibbett Sports, Dollar Tree and America's Thrift Store. Please call the listing agent/office for a private tour.

HIGHLIGHTS

- Notable Tenants Include: Hibbett Sports, Dollar Tree and America's Thrift Store, Humana, CenterWell Senior Primary Care, and more.
- Adjacent to Wal-Mart Super Center (2012) & Edgewater Mall (Dillard's, Belk, JC Penney)

AVAILABLE SPACES

- **SUITE 29: 5,358 SF** - Contact Agent for Pricing
- **SUITE 30: 1,501 SF** - \$18/SF/NNN
- **SUITE 35: 2,021 SF** - \$18/SF/NNN
- **SUITE 42B: 1,449 SF** - \$18/SF/NNN
- **PAD:** Contact Agent for Pricing

RETAIL PROPERTY FOR LEASE/PAD FOR SALE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS



SOUTHEAST
COMMERCIAL
REAL ESTATE



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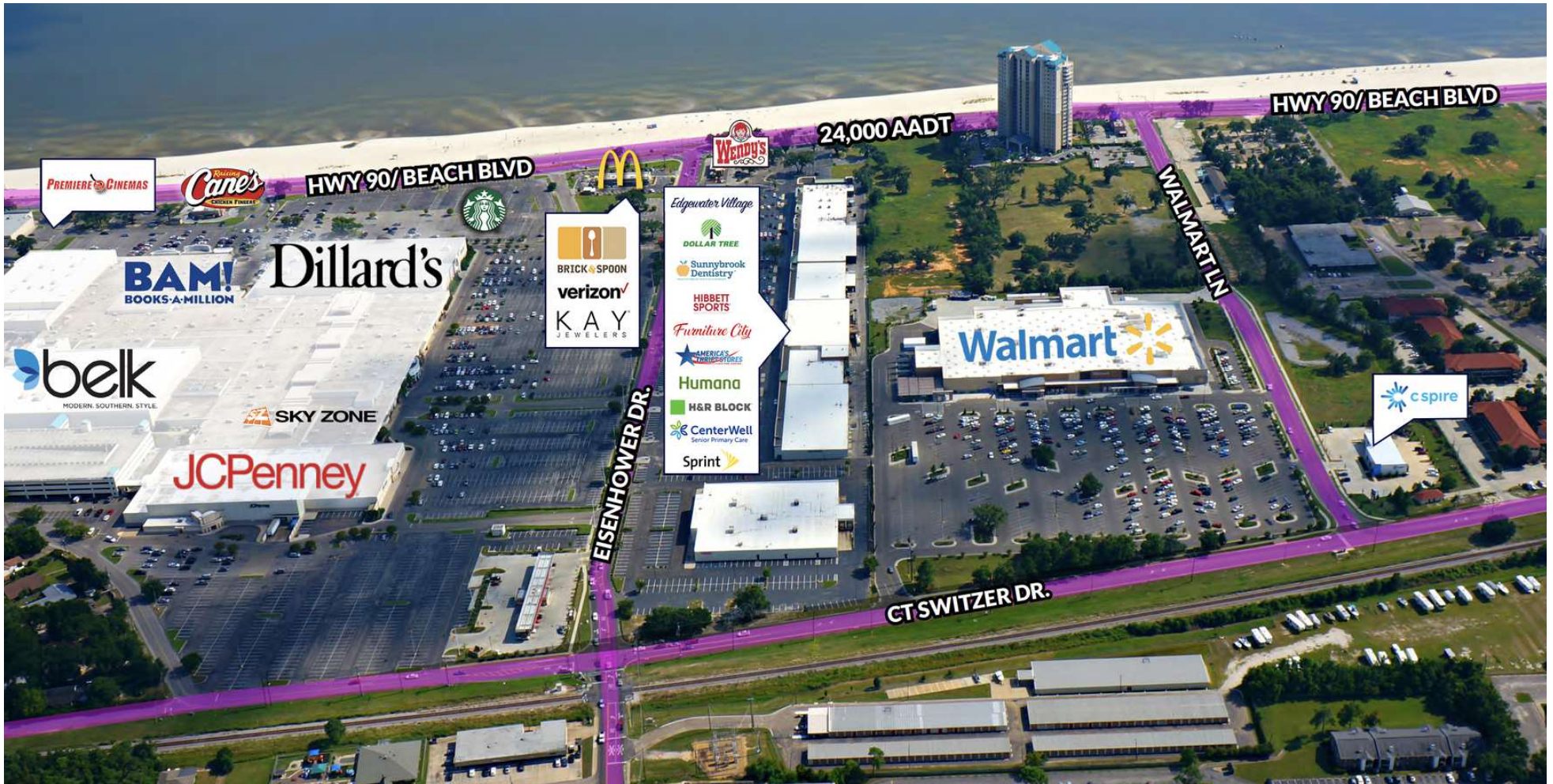
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AERIAL



SOUTHEAST
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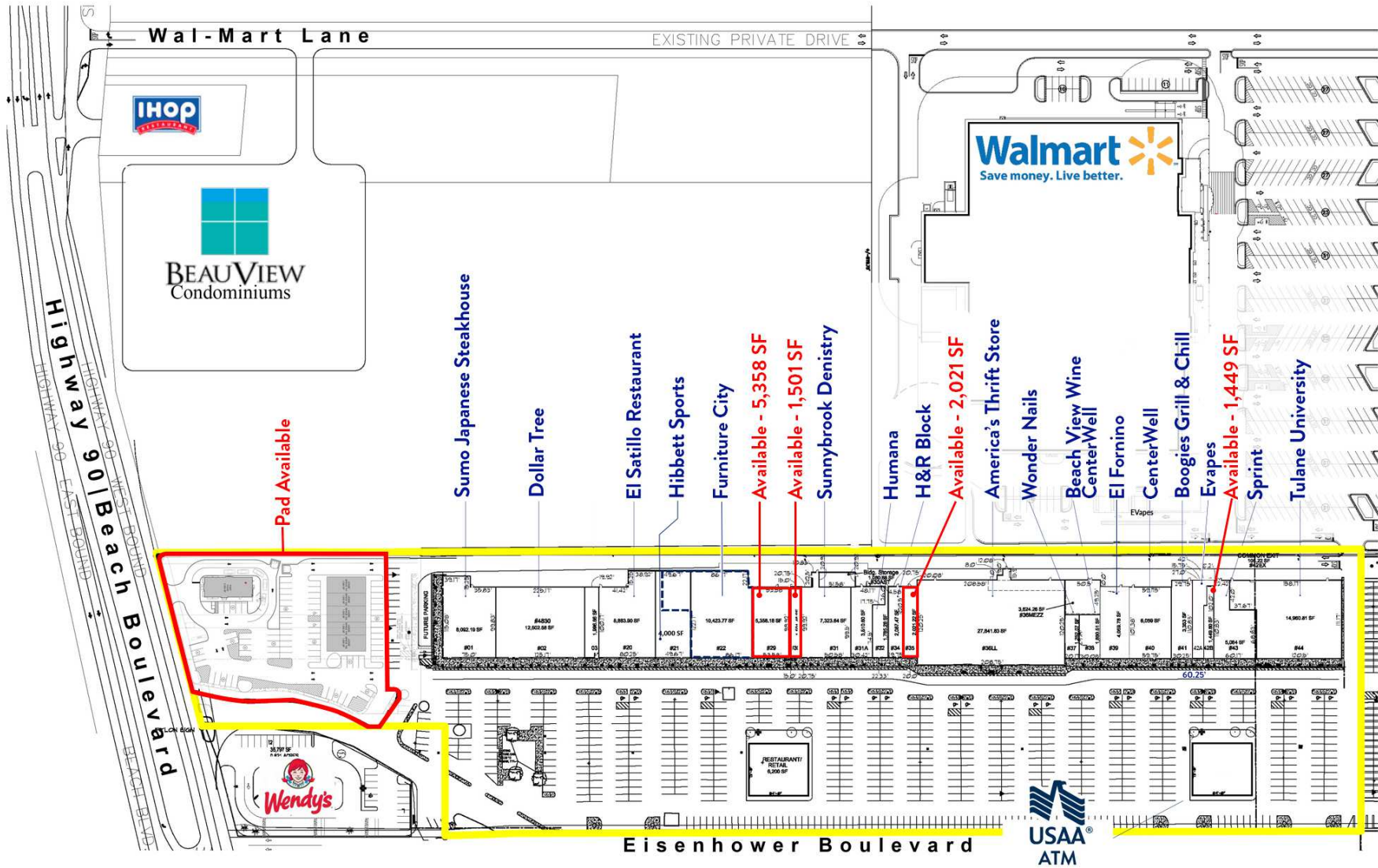
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SITE PLAN



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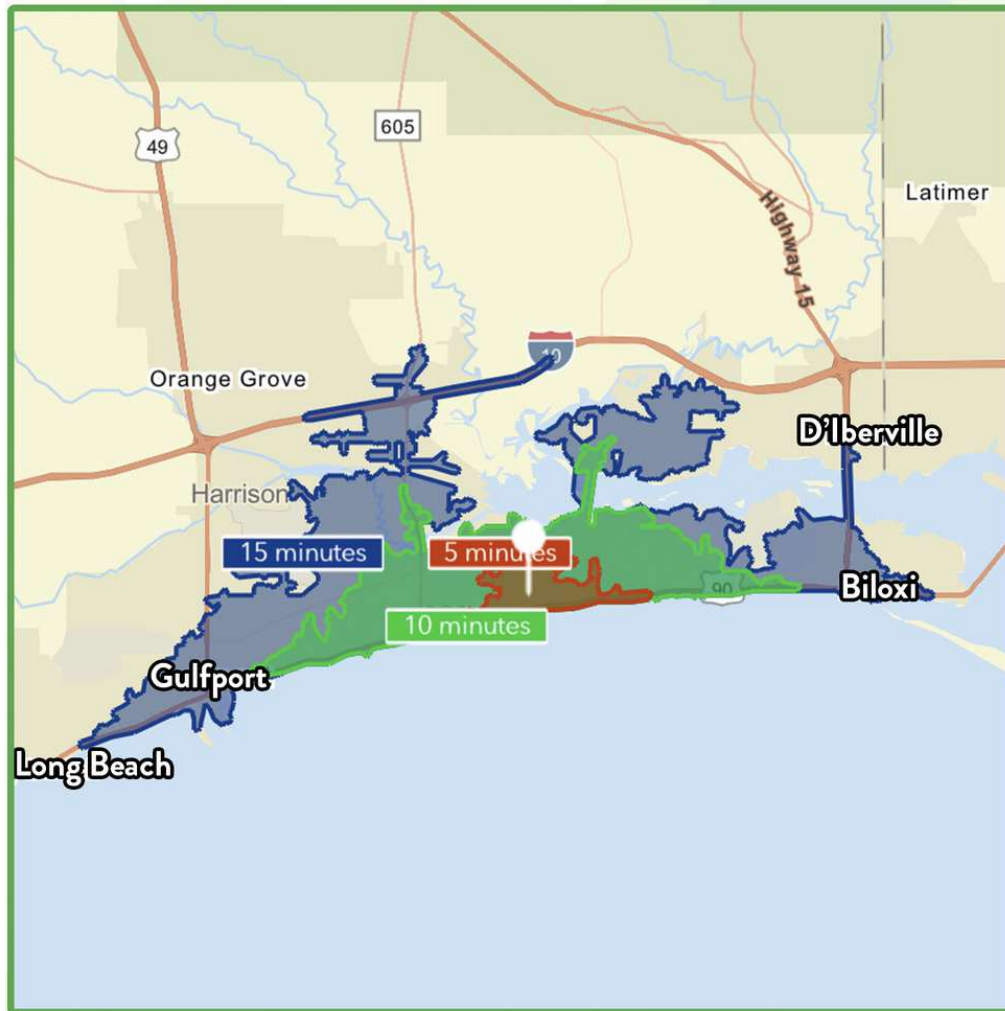
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\$81,806

Average Household Income within 15 minutes of site.



39.8

Median Age Within 15 minutes of site.



30,972

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	5,030	32,072	61,804
Average HH Income	\$64,990	\$77,912	\$81,806
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	5,058	32,484	62,583
Average HH Income	\$74,179	\$90,150	\$94,538

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**



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MAPS



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