



# MIXED USE MEDICAL OFFICE W/ 3 APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

**TIM CARLSON • PRINCIPAL**  
OFFICE: 228.276.2700  
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tcarlson@southeastcre.com

**MONTE LUFFEY • PRINCIPAL**  
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mluffey@southeastcre.com



## PROPERTY DESCRIPTION

Southeast Commercial Real Estate is please to offer this mixed use medical office/multifamily property in West Biloxi, in close proximity to Edgewater Mall, Mississippi Gulf Coast Junior College, and Biloxi Beachfront.

First floor medical office space is under full renovation with new paint, flooring, and HVAC, with the 2nd floor having three apartments with long term tenants. Perfect opportunity for owner/user.

Square Footage breakdown:

#201 (2bed-2bath) 1,297 SF

#202 (2bed-2bath) 1,502 SF

#203 (2bed-2bath) 1,297

## PROPERTY HIGHLIGHTS

- First Floor Office Renovation Nearing Completion

## OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$18.00 NNN
Lot Size:	0.593 Acres
Building Size:	8,190 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	1,292	3,984
Total Population	1,218	2,847	8,357
Average HH Income	\$82,916	\$85,678	\$80,951

## MIXED USE - MEDICAL OFFICE/MULTI-FAMILY BUILDING FOR SALE

### PROPERTY SUMMARY







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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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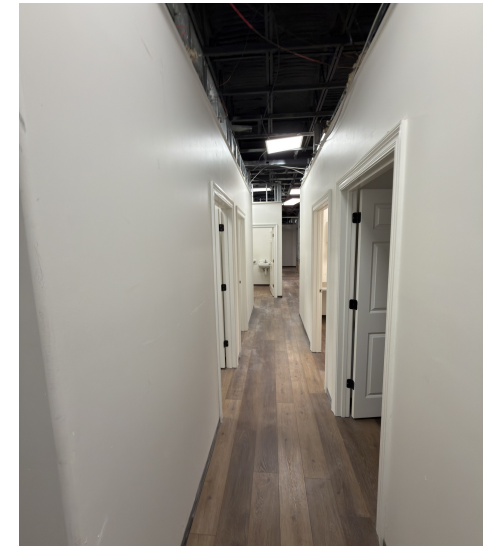
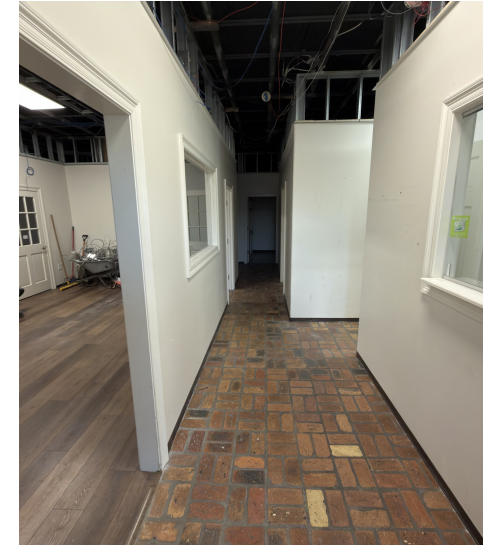
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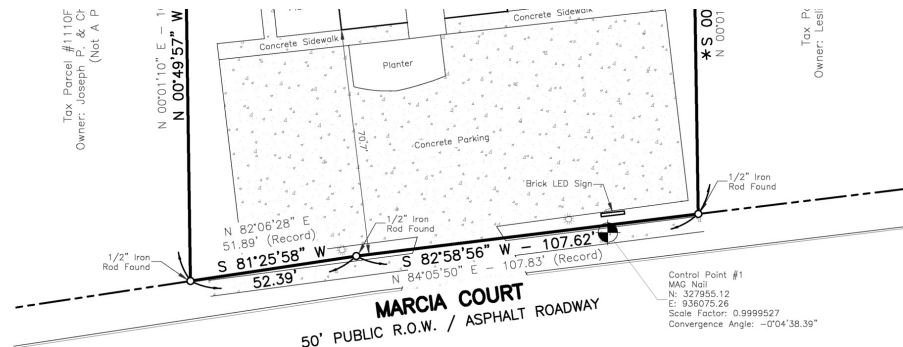
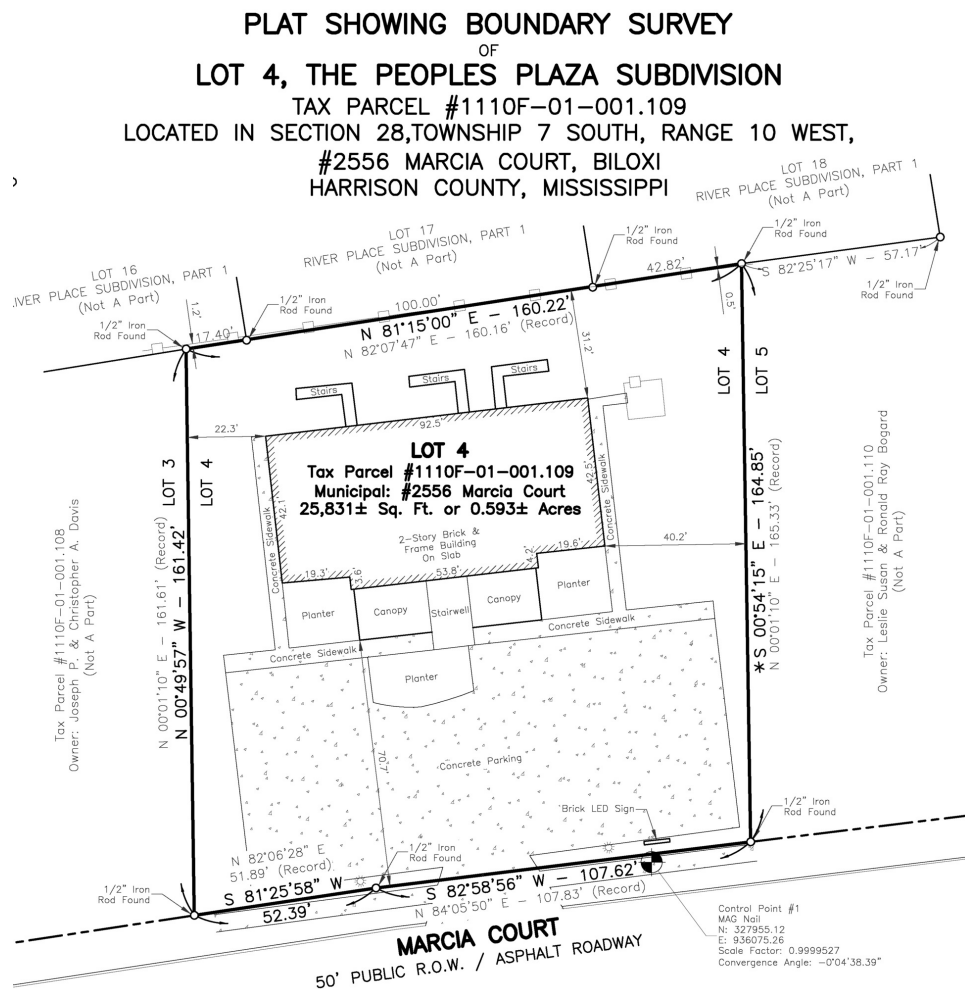


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#### REFERENCE MAPS:

A) Official plat of THE PEOPLES PLAZA SUBDIVISION by Lawrence C. Rumsey, dated December 3, 1999 (Plat Book 16, Page 15).

#### REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on January 15, 2024  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

#### FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "X" Area(s) of per FEMA Map Community Panel Number 28047C0288G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

#### NOTES:

- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

#### CERTIFICATION:

This is to certify to **INTEGRATED MEDICAL AND WELLNESS CLINIC OF MISSISSIPPI, LLC - VELOCITY COMMERCIAL CAPITAL, LLC** that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "B" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vace, Jr., PS,

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SCALE: 1" = 30'  
SCALE IN FEET



#### LEGEND

- FOUND PROPERTY MARKER (AS NOTED) ○  
EXISTING WOOD FENCE LINE □  
EXISTING PARKING LOT LIGHT ⚙

**CASSADY-ACADIA**  
LAND SURVEYING, L.L.C. Since 1947  
Louisiana • Mississippi • Texas • Alabama  
1714 22nd Avenue, Gulfport, Mississippi 39501  
Phone • (228)898-7155 Fax • (228)898-8405  
Email • Surveyse@Cassady-Acadia.com

FIELD WORK COMPLETED ON: JANUARY 17, 2024

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SURVEY



**SOUTHEAST  
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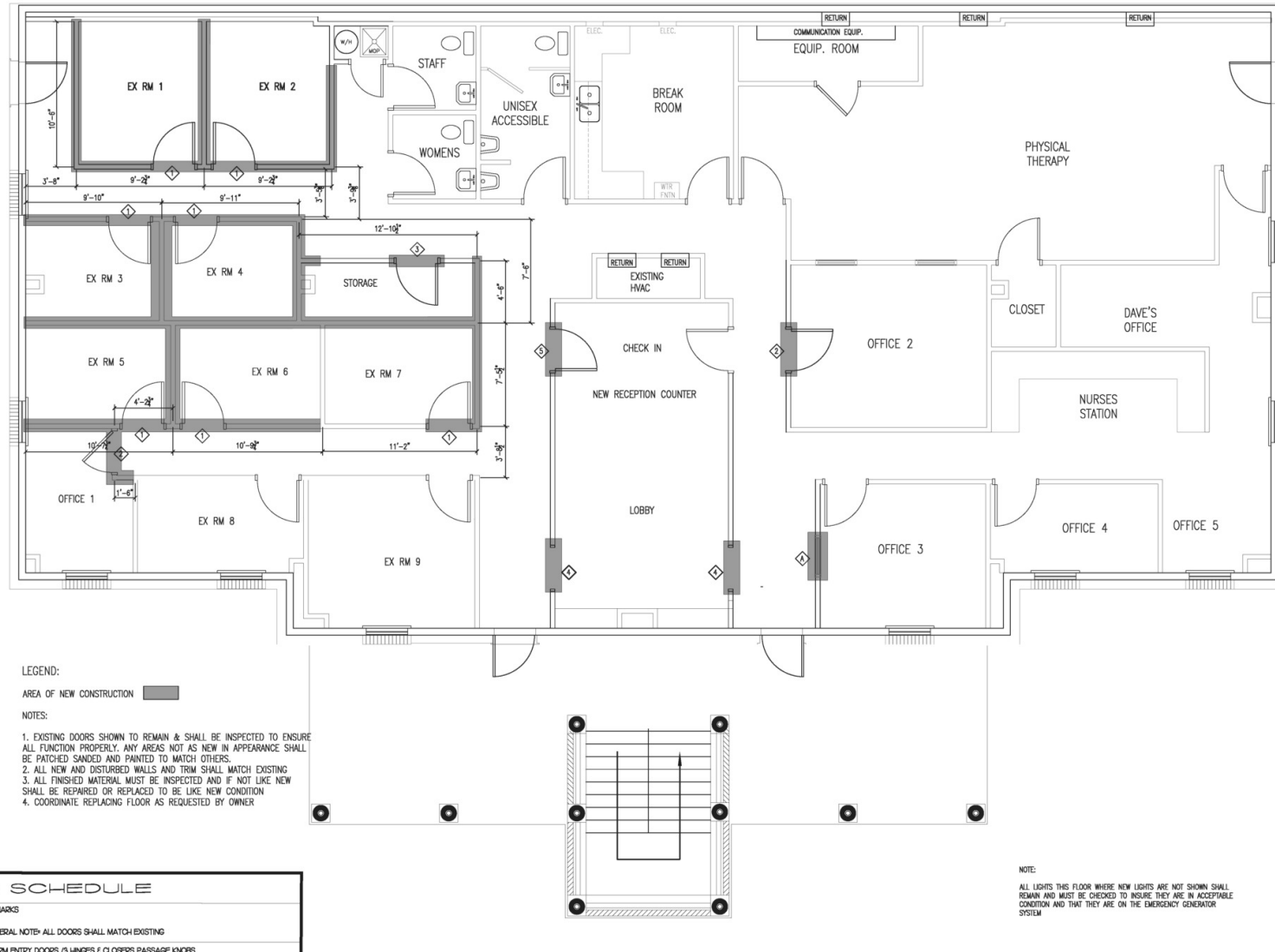
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1ST FLOOR PLANS







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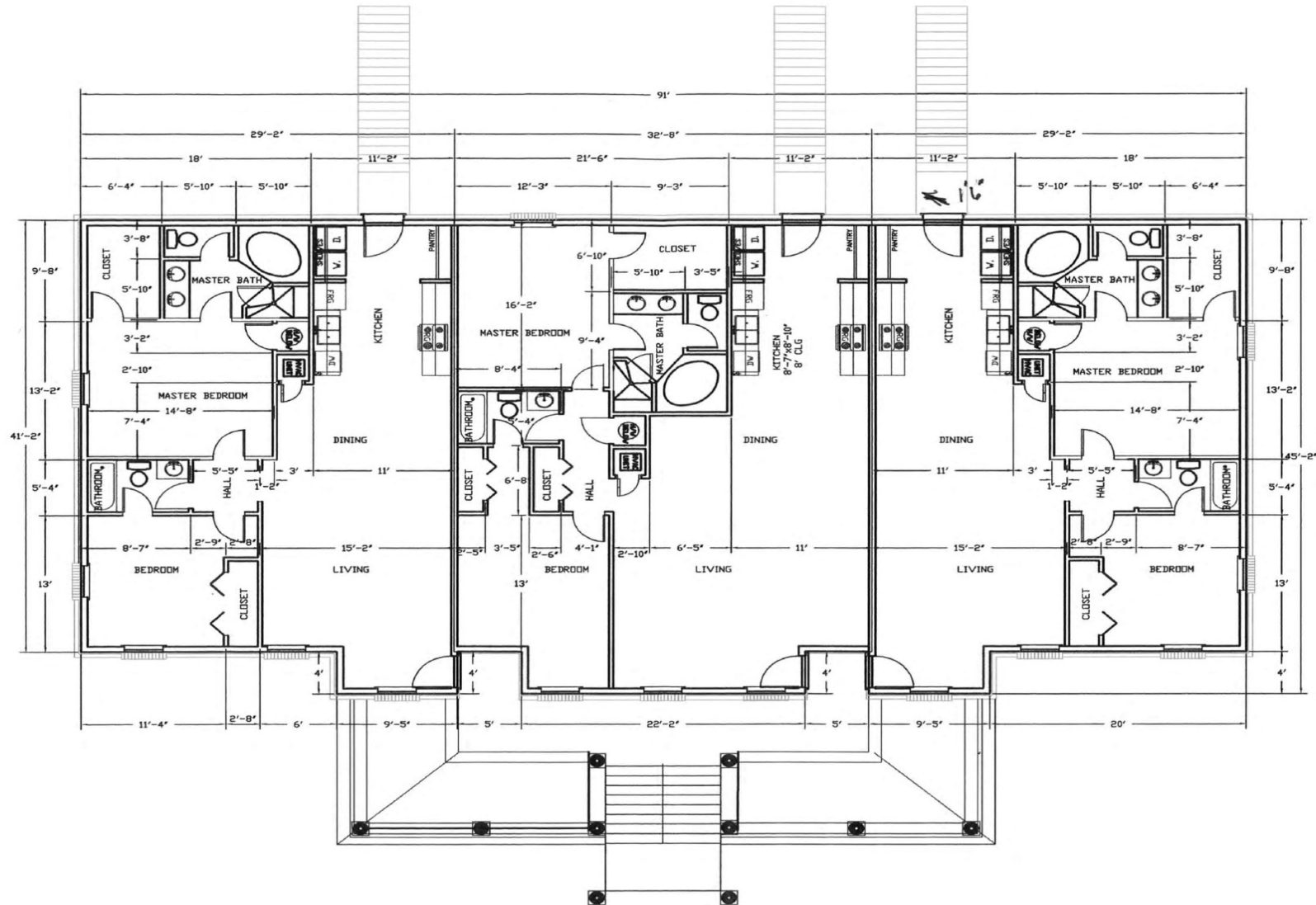
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## 2ND FLOOR PLANS







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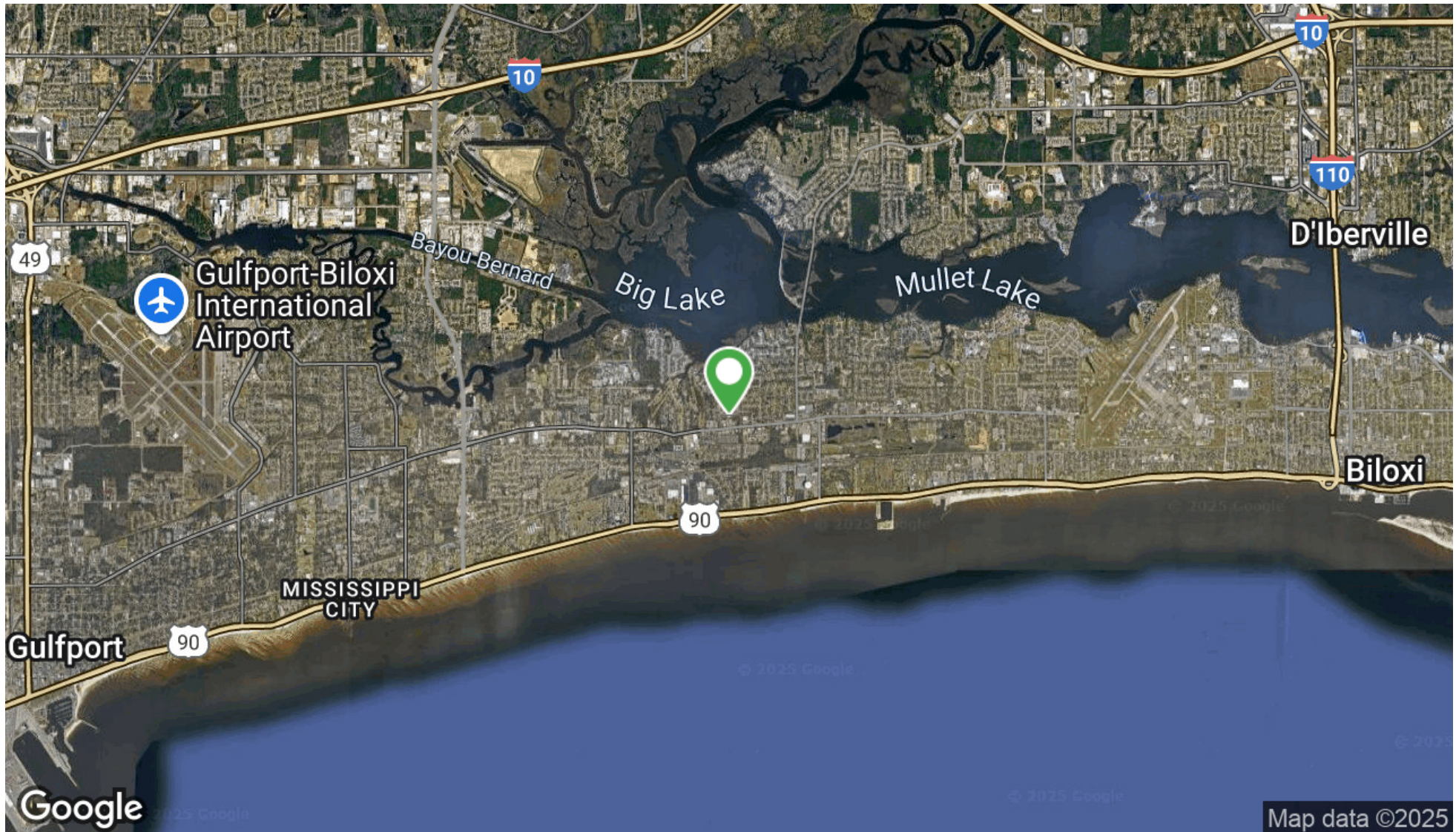
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AERIAL MAP

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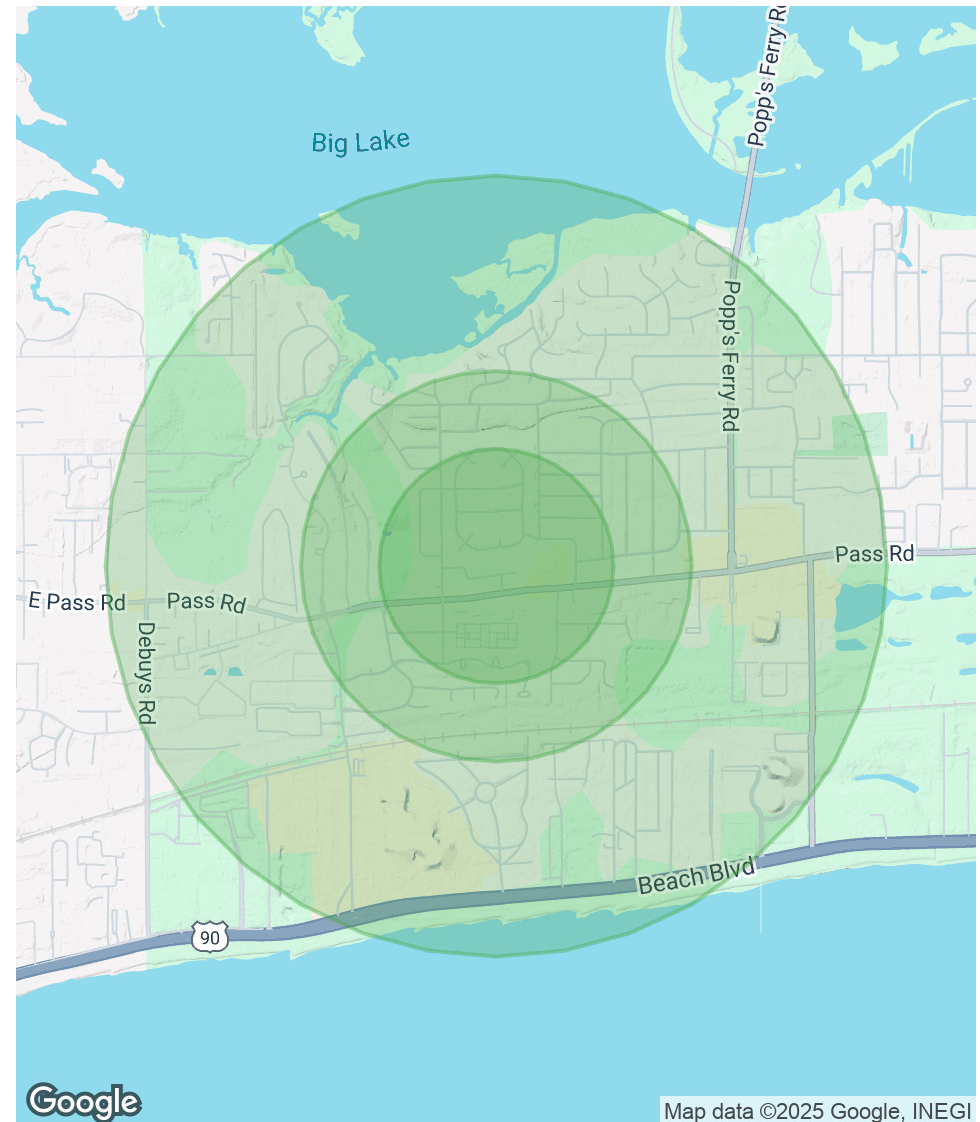
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,218	2,847	8,357
Average Age	42	42	42
Average Age (Male)	42	41	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	1,292	3,984
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$82,916	\$85,678	\$80,951
Average House Value	\$296,950	\$307,069	\$296,412

Demographics data derived from AlphaMap



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## DEMOGRAPHICS MAP & REPORT

