



BEACHSIDE RESTAURANT OPPORTUNITY BILOXI, MS

1775 Beach Blvd, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

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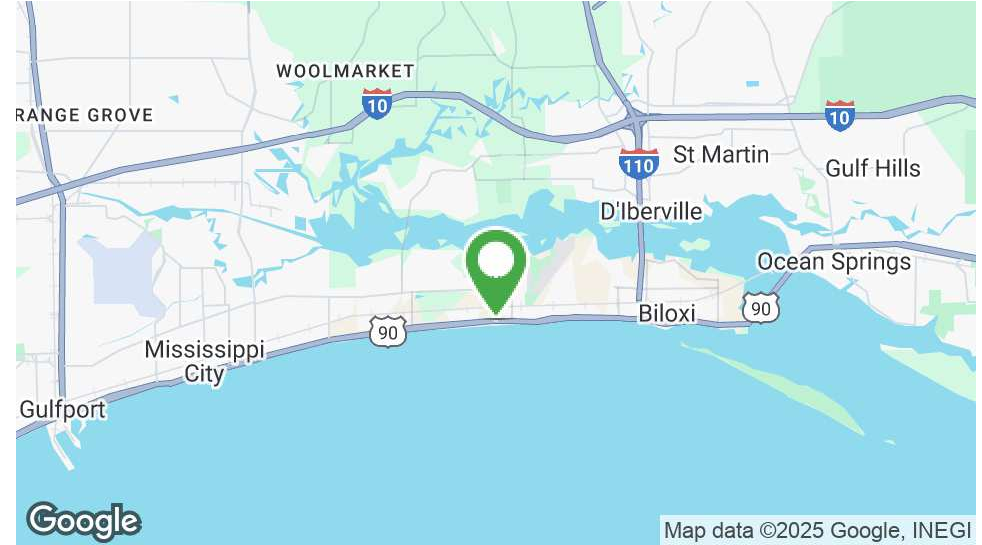
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PROPERTY DESCRIPTION

Southeast Commercial Real Estate is pleased to offer FOR LEASE OR SALE this turn-key restaurant located literally on Biloxi Beach at 1775 Beach Blvd. which boasts direct Beach Access and Unrestricted views of the Gulf of Mexico...A Rarity on the Mississippi Gulf Coast. The subject is an existing retail restaurant containing 8,263 square feet of gross leasable area in excellent condition, which is currently being operated as Lucy's Retired Surfers Bar & Restaurant. The improvements were constructed in 2016 on a 1.29 acre site. A recent addition includes an elevator for easy access the 2nd and 3rd floor area. This turn-key opportunity includes all Fixtures, Furniture, and Equipment.

OFFERING SUMMARY

New Price:	\$ 3,199,000
Lease Rate:	\$20/SF/YR (NNN)
Building Size:	8,263 SF
Lot Size:	1.29 Acres
Zoning:	WF Waterfront

RETAIL PROPERTY FOR LEASE / SALE

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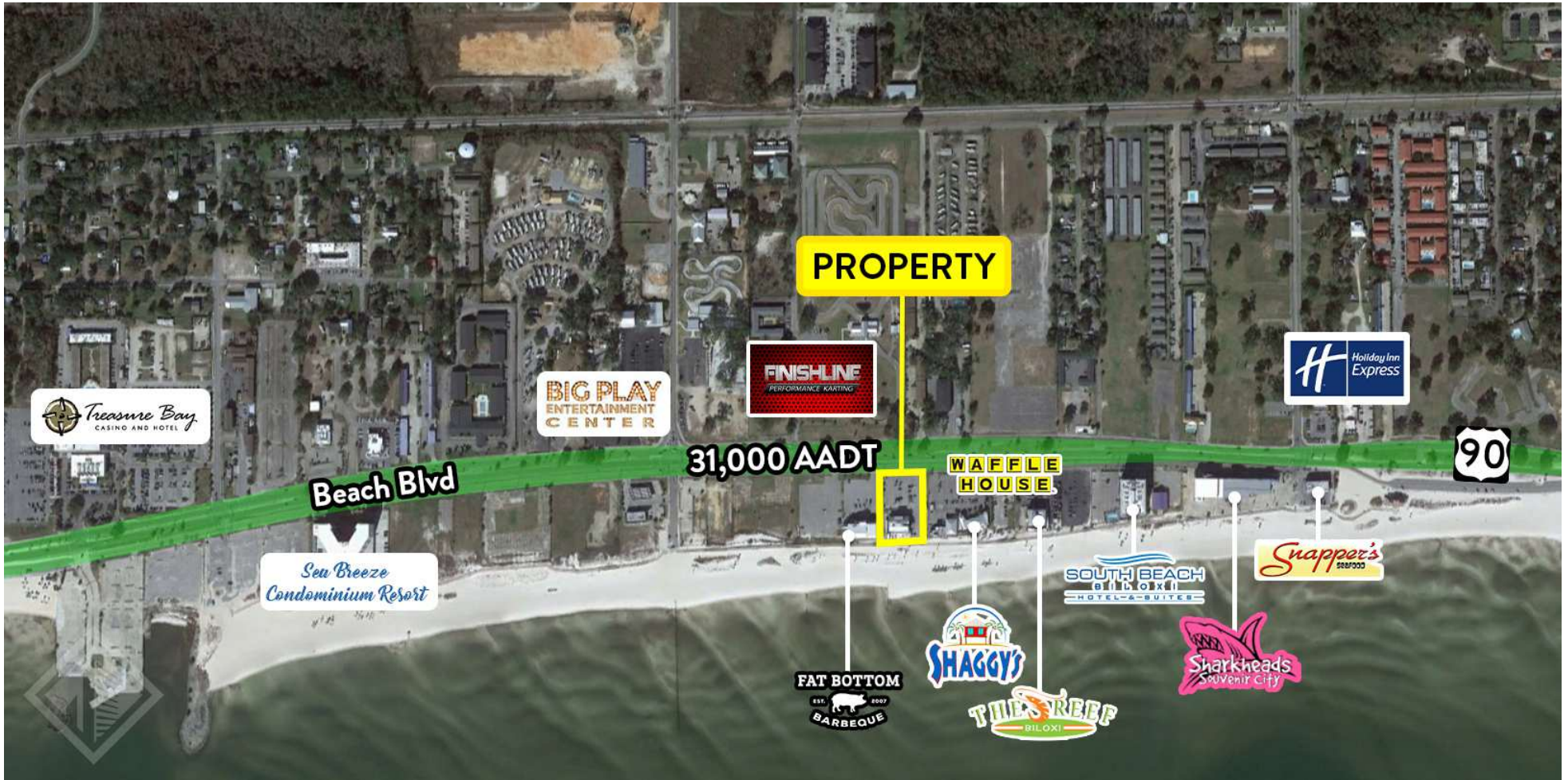
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AERIAL



SOUTHEAST COMMERCIAL REAL ESTATE



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AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

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





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ADDITIONAL PHOTOS





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ADDITIONAL PHOTOS

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



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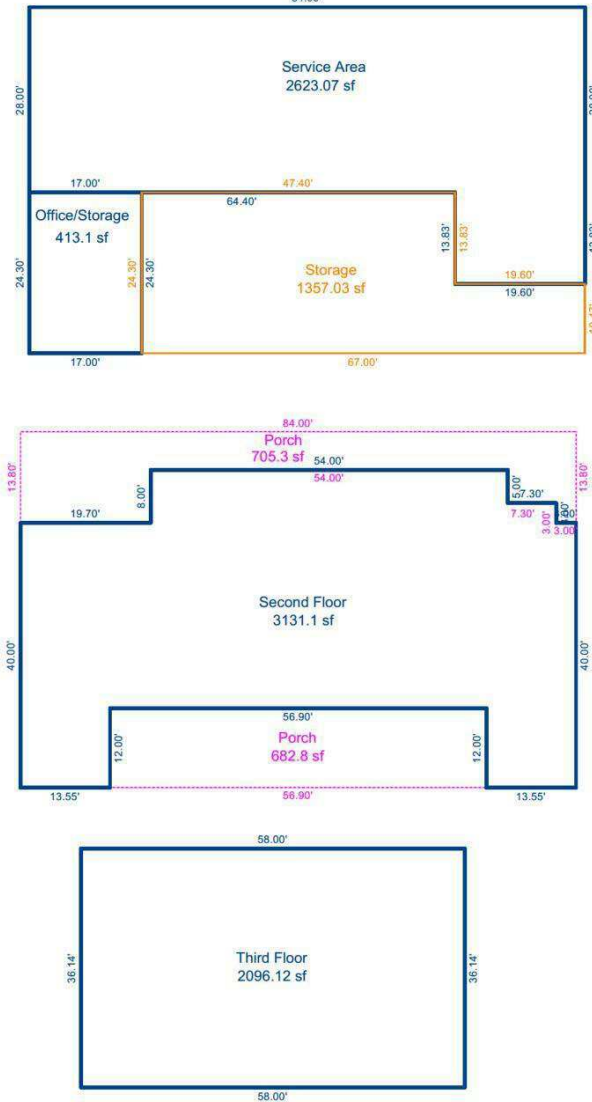
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Sketch by Apex Sket



RETAIL PROPERTY FOR LEASE / SALE

FLOOR PLANNING/ZONING





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\$75,236

Average Household Income within 15 minutes of site.



37.8

Median Age

Within 15 minutes of site.



36,826

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	7,297	32,802	76,448
Average HH Income	\$62,070	\$73,452	\$75,236
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	7,132	32,318	76,417
Average HH Income	\$68,606	\$80,025	\$83,520

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE / SALE

AREA DEMOGRAPHICS



SOUTHEAST COMMERCIAL REAL ESTATE