



# 42,000 SF RETAIL WAREHOUSE BLDG

9120 US 49, Gulfport, MS 39503



## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this +/-42,236 SF retail building, FOR SALE or LEASE, located on Highway 49 in Gulfport, MS. The building is comprised of mostly open retail space with storage space in the rear, all of which is heated and cooled. Building improvements include a metal roof that was replaced in 2022, three (out of the ten) AC units are new, and new LED lighting. There are four (+1 handicapped) changing rooms, four bathrooms, a break room and a small office area in the front. There is a +/- 385 sf dock canopy in the rear, a dock height loading area with two truck wells, and +/-265' of 6' height chain link fencing storage area. The parking lot is asphalt paving with 164 (+4 handicapped) marked parking spaces.

## PROPERTY HIGHLIGHTS

- High Traffic Location
- Highway 49 Road Frontage
- Surrounded by Dozens of Retailers and Restaurants

## RETAIL PROPERTY FOR SALE OR LEASE

### PROPERTY SUMMARY

MONTE LUFFEY • PRINCIPAL    TIM CARLSON • PRINCIPAL  
OFFICE: 228.276.2700    OFFICE: 228.276.2700  
MOBILE: 228.547.1953    MOBILE: 228.547.0707  
mluffey@southeastcre.com    tcarlson@southeastcre.com



## OFFERING SUMMARY

Sale Price:	\$1,925,000
Lease Rate:	\$6.35 SF/YR (NNN)
Building Size:	42,236 SF
Lot Size:	4.27 Acres



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AIRPORT PREMIUM  
OUTLETS  
COACH  
POLO  
RALPH LAUREN  
BANANA REPUBLIC

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RETAIL PROPERTY FOR SALE OR LEASE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



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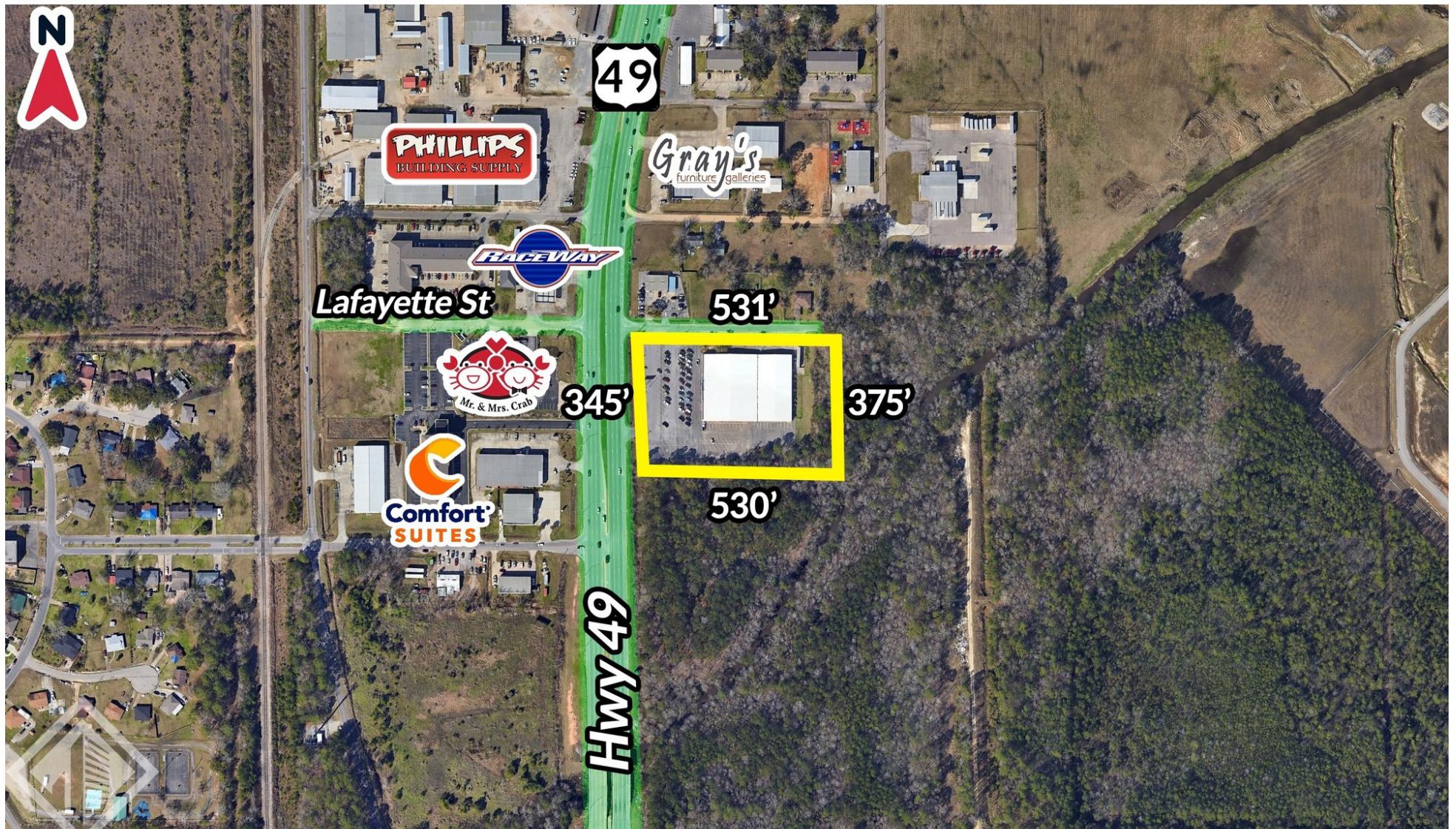
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SPORT PREMIUM  
OUTLETS  
COACH  
POLO  
Ralph Lauren  
BANANA REPUBLIC

McALISTER'S  
HOME DEPOT  
McDonald's  
49  
Walmart  
Arby's  
Shrimp  
Washin...

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