



18010 Pineville Road, Long Beach, MS 39560

FREESTANDING NATIONAL RETAIL BUILDING

RENASANT BANK

fastpace health

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial is proud to present an exceptional FOR LEASE opportunity in the heart of Long Beach, MS. Positioned at one of the city's busiest and most highly trafficked intersections, this property offers outstanding visibility, access, and daily exposure, making it an ideal location for a wide range of retail or service users.

Surrounded by a strong mix of national and regional retailers—including Walgreens, The First Bank, Sonic Drive-In, Dollar Tree, Crunch Fitness, and Hancock Whitney Bank—the site benefits from consistent consumer traffic and a well-established commercial corridor.

The property features approximately 6,783 square feet situated on 0.77 acres, providing ample parking and flexibility for various retail layouts. Zoned C-2, it supports a broad range of commercial uses, making it a versatile option for tenants looking to establish or expand their presence in a growing market.

PROPERTY HIGHLIGHTS

- Adjacent Walgreens
- Pylon Sign
- Drive-Thru Potential
- Heart of Long Beach Retail Corridor

OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$12.00/SF/YR (NNN) |
| Available SF: | 6,783 SF |
| Lot Size: | .77 Acres |
| Zoning: | C-2 |

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



SOUTHEAST COMMERCIAL REAL ESTATE





18010 Pineville Road, Long Beach, MS 39560
**FREESTANDING NATIONAL
RETAIL BUILDING**

RENASANT BANK

fastpace health

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com



RETAIL PROPERTY FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





18010 Pineville Road, Long Beach, MS 39560

FREESTANDING NATIONAL RETAIL BUILDING

RENASANT
BANK

fastpace health

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com



RETAIL PROPERTY FOR LEASE

NEARBY RETAILERS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





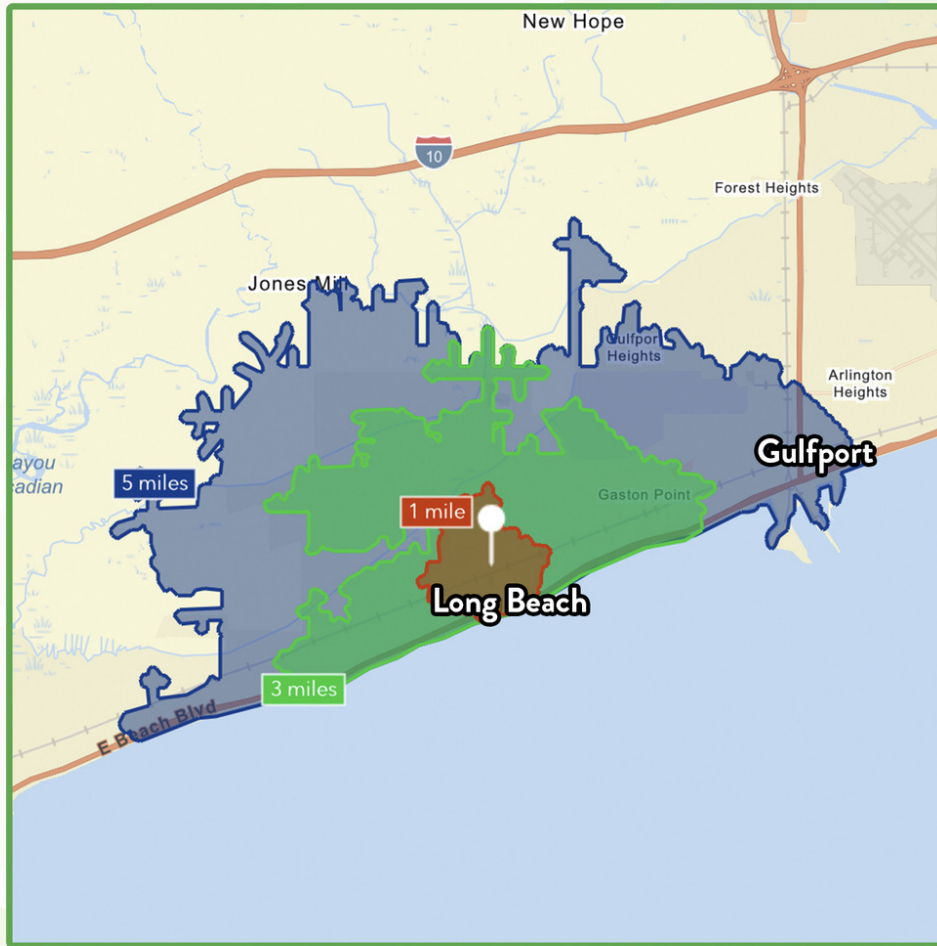
18010 Pineville Road, Long Beach, MS 39560

FREESTANDING NATIONAL RETAIL BUILDING



TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com



\$81,340

Average Household Income within 5 miles of site.



39.6

Median Age Within 5 miles of site.



14,120

Number of housing units within 5 miles of site.

| 2025 Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 2,906 | 17,866 | 30,845 |
| Average HH Income | \$74,946 | \$86,604 | \$81,340 |
| 2030 Projections | 1 Mile | 3 Miles | 5 Miles |
| Population | 2,916 | 18,333 | 31,423 |
| Average HH Income | \$85,469 | \$96,082 | \$90,227 |

Travel Time to Site

- 1 Mile
- 3 Miles
- 5 Miles

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



SOUTHEAST COMMERCIAL
REAL ESTATE