



ONLY 1 SPACE REMAINING! SHOPPES AT NORD DU LIEU

921 Cedar Lake Rd, Biloxi, MS 39532

TIM CARLSON • PRINCIPAL
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PROPERTY DESCRIPTION

SOUTHEAST COMMERCIAL is pleased to offer one space available at the conveniently located Shoppes at Nord du Lieu at the intersection of Popp's Ferry Road and Cedar Lake Road. The space consists of 3,500 SF, formerly a fitness center. Nord du Lieu offers great access to the rapidly growing residential, medical, and office market of North Biloxi, and is home to popular Pop's Pizzeria and Subway. This location also offers ease of access from Interstate 10, and sits at an intersection that offers access to both the Biloxi and D'Iberville, MS markets. Nearby Retailers & Businesses Include: Walmart Neighborhood Market (2016), Home Depot, Cedar Lake Medical Center, Applebees, Taco Bell, Slim Chickens, Harley Davidson, Trustmark Bank, and Hancock Bank.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/YR (NNN)
Available SF:	3,500 SF
Gross Building Size:	76,179 SF

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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RETAIL PROPERTY FOR LEASE

AERIAL



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ADDITIONAL PHOTOS

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



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RETAIL PROPERTY FOR LEASE

AVAILABLE UNIT



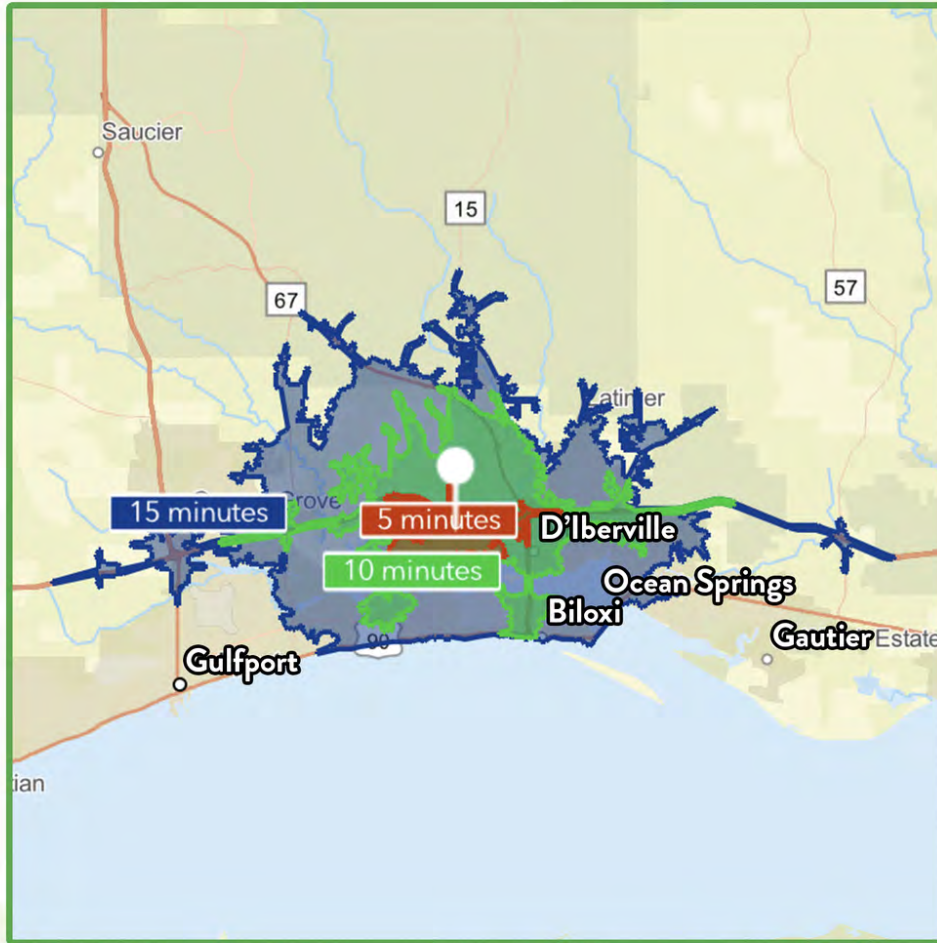


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\$85,673

Average Household Income
within 15 minutes of site.



37.9

Median Age
Within 15 minutes of site.



47,869

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	12,733	41,708	107,608
Average HH Income	\$92,754	\$87,314	\$85,673
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,304	42,830	110,427
Average HH Income	\$107,658	\$101,205	\$99,296

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



**SOUTHEAST
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