



# INCOME PRODUCING RETAIL DOWNTOWN BILOXI

871 Howard Ave, Biloxi, MS 39530

TIM CARLSON • PRINCIPAL

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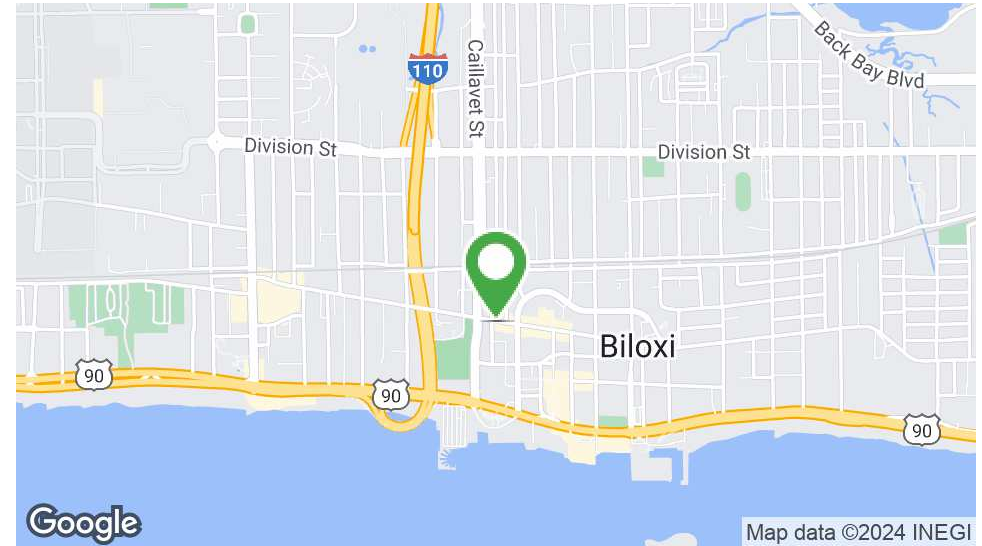
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## PROPERTY DESCRIPTION

Southeast Commercial is thrilled to present a prime investment opportunity in downtown Biloxi! This exceptional property features four retail stores, offering a substantial 8% cap rate, making it an ideal choice for investors seeking lucrative returns. Spanning 5,360 square feet, this versatile property is perfectly situated just minutes on foot from exciting new projects such as The Toasted Yolk Cafe, The Bella, and other popular attractions like the MGM Park and Biloxi's renowned casinos. Whether you're looking to expand your investment portfolio or establish a new business in a bustling, high-traffic area, this property delivers unmatched potential. Don't miss your chance to capitalize on this rare find in one of Biloxi's most sought-after locations. Act quickly—properties like this don't last long!

## OFFERING SUMMARY

Sale Price:	\$745,000
Lot Size:	7,620 SF
Building Size:	5,360 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	520	2,273
Total Population	237	1,254	5,456
Average HH Income	\$53,793	\$67,666	\$58,176

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS

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



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



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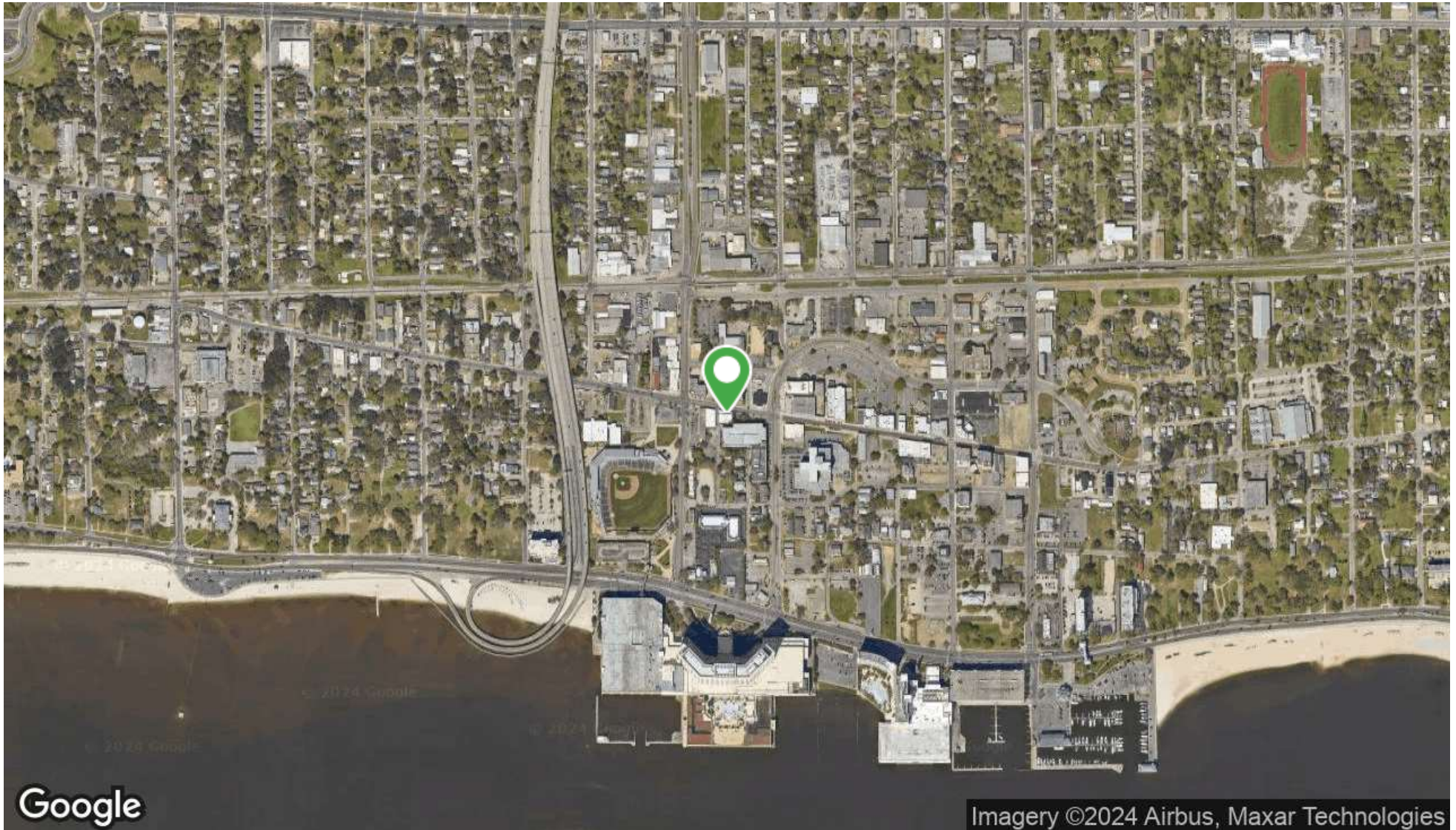
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RETAIL PROPERTY FOR SALE

AERIAL MAP

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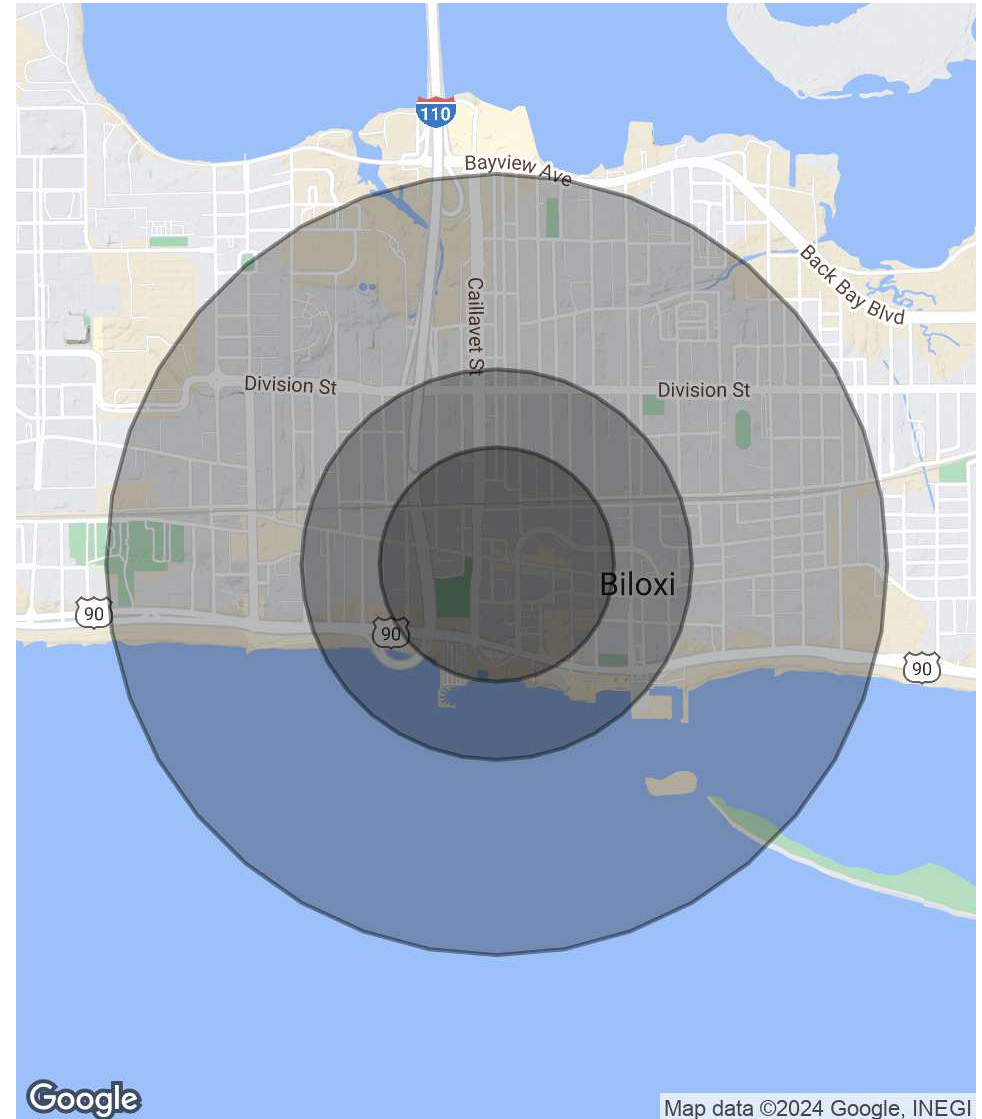
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	237	1,254	5,456
Average Age	45	43	41
Average Age (Male)	45	42	40
Average Age (Female)	46	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	520	2,273
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$53,793	\$67,666	\$58,176
Average House Value	\$204,753	\$216,445	\$190,787

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

