CHICOT CROSSING
3445 - 3517 Denny Avenue
Pascagoula, Mississippi 39581
LEASING INFORMATION
Commercial Property 1
Melissa Trolinger
334-300-0564
mtrolinger@cproperty1.com
APRIL 1, 2024

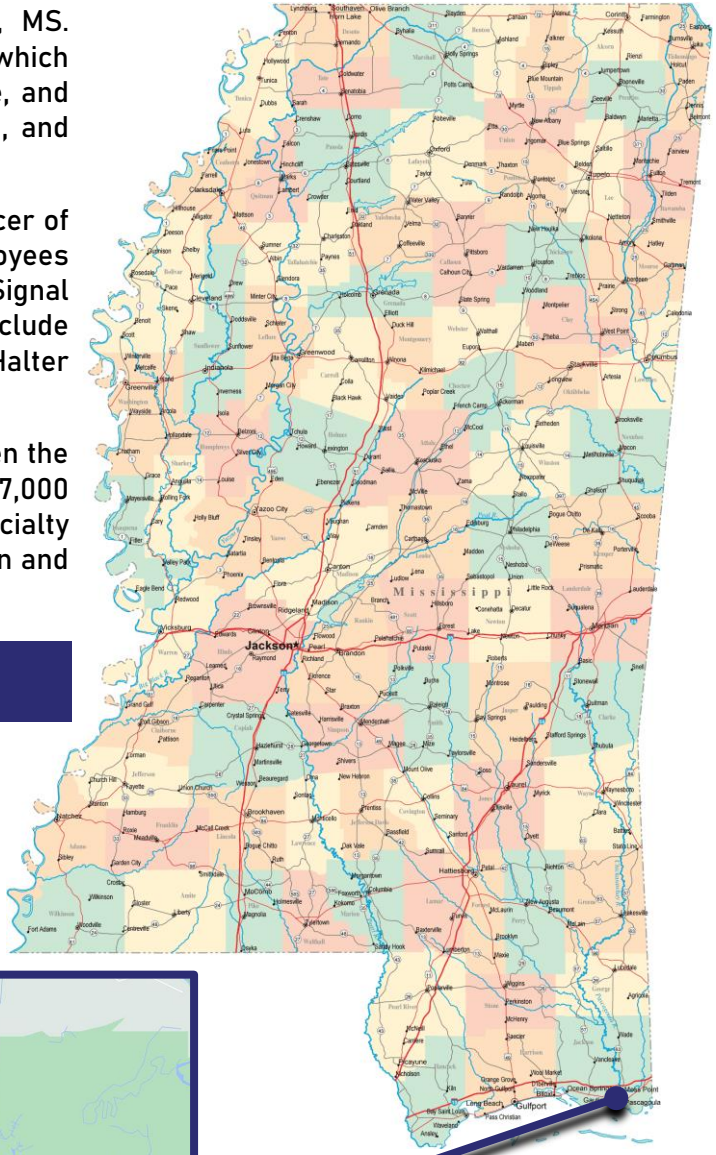
Pascagoula is a major industrial city located along the Gulf of Mexico in Jackson County, MS. Pascagoula is currently home to 22,000 residents and is the county seat of Jackson County, which boasts a population of 141,425. Pascagoula is conveniently located thirty minutes west of Mobile, and two hours east of New Orleans. Pascagoula offers small town charm, world class recreation, and abundant economic opportunities within an easy drive of major metropolitan communities.

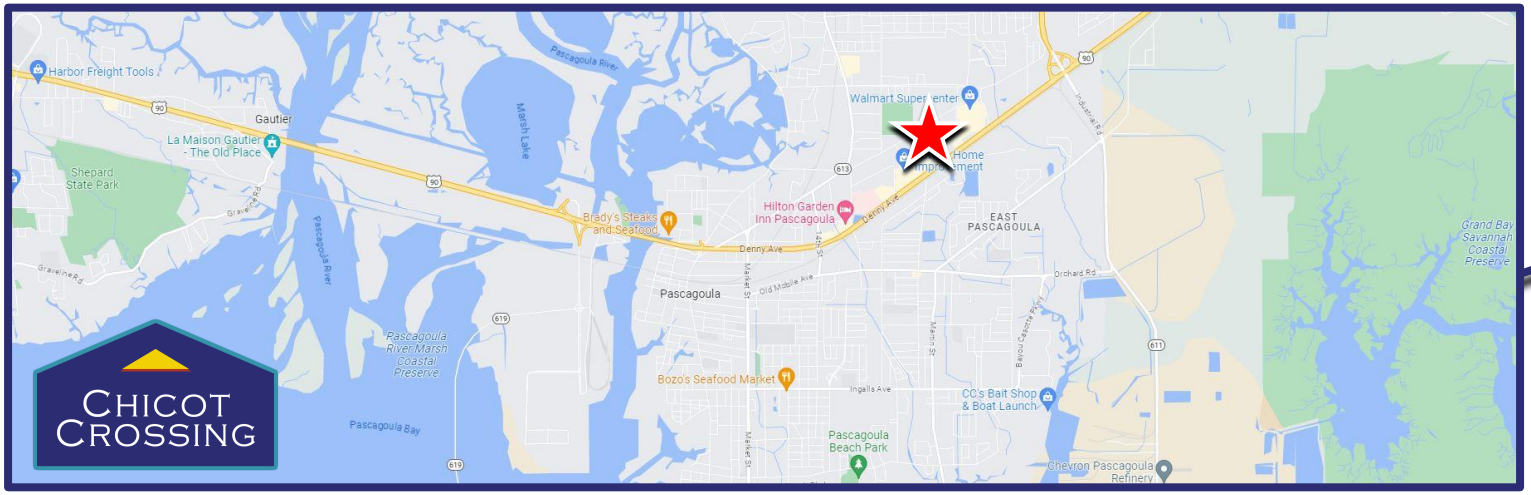
Pascagoula is home to the state's largest employer, Ingalls Shipbuilding, which is a leading producer of ships for the United States Navy, and the largest private employer in Mississippi with 12,100 employees on site. Other major industries include one of the largest Chevron refineries in the country; Signal International, an oil platform builder; and Mississippi Phosphates. Other Major Area Employers include Chevron Refinery (3,600 employees), Singing River Health System (2,300 employees), and VT Halter Marine (1,700 employees).

The Pascagoula-Gautier District (PGSD), located in the southeast corner of Mississippi and between the cities of Gulfport / Biloxi, MS and Mobile, AL, is a public school district that houses approximately 7,000 students in 19 elementary (K-4), academy (5-6), middle school (7-8), high school (9 - 12), and specialty school campuses that serve Pascagoula, MS. The PGSD, has a current school budget of $78 million and employs over 1,100 teachers, administrators, instructional and other support personnel.

2023 MARKET PROFILE

POPULATION	57,795	AHHI	$72,791
TOTAL HOUSEHOLDS	23,662	MEDIAN AGE	39.9
			(10 MILES)





PASCAGOULA, MISSISSIPPI

oldacre mcdonald

cp1 COMMERCIAL PROPERTY 1

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MARKET AERIAL

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CHICOT CROSSING
ALDI
T.J.maxx
five BELOW
Burlington coat factory
RACK ROOM SHOES
Walmart Supercenter
BIG LOTS!
LOWE'S
Singing River Health System
(2,465 Employees)
Weaver Supply Co.
19,000 ADT '22
24,000 ADT '22
TERRY MICHAEL BYRD MEMORIAL HWY
Telephone Rd
Denny Ave
35,000 ADT '22
14,000 ADT '22
Market St
Colmer Middle School
Pascagoula High School
Cherokee Elementary
East Lawn Elementary
fred's Pharmacy
Huntington Ingalls Shipbuilding
(10,380 Employees)
N

HIGH AERIAL

MEDIUM AERIAL

SHORTCUT RD
CHICOT CROSSING
ups
OLLIE'S Bargain OUTLET
"GOOD STUFF CHEAP"
CATO
Aaron's
DOLLAR TREE
SALLY BEAUTY SUPPLY
Office DEPOT
HIBBETT
CITITRENDS
ALDI
T.J.maxx
five BELOW
Burlington coat factory
RACK ROOM SHOES
VETERANS BLVD
Walmart Supercenter
planet fitness
LOWE'S
8,600 ADT '22
Ingalls Shipbuilding (300+ Jobs)
BIG LOTS!
GameStop
McDonald's
TACO BELL
MURPHY EXPRESS
EXXON
Checkers
verizon
Wendy's
Hancock Bank
KFC
Aspen Dental
at&t
Walmart
Raising Cane's CHICKEN FINGERS
WAFFLE HOUSE
TERRY MICHAEL BYRD MEMORIAL HWY
24,000 ADT '22
DOLLAR GENERAL
enterprise
CHICOT ST
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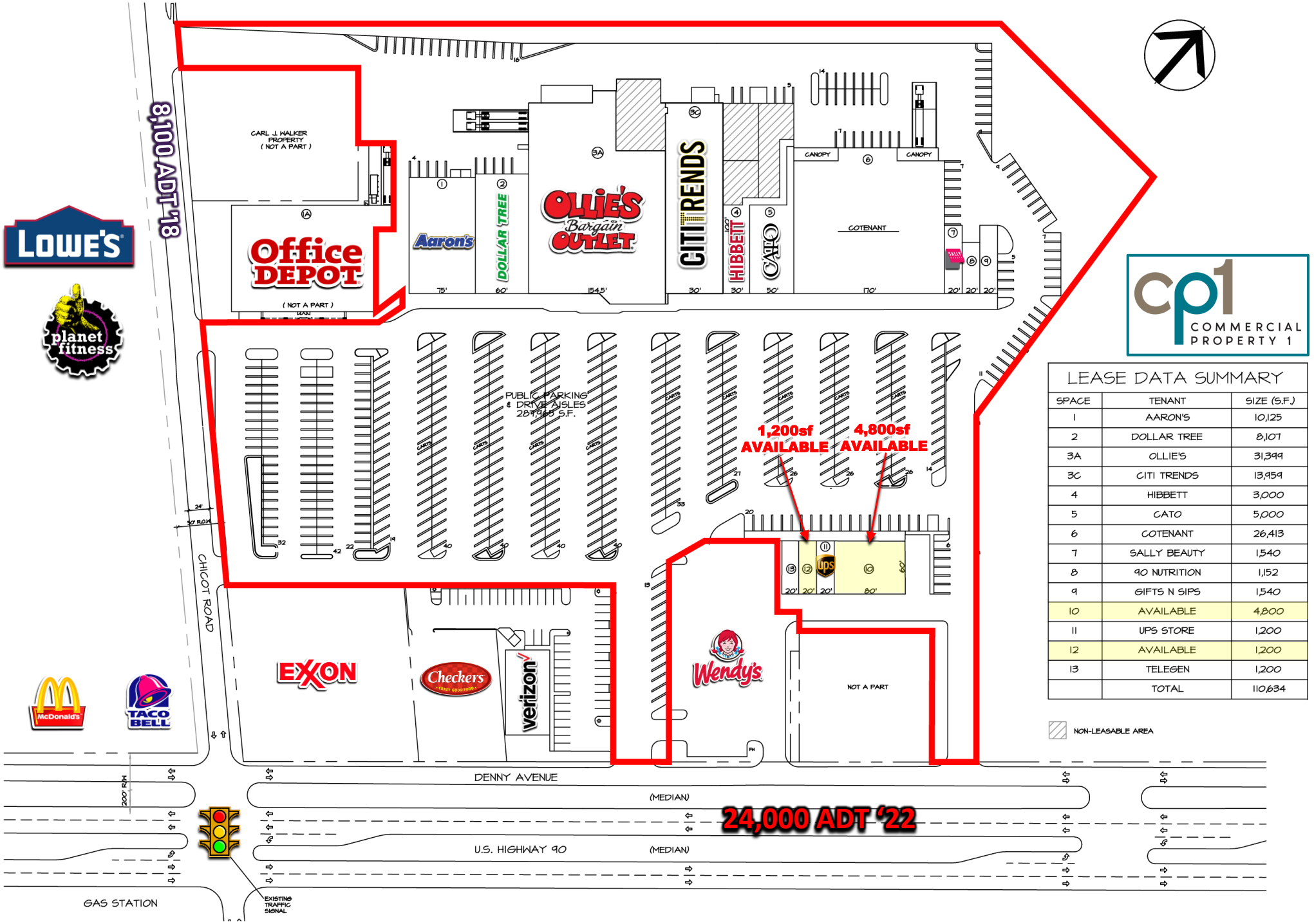
LOW AERIAL

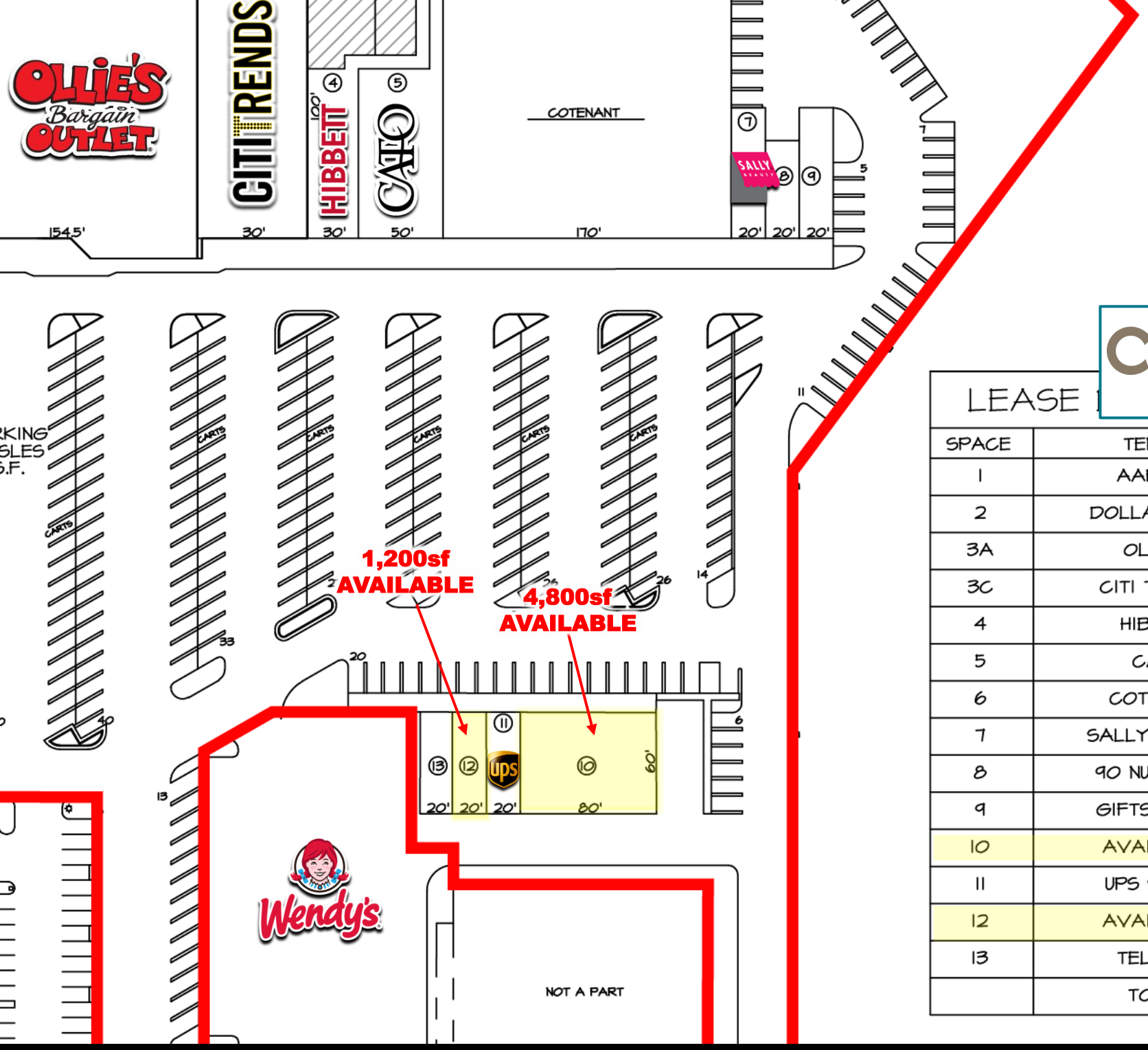


cp1 COMMERCIAL PROPERTY 1

LEASE DATA SUMMARY

SPACE	TENANT	SIZE (S.F.)
1	AARON'S	10,125
2	DOLLAR TREE	8,107
3A	OLLIE'S	31,399
3C	CITI TRENDS	13,959
4	HIBBETT	3,000
5	CATO	5,000
6	COTENANT	26,413
7	SALLY BEAUTY	1,540
8	90 NUTRITION	1,152
9	GIFTS N SIPS	1,540
10	AVAILABLE	4,800
11	UPS STORE	1,200
12	AVAILABLE	1,200
13	TELEGEN	1,200
	TOTAL	110,634

NON-LEASABLE AREA



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