

## FOR LEASE

### PROPERTY SUMMARY

This Winn-Dixie anchored shopping center in Gulfport, MS is located just across from a Walmart Neighborhood Market and just 1 mile from I-10. This is the major retail corridor for the Gulfport market. The property is surrounded by residential neighborhoods and multi-family apartments as well.

### BUILDING SIZE

- 110,895 ± SF

### AVAILABLE

- Unit 3: 8,820 ± SF (\$7.00 - \$7.50 PSF NNN)
- Outparcel: 6,500 ± SF (\$25,000 - \$40,000 Annual)

### TENANTS

- Winn-Dixie
- Citi Trends
- State Farm Insurance
- Hair and Beauty Supply 3
- Dirt Cheap
- Approved Cash
- Four Seasons Beer Cigar & Tobacco
- Game X Change

### AREA BUSINESSES

- Walmart Neighborhood Market
- Rite Aid
- Exxon
- Pizza Hut
- Walgreens
- Hobby Lobby
- Regions Bank

### TRAFFIC COUNTS (ADT 2022)

- On Highway 49, at site: 44,000
- On I-10, south of site: 66,000

### 2023 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	4,668	33,440	64,097
Avg. HH Income	\$66,961	\$77,124	\$77,180



