



OFFICE BUILDING IN THE HEART OF OCEAN SPRINGS

998 N Halstead Rd, Ocean Springs, MS 39564

MONTE LUFFEY • PRINCIPAL

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TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

This 8,000 SF, two-story office building offered FOR LEASE is located just off of Bienville Boulevard in Ocean Springs, MS. This building was previously used as a pharmacy, which features a convenient drive-up window, stained concrete floors, an elevator, and other modern amenities. The space is divided into two office spaces, each 4,000 SF.

Located in the vibrant city of Ocean Springs, known for its charming coastal atmosphere and thriving local economy, this prime location offers easy access, making it ideal for businesses seeking a notable presence. This office building provides both practicality and convenience.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Located in Thriving Ocean Springs Community
- Drive-Up Window
- Elevator
- Ample Parking

OFFERING SUMMARY

Sale Price:	\$1,690,000
Lease Rate:	\$15 psf (NNN)
Available SF:	2 Units, 4,000 SF Each
Lot Size:	0.45 Acres

OFFICE BUILDING FOR SALE OR LEASE

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ADDITIONAL PHOTOS

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



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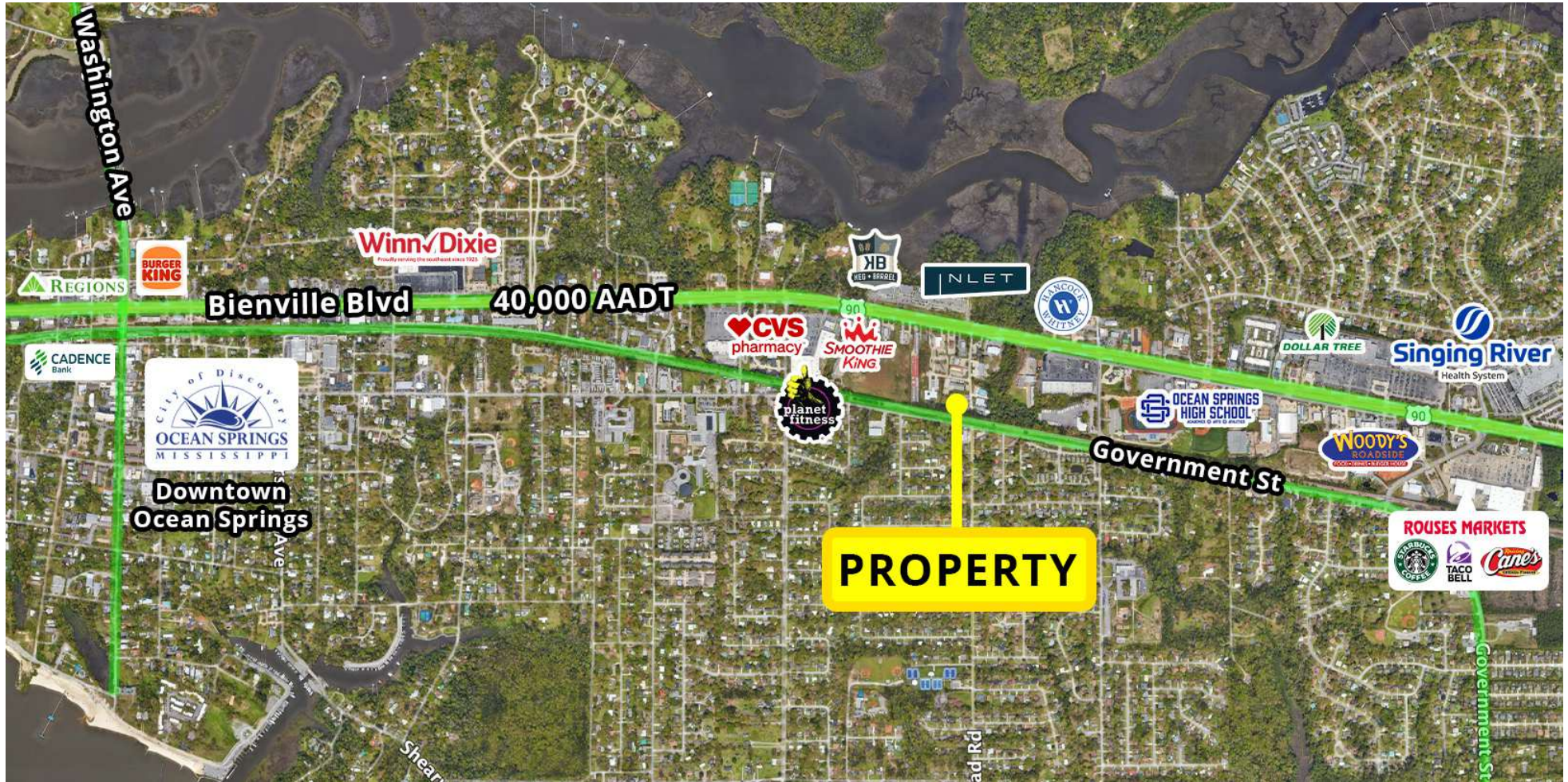
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AERIAL



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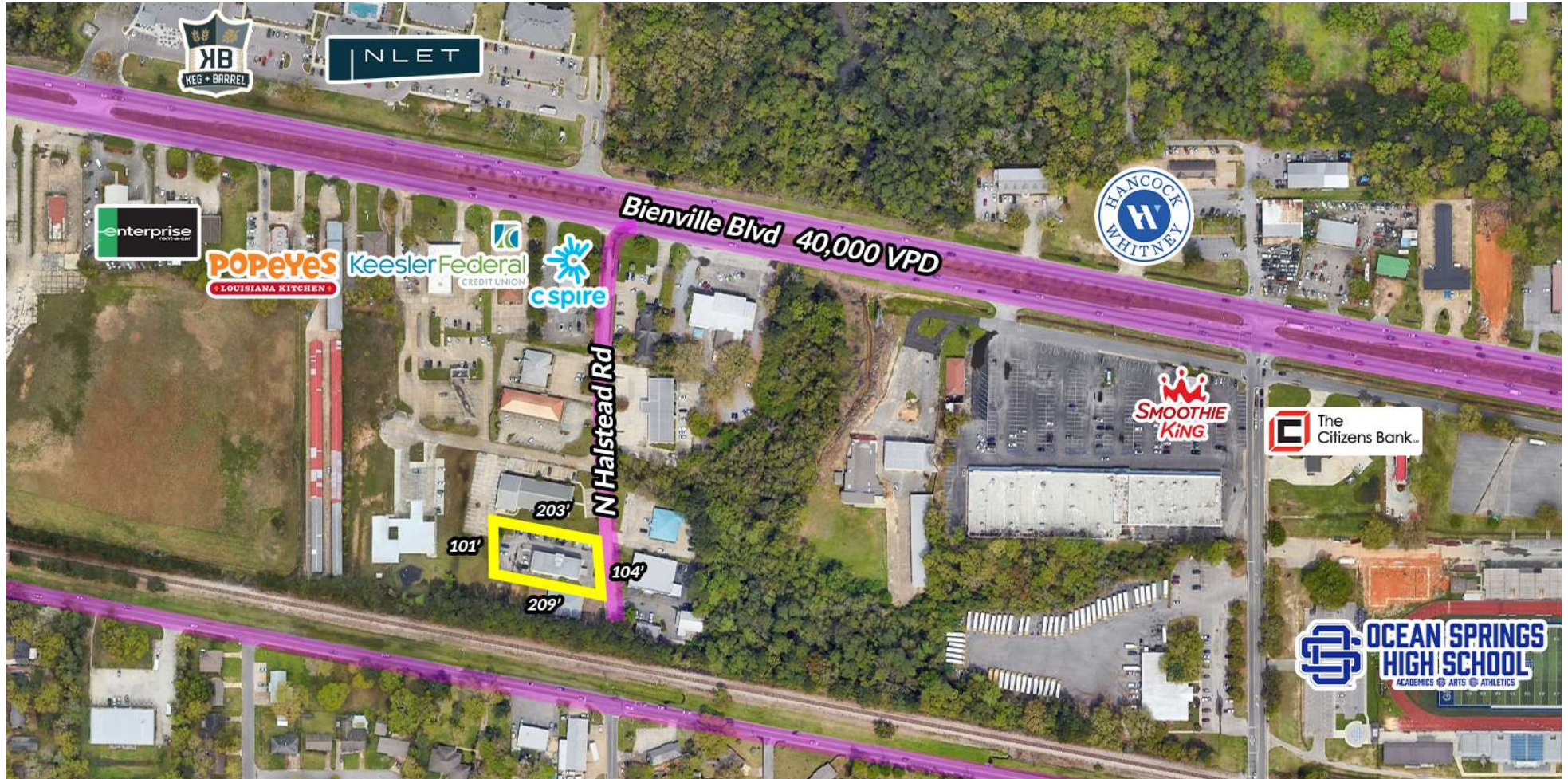
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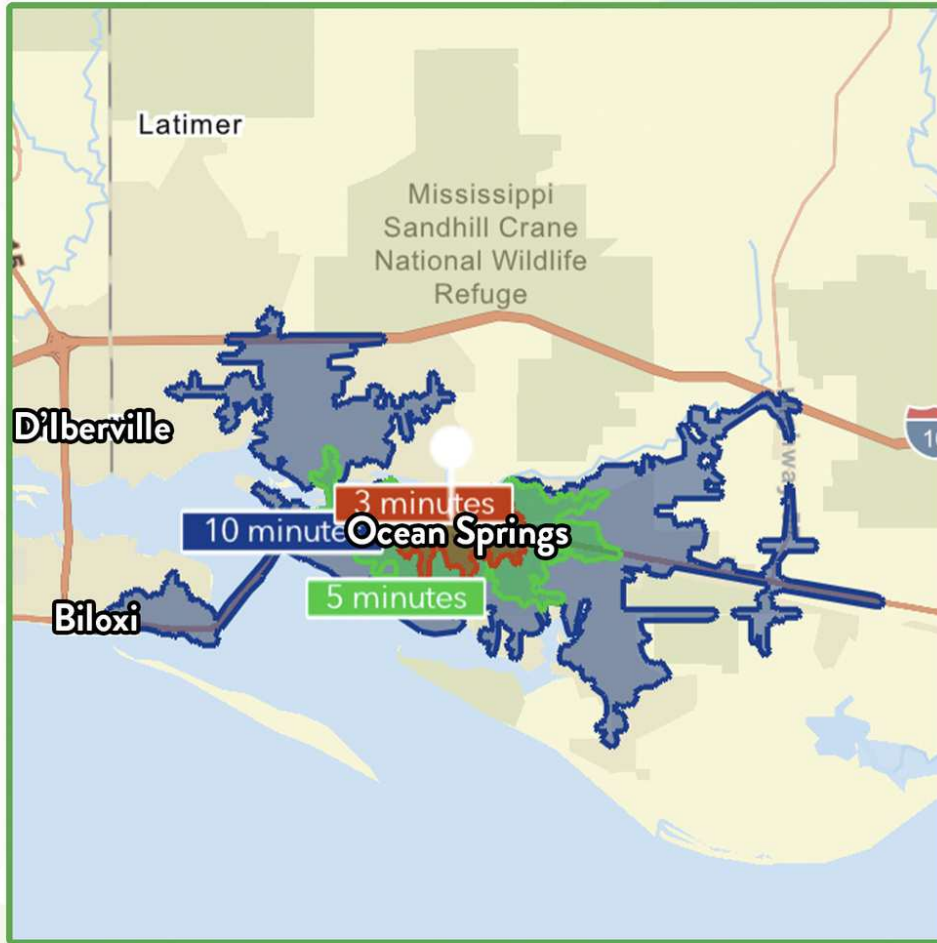
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\$88,084

Average Household Income within 10 minutes of site.



42.3

Median Age Within 10 minutes of site.



12,289

Number of housing units within 10 minutes of site.

2024 Demographics	3 Minutes	5 Minutes	10 Minutes
Population	2,618	9,611	27,179
Average HH Income	\$90,434	\$94,709	\$88,084
2029 Projections	3 Minutes	5 Minutes	10 Minutes
Population	2,659	9,525	27,280
Average HH Income	\$103,141	\$108,175	\$99,807

Travel Time to Site

- 3 Minutes
- 5 Minutes
- 10 Minutes

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AREA DEMOGRAPHICS



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