

Gulf Coast Shopping Center Portfolio of 3

VIEW OFFERING MEMORANDUM 

 Waveland, Ocean Springs & Picayune, MS

Northmarq is pleased to exclusively offer for sale to qualified investors the opportunity to acquire a fee simple interest in the three-property Gulf Coast Portfolio. The average tenure for the current Tenants in the Portfolio is 9.1 years. The Portfolio has seen an infusion of over \$3.3M in capital improvements since 2021 delineated as follows: Roofs (\$1.75M), Parking Lots (\$800K), HVAC Replacements (\$400K), Other Improvements (\$400K). In addition to the capital improvements, the vacancy upside and below-market rents are key factors for the Portfolio.



Property	Address	City, ST	Anchors	GLA (SF)	Land Size (AC)	Year Built	Occ.	% of Port. GLA	NOI	10-Mile Pop.	10-Mile AHHI	Average VPD
Choctaw Plaza	320-344 Highway 90	Waveland, MS	Goodwill, Planet Fitness, Harbor Freight	127,889	13.00	1981	51.48%	36.31%	\$352,715	43,054	\$92,815	36,220
Gulf Breeze Plaza	2226 Bienville Blvd	Ocean Springs, MS	Planet Fitness, Smart Beginnings	95,369	7.13	1970	85.2%	27.07%	\$360,768	125,459	\$97,052	46,330
Picayune Place	781-795 Memorial Blvd	Picayune, MS	Goodwill, Harbor Freight, Dollar General	128,993	14.63	1986	56.4%	36.62%	\$282,572	43,644	\$78,007	21,490
				352,251	34.76			100%	\$996,055			



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