

PASCAGOULA SHOPS

3801 DENNY AVENUE, PASCAGOULA, MS 39581



Actual Site



100% OCCUPIED STRIP CENTER
WITH LONG-TERM LEASES



OUTPARCEL TO NEW ALDI, TJ
MAXX & BURLINGTON
ANCHORED CENTER



EXCELLENT ACCESS AND
VISIBILITY TO 31,539 VPD ALONG
HIGHWAY 90



PASCAGOULA HIGH SCHOOL
1,127 STUDENTS



INGALLS SHIPBUILDING
11,000 EMPLOYEES





GRANADA SQUARE
84 UNITS

AUTUMN TRACE
72 UNITS



LAKE WHITEHEAD

CHEVRON REFINERY
3,000 EMPLOYEES

TALL PINES
56 UNITS

COMPASS POINTE APARTMENTS
113 UNITS



CHEROKEE ELEMENTARY
206 STUDENTS



31,539 VPD



US-90



PASCAGOULA MARKETPLACE
661K ANNUAL VISITORS



SUBJECT PROPERTY

CHICOT CROSSING SHOPPING CENTER
760K ANNUAL VISITORS



RESIDENTIAL COMMUNITIES
57,258 RESIDENTS IN
PRIMARY TRADE AREA



 **REGENCY WOODS**
184 UNITS



CHEVRON REFINERY
3,000 EMPLOYEES

Walmart 
2.8M ANNUAL VISITORS

DOLLAR GENERAL

PASCAGOULA MARKETPLACE
661K ANNUAL VISITORS

 **TJ-maxx** **five BELOW**
Burlington

GNC
LIVE WELL

T-Mobile



US-90

 **CAMBRIDGE PARK APARTMENTS**
120 UNITS

 **31,539 VPD**

SUBJECT PROPERTY



CHICOT CROSSING SHOPPING CENTER
760K ANNUAL VISITORS

 **DOLLAR TREE** **BEALLS** **Office DEPOT**



 **RESIDENTIAL COMMUNITIES**
57,258 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



\$2,852,000

PRICE

6.75%

CAP RATE

PROPERTY DETAILS

ADDRESS	3801 Denny Ave, Pascagoula, MS 39581
TENANTS	Smoothie King, Sports Clips, C-Spire, & Jimmy John's
SQUARE FEET	6,469 SF
YEAR BUILT	2024
LEASE TYPE	Fixed CAM with Pro-Rata Insurance and Pro-Rata Property Taxes
ROOF & STRUCTURE	Landlord
NOI	\$192,527

INCOME/EXPENSES

INCOME

Rent	\$188,003
Fixed CAM Reimbursements	\$15,856
Taxes & Insurance Reimbursements	\$34,729
TOTAL INCOME	\$238,588

EXPENSES

Property Taxes	\$26,902
Insurance	\$7,827
CAM	\$5,693
Management (3% Base Rents)	\$5,640
TOTAL EXPENSES	\$46,062
NET OPERATING INCOME	\$192,527

RENT ROLL



TENANT	GLA	ANNUAL RENT	LEASE COMMENCEMENT	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Smoothie King (Franchise)	1,243 SF	\$39,776	9/4/2024	9/30/2034	Three, 5-Year	Option 1 Option 2 Option 3	\$42,262 \$44,748 \$47,234
Sports Clips (Franchise)	1,931 SF	\$38,620	Est. 6/30/2026	Est. 6/30/2033	Two, 5-Year	Option 1 Option 2	\$42,482 \$46,730
C-Spire (Corp)	1,906 SF	\$60,992	5/14/2025	5/31/2030	Two, 3-Year	Option 1 Option 2	\$65,261 \$69,830
Jimmy John's (Franchise)	1,389 SF	\$48,615	11/11/2024	11/30/2034	Three, 5-Year	Option 1 Option 2 Option 3	\$53,477 \$58,824 \$64,707
TOTAL	6,469 SF	\$188,003					



SECURE STREAM OF INCOME

- **100% Occupied Strip Center with Long-Term Leases**
Smoothie King, Sport Clips, C-Spire and Jimmy John's
- **Brand New 2024 Construction with Dual Drive-Thru Lanes**
Minimal landlord responsibilities
- **Relocation Store for C-Spire (Corporate) with Established Customer Base**
Previously operated out of strip center ½ mile from subject property
- **Established and Experienced Franchise Operators**
Sports Clips (26 locations in MS/LA) Jimmy John's (15 locations, 8 in AL and 7 in MS/FL), Smoothie King (19 locations in MS and LA)



PROXIMITY

- **Surrounded by High-Performing National Tenants in Regional Trade Area**

Walmart (2.5M annual visitors, Lowe's (498K annual visitors) and Aldi (276K annual visitors)

- **Excellent Access and Visibility to 31,539 VPD Along Highway 90**

Connecting to Biloxi, MS and Mobile, AL

- **4.5 Miles to Ingalls Shipbuilding, the Largest Manufacturing Employer in Mississippi**

Over 11,000 employees

- **Minutes to Chevron Refinery Pascagoula with Over 3,000 Employees**

Providing an estimated \$400 million in annual wages

ADDITIONAL PHOTOS



TENANT & FRANCHISE OVERVIEW

SMOOTHIE KING

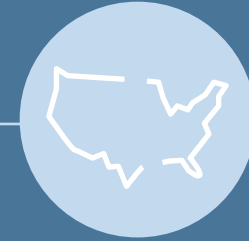
Smoothie King has continued to solidify its role as a leading health-focused quick-service brand, driven by steady franchise growth and strong consumer demand. In 2024, the company opened 84 new stores nationwide and reached the milestone of 1,200 domestic locations, underscoring its expanding footprint across the United States. Much of this growth has been fueled by existing franchisees, who accounted for nearly 70% of new agreements, reflecting confidence in the brand's nutrition-forward business model. Smoothie King's commitment to "Clean Blends" and smoothies made with whole fruits and organic vegetables continues to resonate with health-conscious customers.

Looking ahead, Smoothie King is poised for further expansion, with plans to open more than 100 additional locations in the coming years. Alongside store growth, the brand is broadening its appeal through menu innovation, including its Power Eats lineup featuring items like toast and protein boxes. By combining franchise loyalty, product innovation, and strategic market expansion, Smoothie King remains well positioned to grow within the competitive fast-casual and wellness-focused beverage space.

WWW.SMOOTHIEKING.COM

FRANCHISE: SIG GULF COAST, LLC

Sig Gulf Coast, LLC is a Smoothie King franchisee with nineteen operating locations throughout Mississippi and Louisiana.



TOTAL LOCATIONS
1,376



SMOOTHIE KING HEADQUARTERS
COPPELL
TEXAS



TOTAL 2025 REVENUE
\$760M

TENANT & FRANCHISE OVERVIEW

SPORT CLIPS

Sport Clips Haircuts is a leading American men's and boys' haircare franchise specializing in sports-themed haircutting experiences. Founded in 1993 and headquartered in Georgetown, the brand combines professional haircut services with a relaxed environment designed for sports fans, featuring televised games, stadium-style seating, and its signature MVP haircut experience.

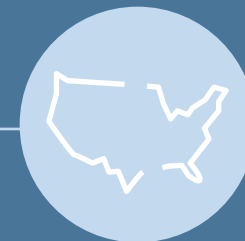
Today, Sport Clips operates more than 1,800 locations across the United States and Canada, making it one of the largest and fastest-growing men's haircare franchises in North America. The company supports thousands of locally owned and operated franchise locations and employs tens of thousands of stylists and team members who serve millions of clients each year.

With over three decades of growth, Sport Clips has built a strong reputation for delivering consistent service, convenience, and a unique customer experience tailored specifically for men and boys. The brand is also widely recognized for its commitment to community involvement, including long-standing partnerships with organizations such as Veterans of Foreign Wars to support military veterans and service members nationwide.

WWW.SPORTCLIPS.COM

FRANCHISE: ASC, LLC

ASC, LLC is a Sport Clips franchisee with twenty-six operating locations throughout Mississippi and Louisiana.



TOTAL LOCATIONS
1,800



SPORT CLIPS HEADQUARTERS
GEORGETOWN
TEXAS



TOTAL 2025 REVENUE
\$5B

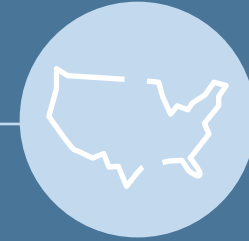
TENANT OVERVIEW

C-SPIRE

C Spire is a privately held American telecommunications and technology company providing wireless, fiber internet, and managed IT services to consumers and businesses. The company focuses on delivering high-speed connectivity and personalized customer experiences through its expanding wireless network and fiber broadband infrastructure. In addition to mobile service, C Spire offers advanced solutions such as cloud services, cybersecurity, and data center support designed to help organizations operate securely and efficiently in a digital economy.

Founded in 1988 and headquartered in Ridgeland, C Spire operates primarily across the southeastern United States. The company serves hundreds of thousands of wireless customers and continues to expand its fiber broadband footprint to homes and businesses throughout the region. Known for its focus on customer satisfaction and innovation, C Spire has built a reputation as one of the largest privately held wireless providers in the country, emphasizing community investment, local service, and technology solutions that support economic growth and connectivity across the markets it serves.

WWW.CSPIRE.COM



TOTAL LOCATIONS

72



C-SPIRE HEADQUARTERS

RIDGELAND

MISSISSIPPI



TOTAL 2025 REVENUE

\$443M

TENANT & FRANCHISE OVERVIEW

JIMMY JOHN'S

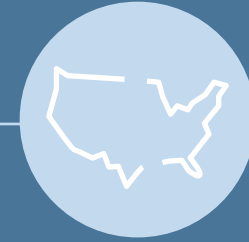
Jimmy John's continues to reinforce its position as a leading quick-service sandwich brand, driven by a large national footprint and a well-established franchise system. With more than 2,600 locations across the United States, the brand remains one of the largest sandwich concepts in the country. Its focus on fresh ingredients, a simplified menu, and its signature "Freaky Fast" service has helped Jimmy John's maintain strong brand recognition and consistent customer demand. The franchise-led growth model has supported widespread market presence while allowing operators to deliver speed and consistency at the local level.

Jimmy John's is positioned for continued strength as it benefits from the resources and operational support of Inspire Brands. The company continues to invest in menu updates, digital ordering, and delivery capabilities to meet evolving consumer preferences. By combining operational efficiency, brand loyalty, and ongoing innovation, Jimmy John's remains well positioned to compete and grow within the fast-casual and quick-service sandwich segment.

WWW.JIMMYJOHNS.COM

FRANCHISE: BLUE BOILER CATS MS, INC.

Blue Boiler Cats MS, Inc. is a Jimmy John's franchisee with fifteen operating locations, eight in Alabama and seven in Mississippi/Florida.



TOTAL LOCATIONS
2,740



JIMMY JOHN'S HEADQUARTERS
SANDY SPRINGS
GEORGIA



TOTAL 2025 REVENUE
\$2.4B

DEMOGRAPHICS PASCAGOULA

POPULATION	3 MI	7 MI	10 MI
2025 Total	31,617	38,434	57,258
2020 Total	31,563	38,416	57,472
2010 Total	33,302	40,985	60,269
Total Daytime Population	40,116	49,637	65,493
HOUSEHOLDS	3 MI	7 MI	10 MI
2025 Total Households	13,489	16,397	24,374
INCOME	3 MI	7 MI	10 MI
2025 Median Household Income	\$50,643	\$51,571	\$55,638
2025 Average Household Income	\$72,547	\$75,182	\$81,010

HIGHLIGHTS

57,258 Total Population within 10 Miles

\$81,010 Average Income within 10 Miles

24,374 Total Households within 10 Miles



SITE OVERVIEW

LOT SIZE

±1.25

ACRES

VPD

31,539

ALONG US-90

PARKING

60

SPACES

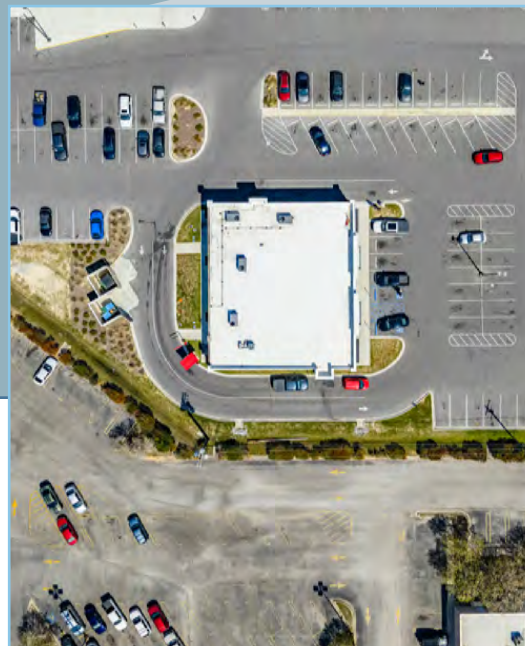
NEARBY TENANTS

ALDI, BURLINGTON, T.J. MAXX,
FIVE BELOW, WALMART, AND
MORE

DAYTIME POPULATION

65,493

TOTAL WITHIN 10 MILES



PASCAGOULA, MISSISSIPPI



ABOUT

Pascagoula is a coastal city in Jackson County, Mississippi along the Gulf Coast near the border of Alabama and about 40 miles east of Biloxi, Mississippi. Located at the mouth of the Pascagoula River, it has a population of roughly 22,000 residents and is known for its strong shipbuilding and maritime industry. The local economy is anchored by Huntington Ingalls Industries, which operates Ingalls Shipbuilding—one of the largest shipyards in the United States and a major regional employer. Along with its industrial base, Pascagoula offers waterfront parks, boating access, and a laid-back Gulf Coast lifestyle.



ATTRACTIONS

Pascagoula offers a variety of coastal and nature-focused attractions that highlight the natural beauty of Mississippi's Gulf Coast. Popular spots include Pascagoula River Audubon Center, where visitors can learn about the ecology of the Pascagoula River—one of the largest free-flowing rivers in the United States—and explore nearby nature trails and waterways. Parks such as Beach Park and Lighthouse Park provide scenic waterfront views, fishing piers, walking paths, and picnic areas along the Gulf. Just a short drive away, visitors can also reach the beaches and casinos of Biloxi, Mississippi and Ocean Springs, Mississippi, making Pascagoula a convenient base for exploring the broader Mississippi Gulf Coast.



ECONOMY

Pascagoula's economy is heavily shaped by its coastal location and industrial base, with shipbuilding serving as the city's cornerstone. Huntington Ingalls Industries operates the massive Ingalls Shipbuilding facility, which designs and constructs naval and commercial vessels and is the city's largest employer. Alongside shipbuilding, the local economy is supported by manufacturing, healthcare, retail, and service industries, while the city's port and waterfront provide opportunities for maritime trade and recreation. Pascagoula also benefits from its proximity to the broader Gulf Coast, attracting tourism and investment linked to coastal activities, seafood production, and regional commerce.



EDUCATION

Education in Pascagoula is primarily served by the Pascagoula-Gautier School District, which provides public education for students in Pascagoula and nearby Gautier, Mississippi. The district operates several elementary, middle, and high schools, including Pascagoula High School, and offers programs such as the College and Career Technical Institute that provide career-focused training. Residents also have access to nearby higher education options like Mississippi Gulf Coast Community College and the University of South Alabama.



TRANSPORTATION

Transportation in Pascagoula is centered around its coastal location and regional connectivity. The city is served by Pascagoula Municipal Airport, which handles general aviation, while nearby Gulfport-Biloxi International Airport provides commercial flights. Major highways like U.S. Route 90 and Interstate 10 connect Pascagoula to Biloxi, Mississippi, Mobile, Alabama, and other Gulf Coast cities, facilitating commuting and freight transport. The Port of Pascagoula supports maritime shipping and industrial logistics, including shipbuilding and cargo handling. Local travel is primarily by car, though city streets and bike-friendly routes provide access to schools, parks, and waterfront areas.

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