



PRICED TO SELL! 42,000 SF RETAIL WAREHOUSE BLDG

9120 US 49, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this +/-42,236 SF retail building, FOR SALE or LEASE, located on Highway 49 in Gulfport, MS. The building is comprised of mostly open retail space with storage space in the rear, all of which is heated and cooled. Building improvements include a metal roof that was replaced in 2022, three (out of the ten) AC units are new, and new LED lighting. There are four (+1 handicapped) changing rooms, four bathrooms, a break room and a small office area in the front. There is a +/- 385 sf dock canopy in the rear, a dock height loading area with two truck wells, and +/-265' of 6' height chain link fencing storage area. The parking lot is asphalt paving with 164 (+4 handicapped) marked parking spaces.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Highway 49 Road Frontage
- Surrounded by Dozens of Retailers and Restaurants

OFFERING SUMMARY

New Price:	\$1,400,000
Lease Rate:	\$6.35 SF/YR (NNN)
Building Size:	42,236 SF
Lot Size:	4.27 Acres

RETAIL PROPERTY FOR LEASE

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**GULFPORT PREMIUM
OUTLETS**
COACH POLO
RALPH LAUREN
BANANA REPUBLIC
kate spade
ANN TAYLOR GAP

CROSSROADS MALL
belk DOLLAR TREE Michaels
ULTA PETSMART TJ-MAXX
Academy Cane's Starbucks
BRICK & SPOON

PROPERTY

RETAIL PROPERTY FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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