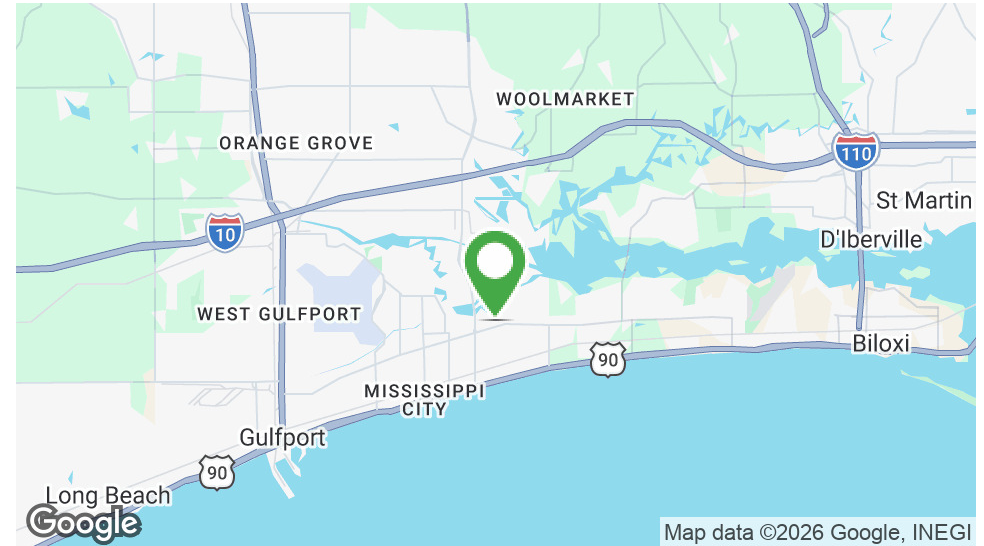




1710 E Pass Rd, Gulfport, MS 39507  
**PASS ROAD OFFICE  
 BUILDING | 5,600 SF**

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

**MONTE LUFFEY** • PRINCIPAL  
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 mluffey@southeastcre.com



**PROPERTY DESCRIPTION**

Southeast Commercial is pleased to present this exceptional office opportunity located at 1710 E Pass Road in Gulfport, Mississippi. The property consists of a vacant 5,600 SF office building positioned along one of the Mississippi Gulf Coast's most heavily traveled commercial corridors.

Situated on Pass Road with approximately 19,000 vehicles per day, the property offers outstanding visibility, accessibility, and exposure for office, medical, educational, governmental, or corporate users. The site is located just minutes from the highly trafficked intersection of Cowan Road and Pass Road, placing it in the center of a well-established business and retail district.

Surrounding national and regional retailers include Rouses Markets, Walmart Neighborhood Market, O'Reilly Auto Parts, Dollar Tree, and Walgreens, along with numerous restaurants, service providers, and professional offices that drive consistent traffic to the area.

This rare vacancy presents an opportunity for an owner-user, investor, or tenant to establish a presence in one of Gulfport's most desirable commercial locations.

**PROPERTY HIGHLIGHTS**

- Vacant and available for immediate occupancy
- Building can be subdivided into two spaces, as fire wall is already in place
- All new LED lighting
- Approximately 19,000 vehicles per day
- Excellent visibility and accessibility
- Near the intersection of Cowan Road and Pass Road

**OFFERING SUMMARY**

Sale Price:	\$799,000
Lease Rate:	\$14.00/SF/YR (NNN)
Lot Size:	0.71 Acres
Building Size:	5,600 SF

**OFFICE BUILDING FOR SALE OR LEASE**

**PROPERTY SUMMARY**



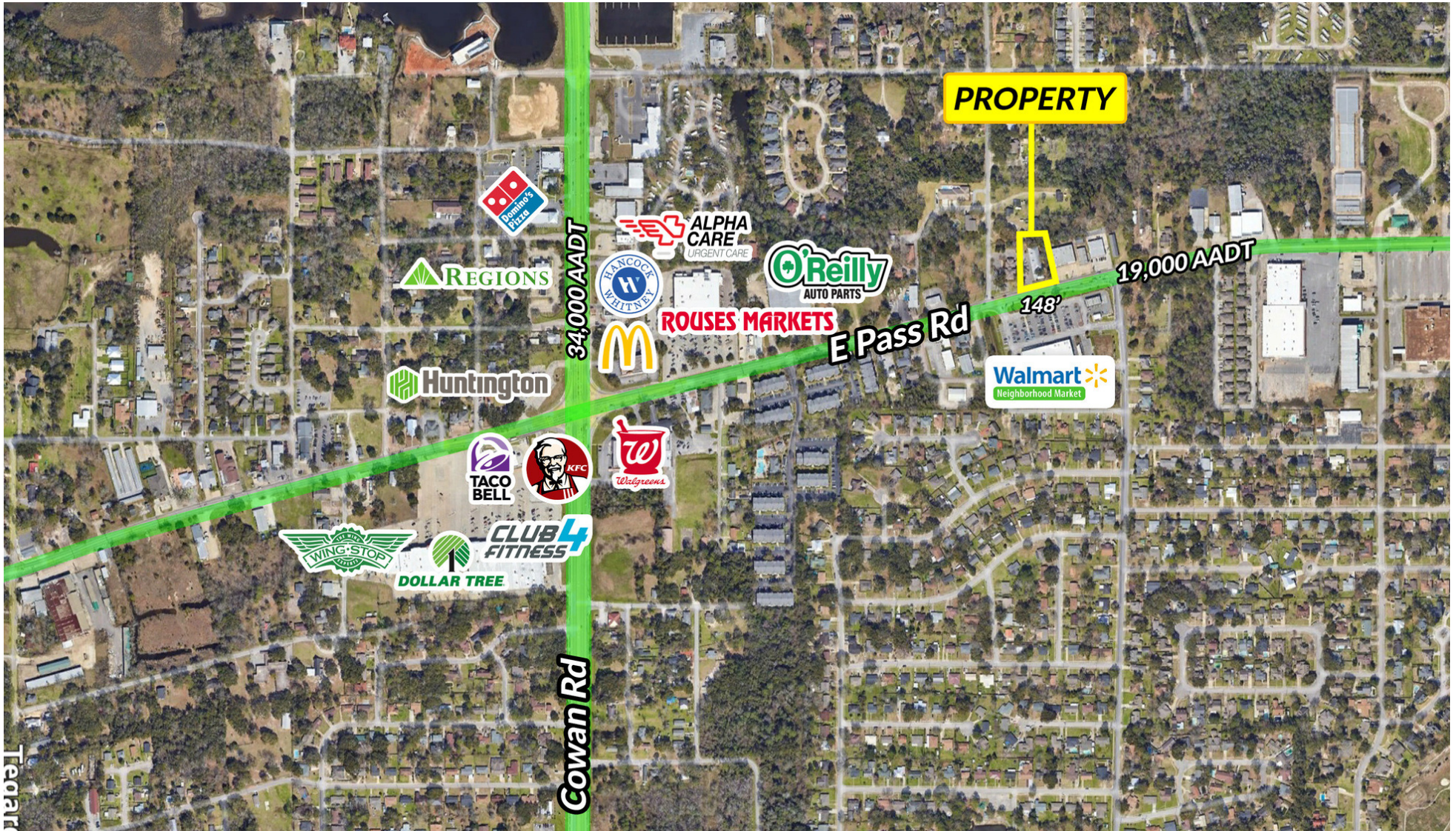
**SOUTHEAST  
 COMMERCIAL  
 REAL ESTATE**



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OFFICE BUILDING FOR SALE OR 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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OFFICE BUILDING FOR SALE OR LEASE

**ADDITIONAL PHOTOS**

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**SOUTHEAST  
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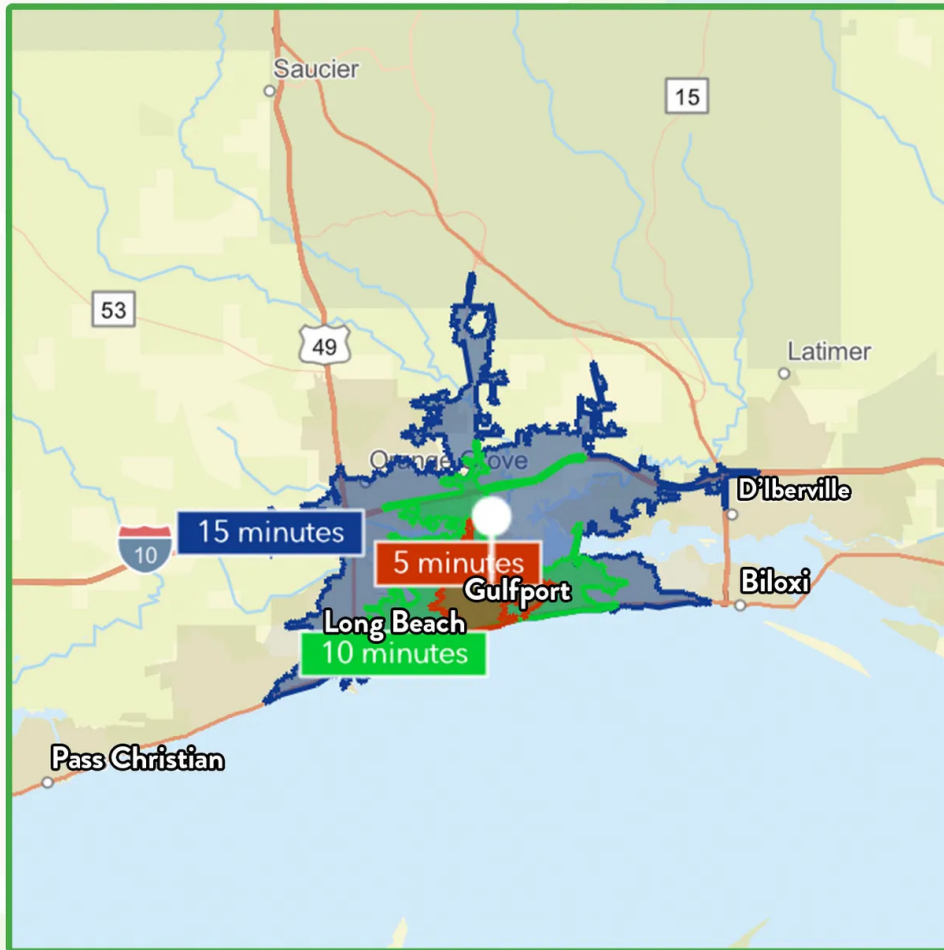




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**\$79,727**

Average Household Income  
 within 15 minutes of site.



**39**

Median Age  
 Within 15 minutes of site.



**39,803**

Number of housing units  
 within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	12,361	38,575	81,267
Average HH Income	\$69,037	\$81,269	\$79,727
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	12,435	38,890	82,329
Average HH Income	\$76,479	\$89,781	\$88,375

**Travel Time to Site**

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR SALE OR LEASE

**AREA DEMOGRAPHICS**



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