



HIGH-VISIBILITY COMMERCIAL PROPERTY

1130 Cowan Rd, Gulfport, MS 39507

TIM CARLSON • PRINCIPAL

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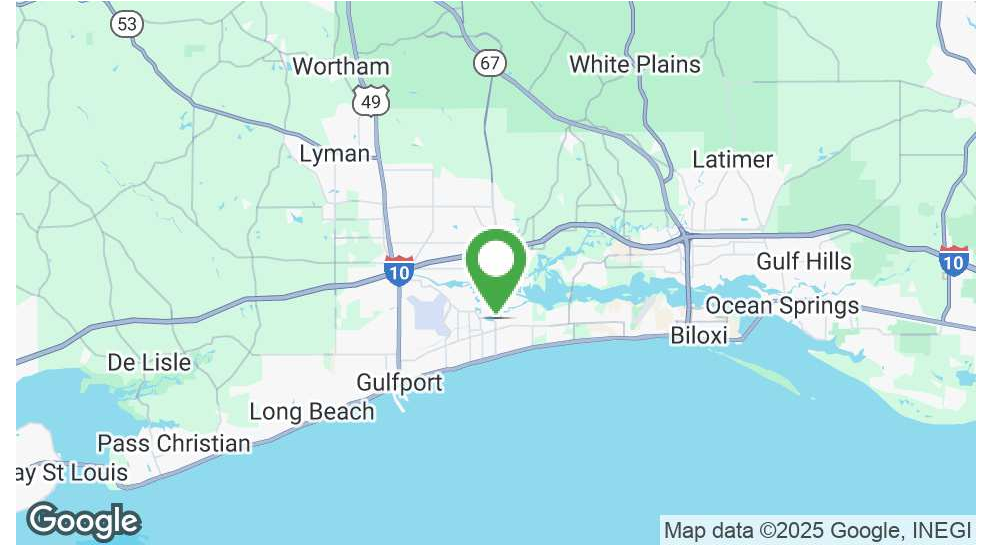
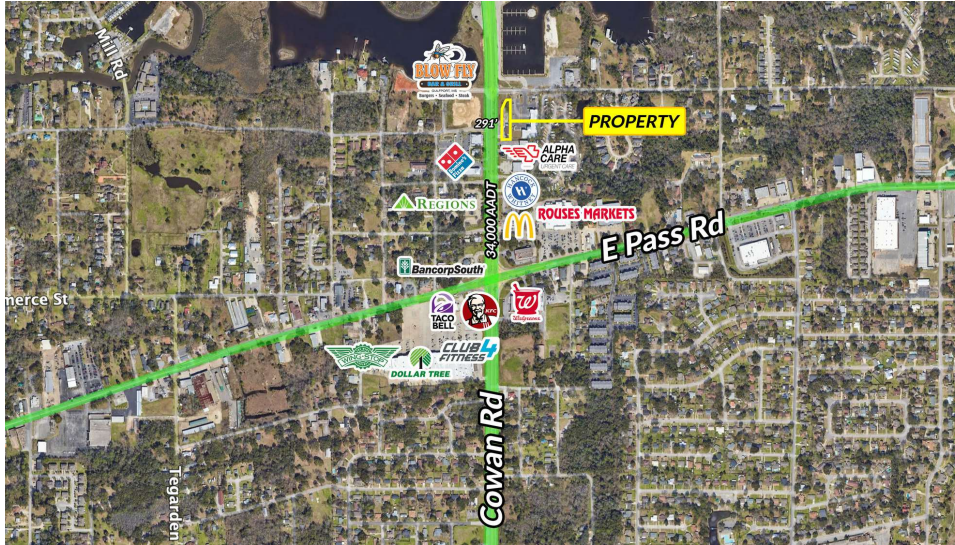
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PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1130 Cowan Rd, Gulfport, MS. This 0.64-acre property boasts 291 feet of frontage along the bustling Cowan Road, offering exceptional visibility and high daily traffic counts. Suitable for a variety of purposes, this site is ideal for food service, retail, or service-based businesses. Situated within Gulfport's thriving retail and commercial hub, the property presents an excellent opportunity for businesses to establish a prominent presence. Don't miss the chance to secure a prime location surrounded by national retailers, restaurants, and dense residential areas.

PROPERTY HIGHLIGHTS

- 0.64-acre lot with flexible use potential
- 291 feet of road frontage on high-traffic Cowan Road
- Outstanding daily traffic counts and excellent visibility
- Located in Gulfport's thriving retail and commercial hub
- Ideal for food service, retail, or service-based businesses
- Surrounded by national retailers, restaurants, and dense residential areas

OFFERING SUMMARY

Lease Rate:	\$7,500.00 per month (NNN)
Building Size:	2,112 SF
Lot Size:	0.64 Acres

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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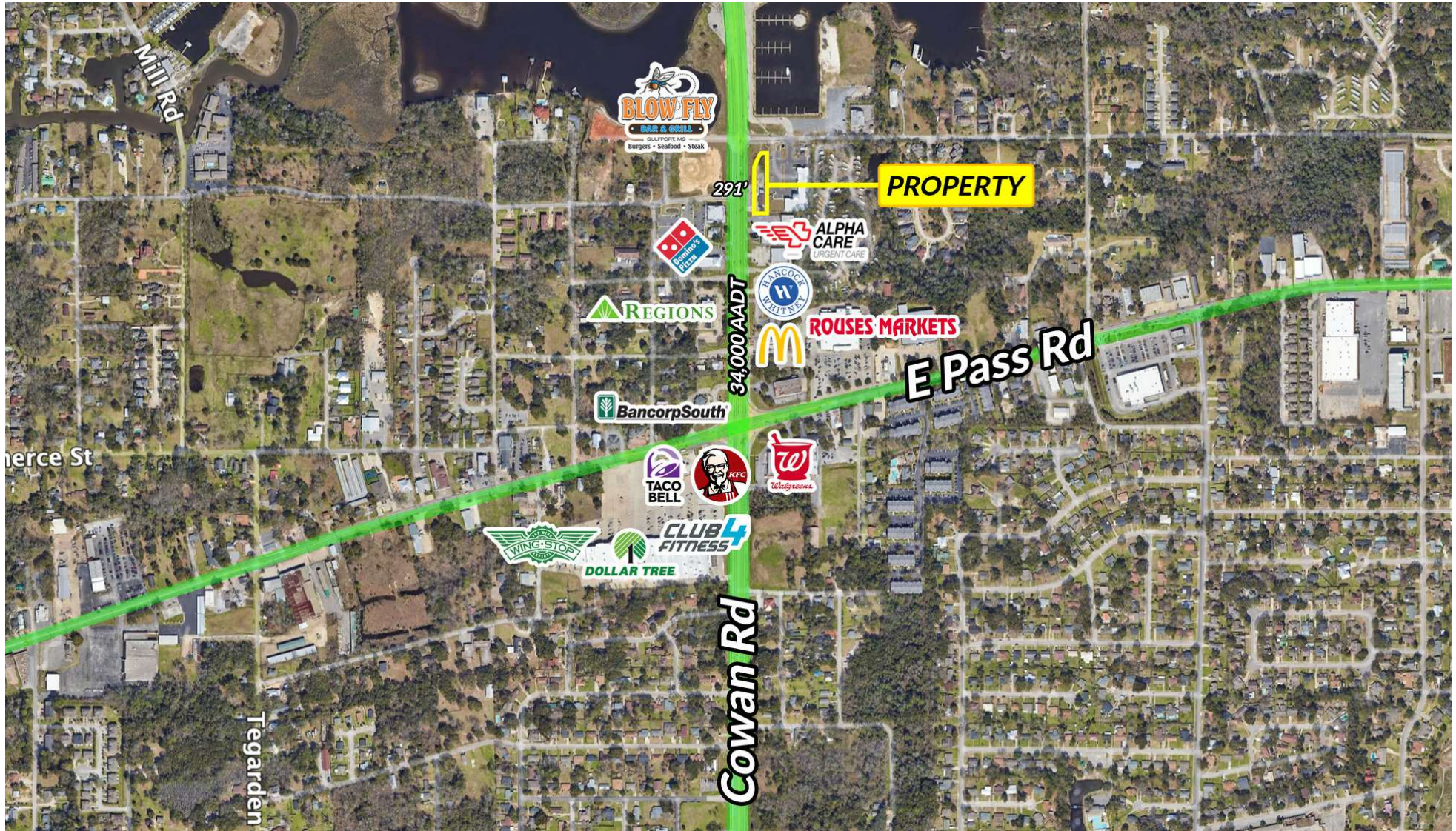
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RETAIL PROPERTY FOR LEASE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

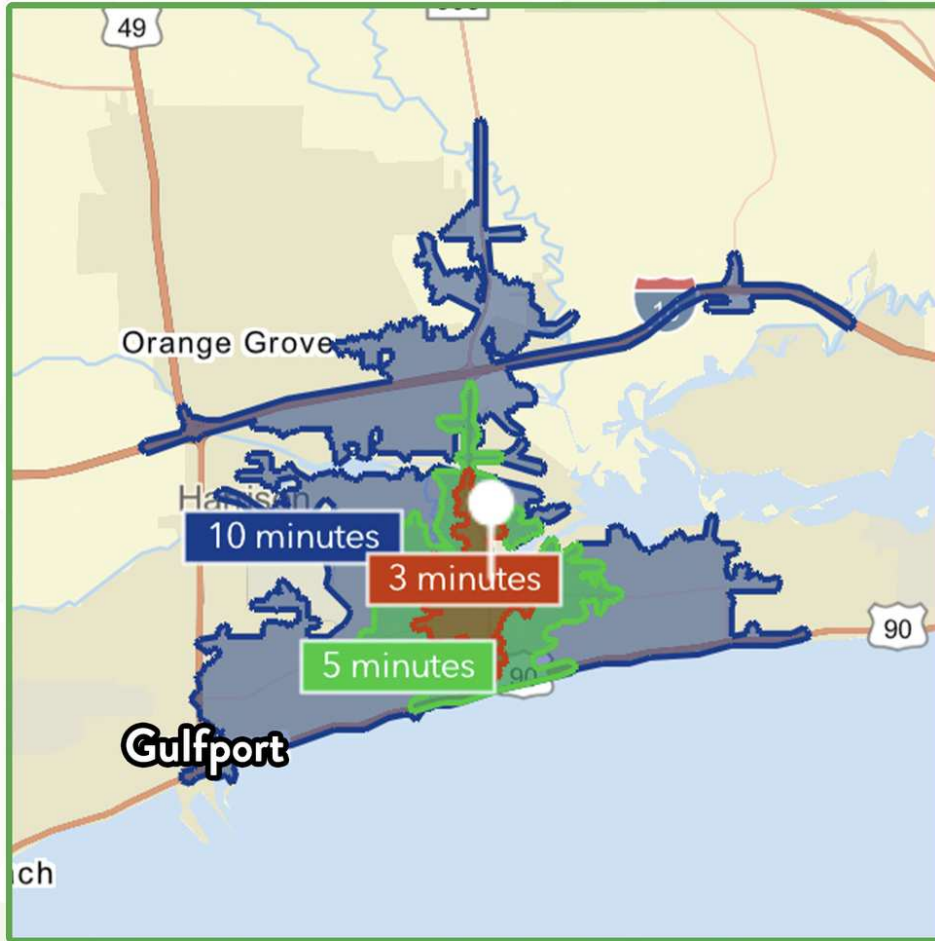


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\$80,643

Average Household Income
within 10 minutes of site.



42.6

Median Age
Within 10 minutes of site.



19,286

Number of housing units
within 10 minutes of site.

	3 Minutes	5 Minutes	10 Minutes
2025 Demographics			
Population	3,134	14,622	38,657
Average HH Income	\$69,937	\$87,212	\$80,643
2030 Projections			
Population	3,170	14,734	39,000
Average HH Income	\$77,471	\$97,062	\$89,561

Travel Time to Site

- 3 Minutes
- 5 Minutes
- 10 Minutes

RETAIL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



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