



9444 U.S. 49, Gulfport, MS 39503

**8.4% CAP RATE 100% OCCUPIED
NNN INVESTMENT**

TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail and strip center investors, this 50,500 SF building in Gulfport, MS boasts a Walmart shadow-anchored location on the prime retail corridor of HWY 49. With pylon signage on Hwy 49, 225 parking spaces, and a strategic position near a signalized intersection, this property enjoys 100% occupancy and offers a great return on investment. Situated in close proximity to popular retail destinations such as Crossroads Center and Gulfport Premium Outlets, this premier location offers a high-traffic, high-visibility setting for retail and strip center investors seeking a thriving market in Gulfport, MS.

Tenant Mix:

Formula Fun Adventure Park and Racing

A premier family entertainment destination offering an expansive lineup of attractions including slides, rock walls, ball pits, dodgeball courts, and racing experiences. This high-energy venue drives repeat visitation and consistent customer traffic to the center, making it a strong anchor. The lease is corporately guaranteed and backed by multi units.

Lumber Liquidators Flooring

A nationally recognized specialty retailer of hardwood flooring and accessories. Serving both homeowners and contractors, the company offers hardwood, engineered hardwood, laminate, resilient vinyl, bamboo, cork, and a full range of flooring enhancements and installation services. The brand's established footprint and multi-channel platform provide long-term retail stability.

Wells Fargo

One of the nation's leading financial institutions, offering comprehensive banking, lending, and financial services. As a nationally recognized credit tenant, Wells Fargo provides stability and long-term strength to the asset's tenant mix.

PROPERTY HIGHLIGHTS

- Fully Occupied
- Walmart Shadow-Anchored Location
- Located on the Main Retail Corridor (HWY 49) in Gulfport, MS
- Pylon Signage on HWY49
- 225 Parking Spaces
- Located Near a Signalized Intersection

OFFERING SUMMARY

Sale Price:	\$3,400,000
Lot Size:	3.85 Acres
Building Size:	50,500 SF
Cap Rate:	8.4%
Occupancy:	100%

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY





GULFPORT PREMIUM

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RETAIL PROPERTY FOR SALE

LUMBER LIQUIDATORS



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

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

PROPERTY

RETAIL PROPERTY FOR SALE

AERIAL



**SOUTHEAST
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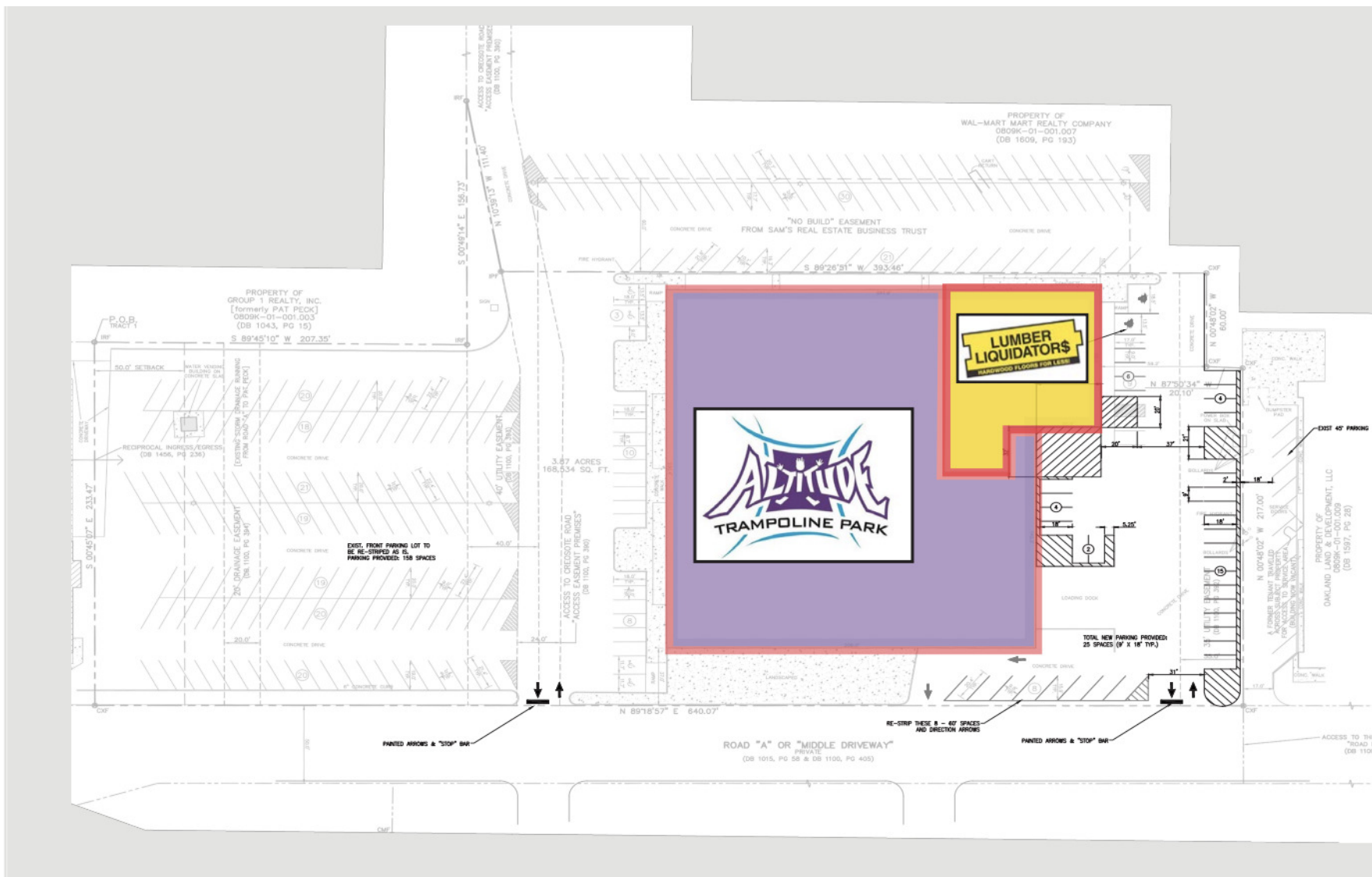
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RETAIL PROPERTY FOR SALE

SITE PLAN



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