



1310 Bienville Boulevard, Ocean Springs, MS 39564

RETAIL/OFFICE SPACE FOR LEASE IN PELICAN COURT

Bienville Blvd

35,000 AADT

TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to present this 1,074 SF retail/office space for lease at Pelican Court, a well-established neighborhood retail center located along highly visible Bienville Boulevard in Ocean Springs, Mississippi. The available suite was previously occupied by Candy Shop USA and offers an excellent opportunity for retail, service, office, or specialty business users seeking a convenient and accessible location.

Pelican Court consists of five buildings totaling approximately 9,000 SF and is home to a complementary mix of tenants, including a salon, accountant, insurance agency, and therapy clinic, creating consistent customer traffic and a strong business environment.

Positioned in one of Ocean Springs' most desirable commercial corridors, the property benefits from excellent visibility, easy access, and proximity to surrounding residential neighborhoods, schools, and local businesses.

PROPERTY HIGHLIGHTS

- Ideal for retail, office, medical, or service-oriented users
- Established tenant mix including a salon, accountant, insurance agency, and therapy clinic
- Prime location on Bienville Boulevard with strong visibility and accessibility
- Minimum lease term: 3 years
- Located in the growing Ocean Springs market

OFFERING SUMMARY

Lease Rate:	\$14 SF/YR (NNN)
Available SF:	1,074 SF
Total Building Size:	9,000 SF

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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ADDITIONAL PHOTOS



**SOUTHEAST
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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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RETAIL PROPERTY FOR LEASE

AERIAL



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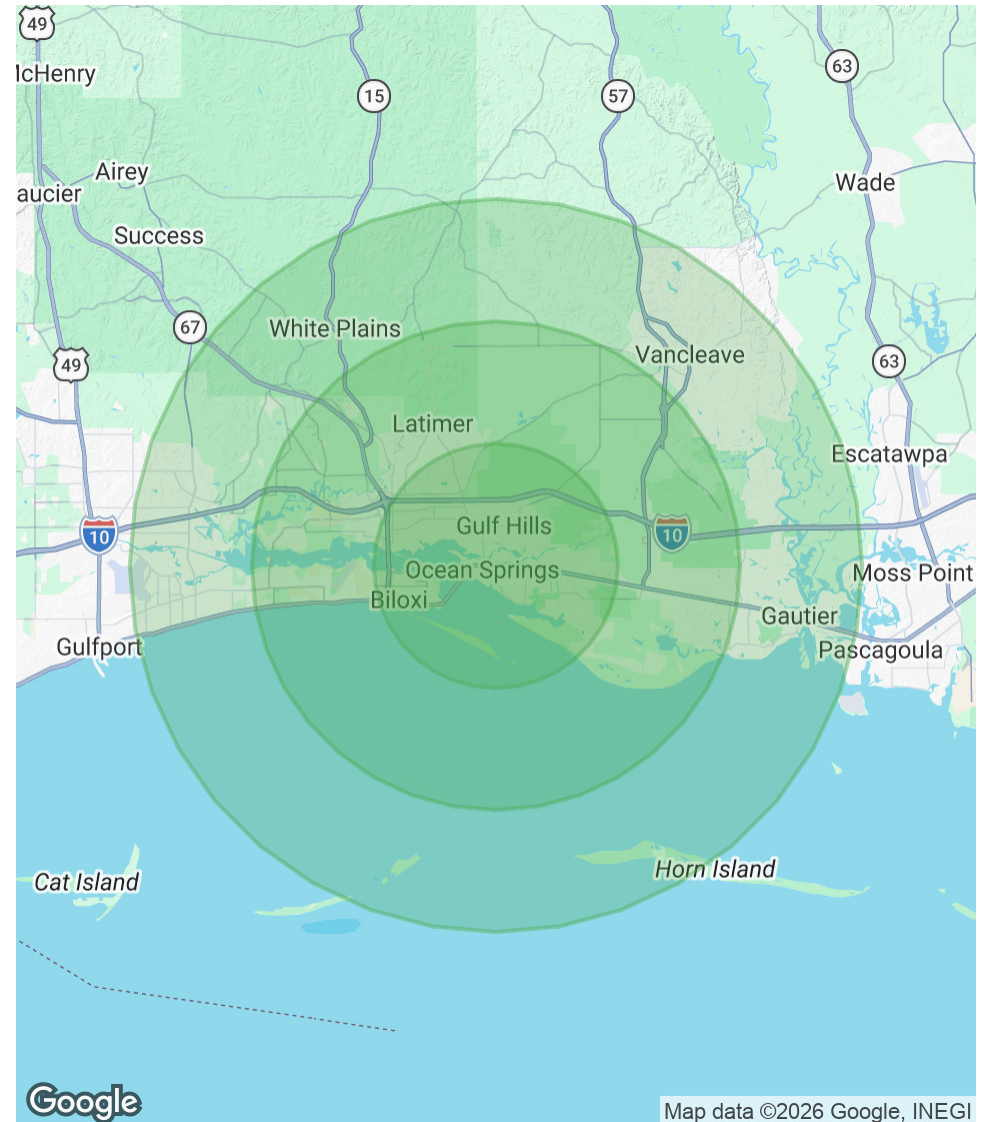
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	51,078	120,885	188,163
Average Age	40.6	39.0	39.1
Average Age (Male)	39.0	38.5	38.5
Average Age (Female)	42.1	39.9	39.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	21,652	48,088	74,422
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,907	\$87,509	\$85,450
Average House Value	\$238,018	\$227,298	\$227,640

2023 American Community Survey (ACS)



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



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