

Picayune Retail



**PICAYUNE, MS, 6,300 SF FULLY LEASED RETAIL FOR SALE
\$1,300,000**

801 Hwy 11 South
Picayune, Mississippi 39466

Presented By:

Mississippi Commercial Realty, LLC

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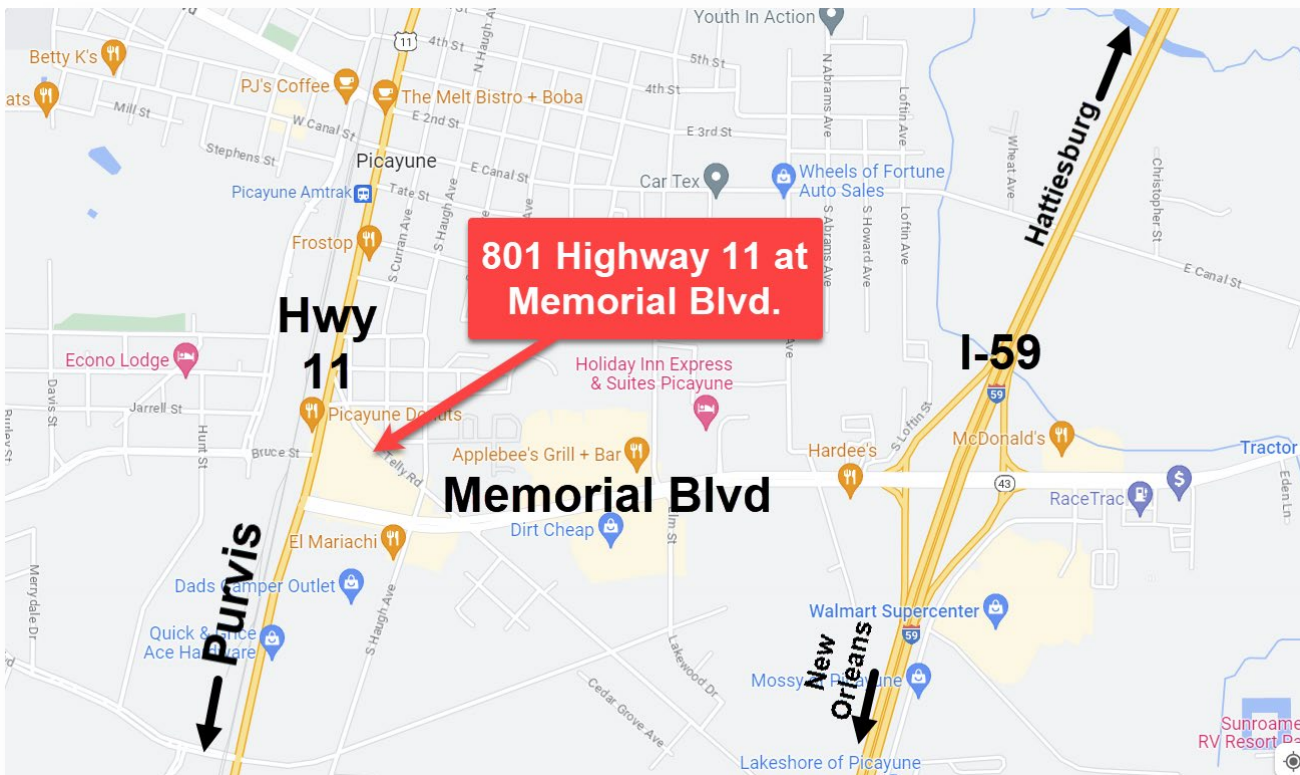


May 20, 2026



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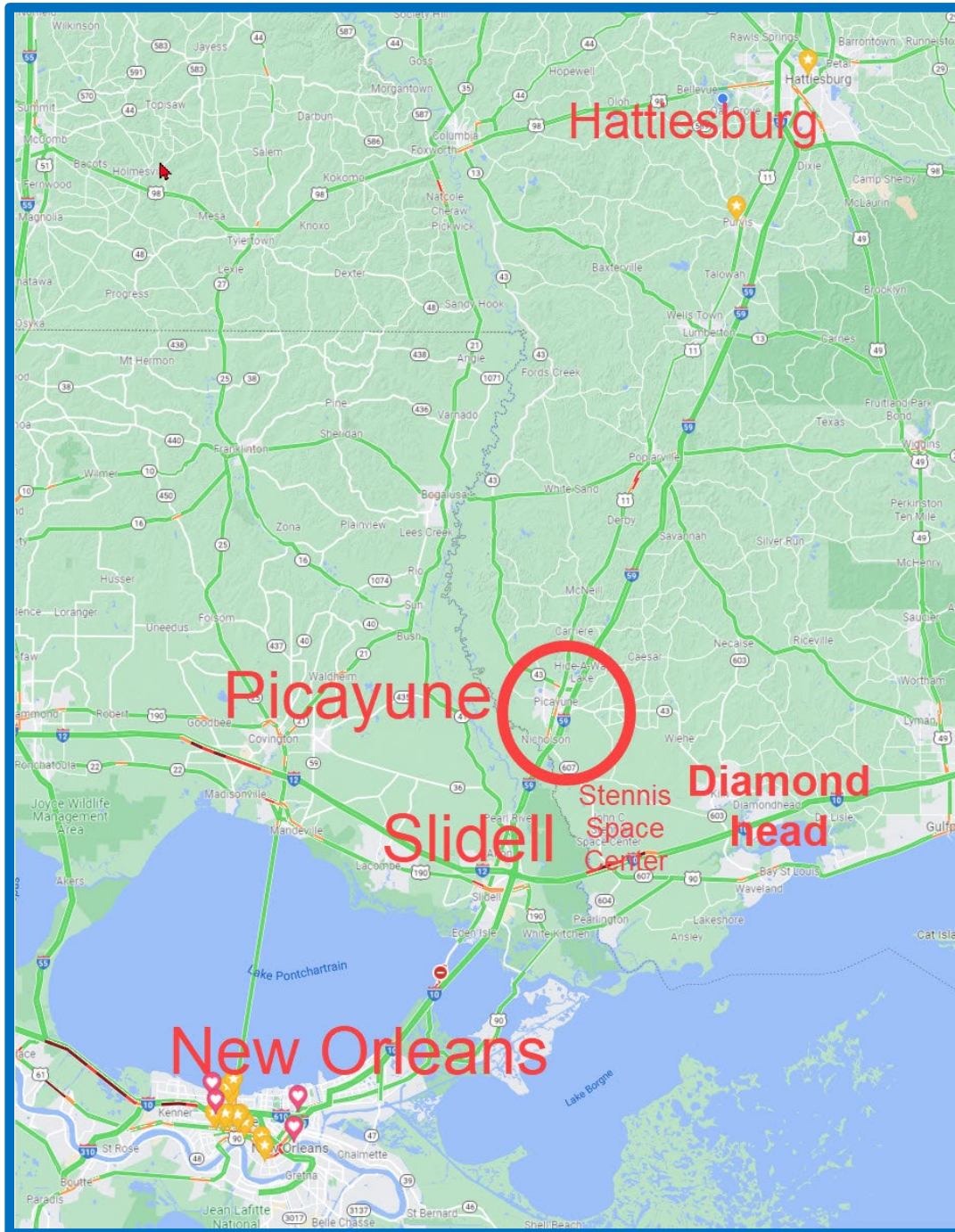
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Location

The property is located within the city limits of Picayune, Mississippi in Pearl River County, and fronts Highway 11 at the intersection of Memorial Boulevard which connects to Interstate 59 that runs from Slidell to Birmingham, Alabama. Picayune is approximately 45 miles northeast from New Orleans and only 10 miles from Stennis Space Center, NASA's largest rocket engine facility and one of the largest employers in the area.





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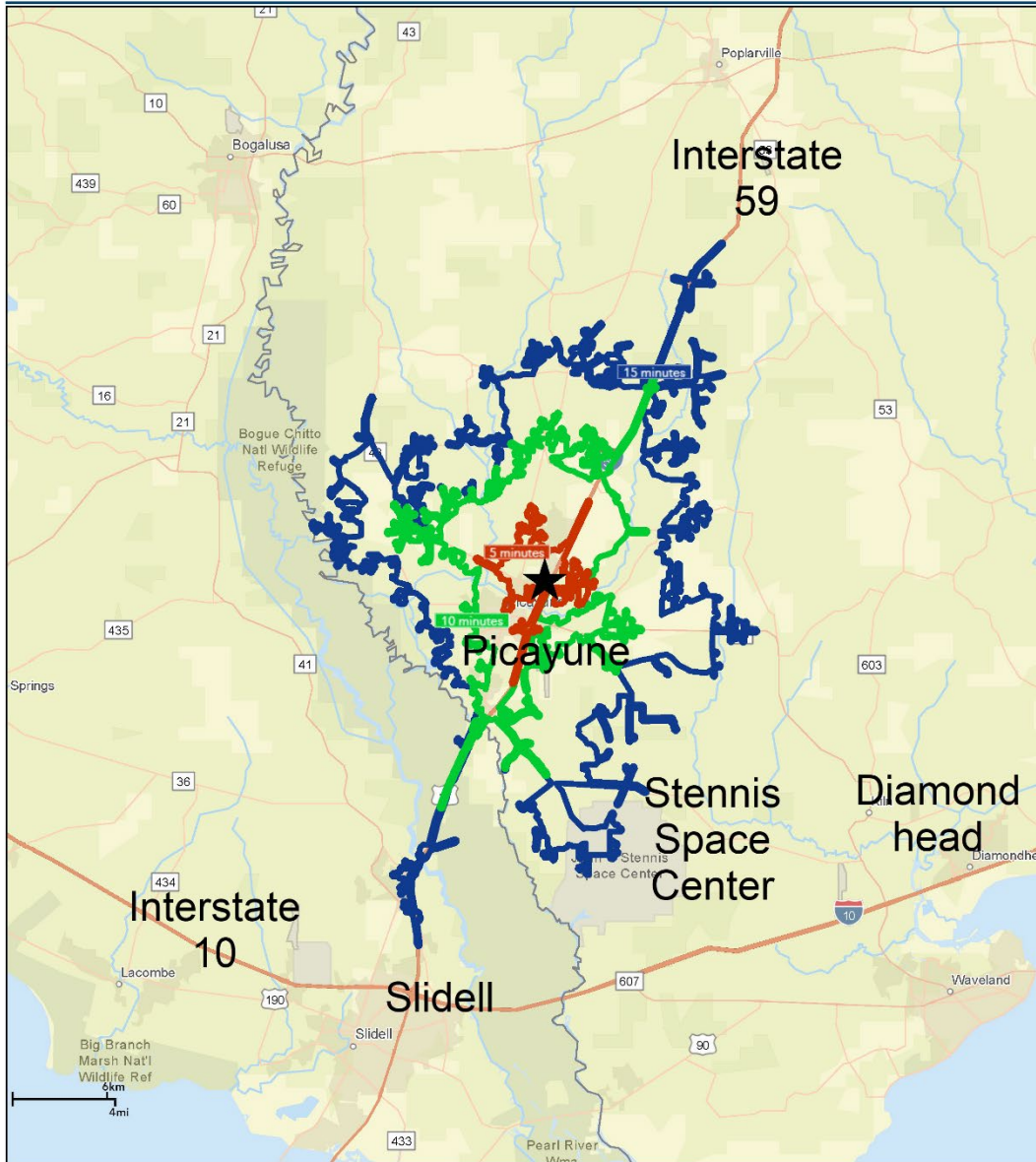
Drive Times: 5, 10 & 15 Minutes

Retail tenants at this location benefit from the close proximity to a major employer, Stennis Space Center, which is accessed from Highway 607 to I-59 in just a 15 minute drive time. The map below shows a 5 minute (red border), 10 minute (green border) and 15 minute (blue border) drive time, elongated due to the easy access by Interstate 59 running northeast and southwest.



Drive Times- 5, 10 & 15 Minutes

1701 Hwy 43-Picayune, MS



September 21, 2021

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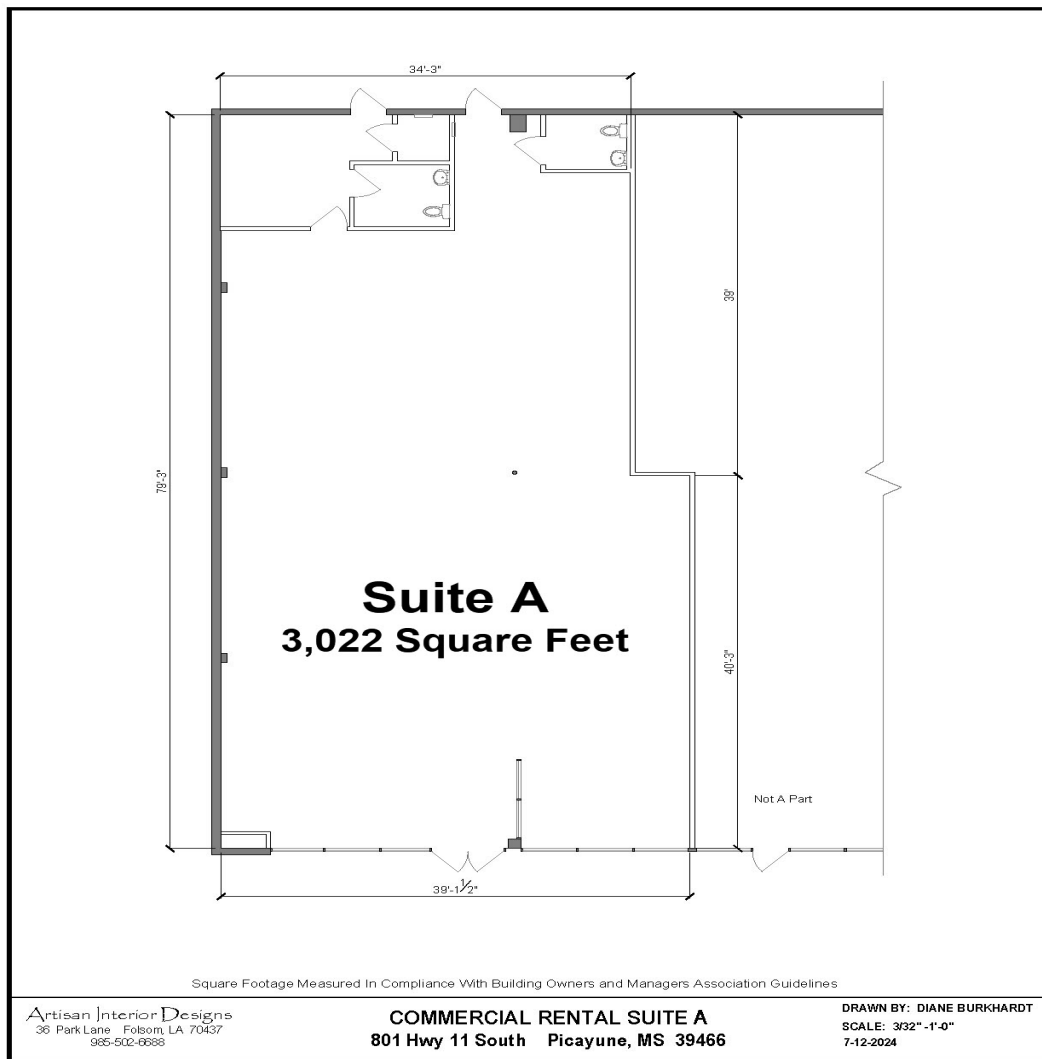


Property Description

The property offers 3 fully leased retail/office spaces. Each space offers glass frontage with double entrance door, restroom and waiting/showroom. The 3 retail spaces share a common roof which was resealed in 2025 with a 20 year warranty.

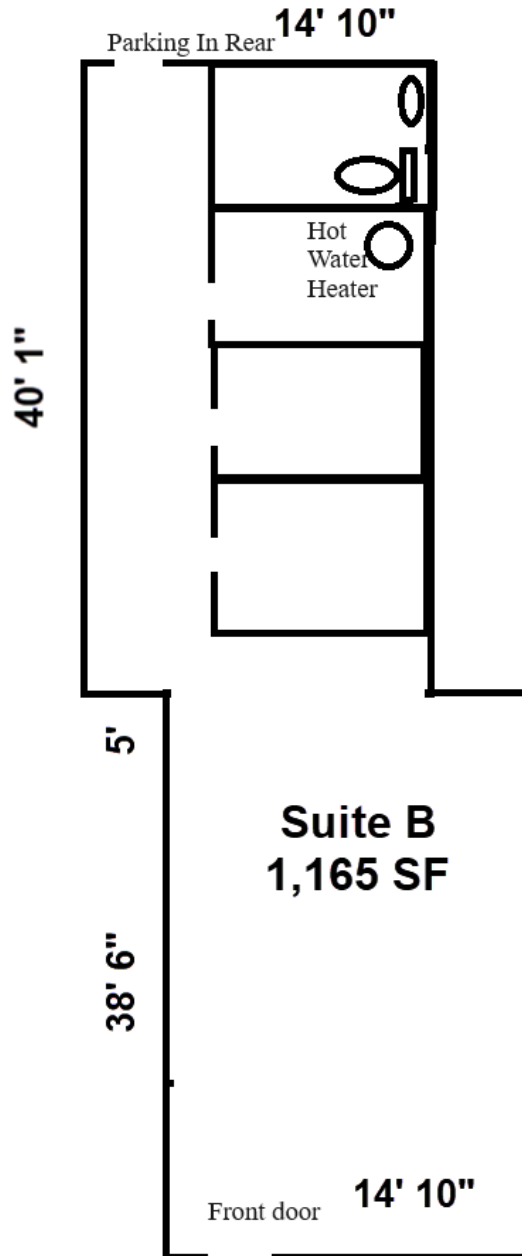
1. Suite A is 3,000 square feet and is leased to a pediatric physical therapist for \$16.60 per square foot.
2. Suite B is 1,165 square feet and is leased to a sporting goods store for \$14 per square foot.
3. Suite C is 2,162 square feet and is leased to MedCentris Wound Care for \$20 per square foot.

Floor Plan- Suite A 801 Highway 11 South, Picayune, Mississippi





Suite B-1,165 SF

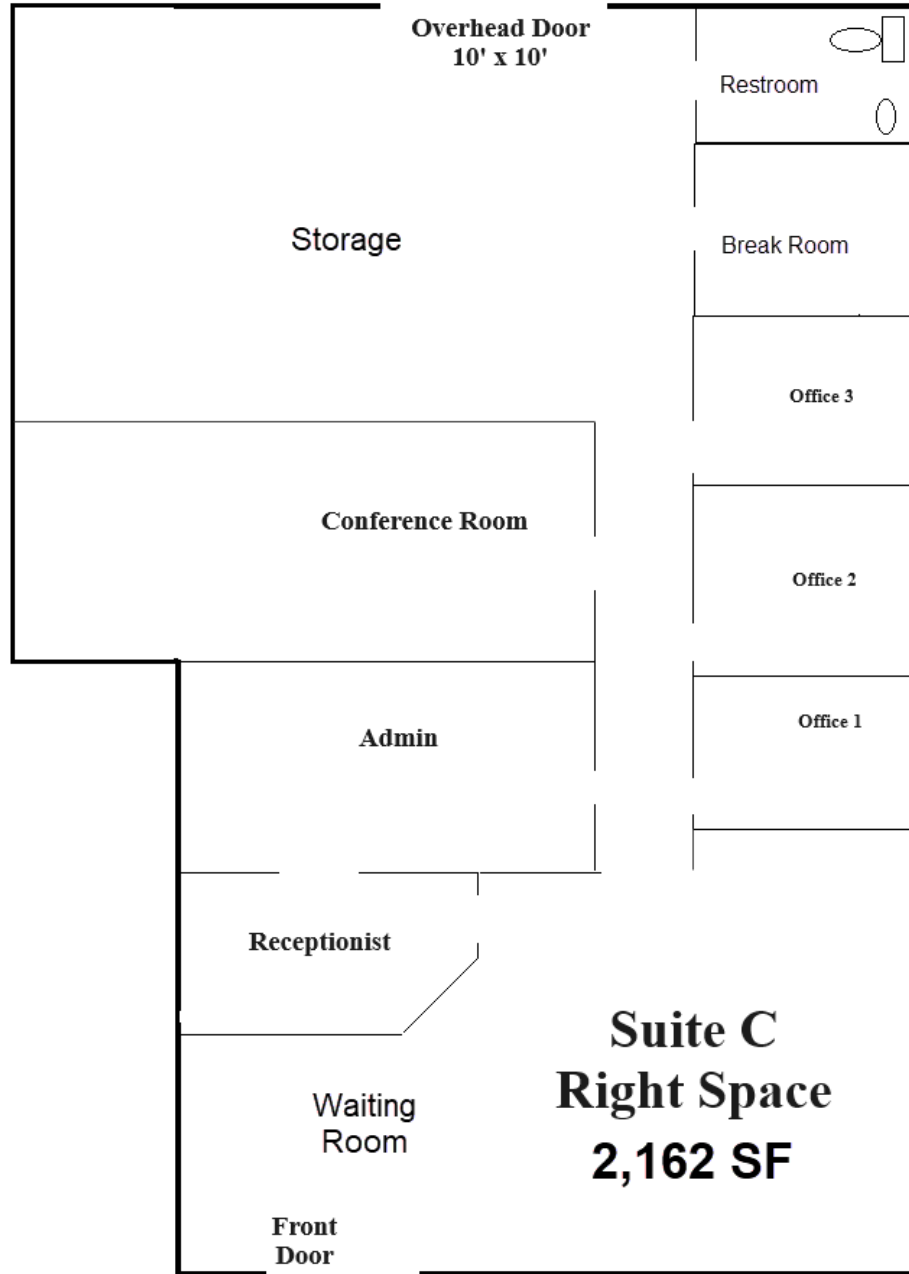


Entrance-Middle Space Suite B

1,165 SF



Suite C-2,162 SF



Customer Parking Area

Not to scale



Demographics For Retail Tenants

Retail tenants at this location also benefit from high-end brands nearby. The adjacent building is owned by Life Church of Picayune who occupies approximately 44,000 square feet and nearby retailers include:

- Wendy's
- Logan's Chicken
- Hancock Whitney Bank
- Pizza Hut
- Crosby's Furniture



Demographics-Consumer Spending

Within a 15 minute drive time, the population of 36,012 has a median household income of \$49,856 and a median age of 40 with 19% of the population over 65.

ESRI provides consumer spending data by drive times. The table below shows total spending within a 5, 10 and minute drive time.

- \$69,000,000 on healthcare.
- \$33,000,000 on entertainment.
- \$20,000,000 on apparel.
- \$22,000,000 on home furnishings.

Consumer Spending		5 minutes	10 minutes	15 minutes
Apparel & Services: Total \$		\$2,793,259	\$12,979,889	\$20,493,761
Average Spent		\$1,612.74	\$1,487.84	\$1,486.35
Education: Total \$		\$2,044,734	\$9,101,848	\$14,114,398
Average Spent		\$1,180.56	\$1,043.31	\$1,023.67
Entertainment/Recreation: Total \$		\$4,467,730	\$21,191,206	\$33,730,903
Average Spent		\$2,579.52	\$2,429.07	\$2,446.40
Food at Home: Total \$		\$7,426,394	\$35,536,856	\$56,509,911
Average Spent		\$4,287.76	\$4,073.46	\$4,098.48
Food Away from Home: Total \$		\$4,986,441	\$23,399,016	\$37,160,648
Average Spent		\$2,879.01	\$2,682.14	\$2,695.14
Health Care: Total \$		\$9,166,312	\$43,611,539	\$69,672,451
Average Spent		\$5,292.33	\$4,999.03	\$5,053.12
HH Furnishings & Equipment: Total \$		\$3,086,194	\$14,340,269	\$22,751,613
Average Spent		\$1,781.87	\$1,643.77	\$1,650.10



Market Profile

801 Hwy 11 S & Memorial-Picayune

Prepared by Esri

Latitude: 30.54445

Drive Time: 5, 10, 15 minute radii

Longitude: -89.65310



Lease Details

Tenants pay utilities and landlord pays property taxes and insurance.

Unit	Term Years	Lease start	Lease End	Rate	Options	RSF
A	10	7/1/2026	6/30/2036	\$ 16.60	2 for 10 years	3,000
B	3	11/15/2025	10/31/2028	\$ 14.00	2 for 3 years	1,165
C	5	12/18/2024	11/30/2029	\$ 20.00	2 for 5 years	2,162
						6,327

Total current rent income is \$110,533 annually:

Unit	Rent Monthly	CPI Adjustment	Adjustment Frequency	Rent Annually
A	\$ 4,150.00	Cap at 3%	Annually	\$ 49,800.00
B	\$ 1,350.00	Annual CPI, no cap	Annually	\$ 16,200.00
C	\$ 3,603.00	5% annually	Annually	\$ 44,533.08
				\$ 110,533.08

Valuation

Income	\$110,533.08
Property Taxes	(\$9,975.00)
Insurance	(\$7,500.00)
Net Operating Income	\$93,058.08
7% Cap Rate	\$1,329,401.14



About Mississippi Commercial Realty



We are known for using the latest technology to help commercial property owners solve their real estate problems, bringing a high level of ethical conduct to the industry with great attention to detail and professionalism. We are a top rated, award winning, client-oriented firm, with a goal to deliver expedited results. We bring expertise in every sector of commercial real estate, completing these landmark projects:

- One of the largest warehouse sales.
- Several of the largest apartment developments.
- The largest land disposition in Louisiana.
- One of the largest hotel acquisitions.
- The largest Class A office lease in Hattiesburg.

Licensed in both Louisiana and Mississippi, with offices in Hattiesburg and New Orleans, clients benefit from a wider marketing area and personal service. Commercial Broker Robert Hand is a top-rated commercial real estate broker with the CCIM and SIOR designations. He also has an MBA and experience in the appraisal industry, and is recognized by peers for these achievements:

- Named Top 100 Investment Executive in the U.S. by Financial Planning Magazine.
- Member National Association of Realtors and Hattiesburg Association of Realtors
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.

What makes our firm different is that our clients will never have to worry about conflicts of interest. We never promote real estate that competes with our client's interest. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge that helps them make better real estate decisions.

We have had several articles published in national magazines:

- *Commercial Investment Real Estate Magazine*: "Using Technology To Select Highly Profitable Retail Locations".
- *Commercial Investment Real Estate Magazine*: "The 3 Most Common Mistakes In Your Lease".
- *Commercial Investment Real Estate Magazine*: "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*: "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*: "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*: "Return of The AutoMat".
- *Registered Representative Magazine*: "Growing Your Business By Providing a Higher Level of Services".
- *Personal Financial Planning Magazine*: "Using Technology To Help Clients".
- *Mississippi Business Journal*: "How Covid Affects Commercial Real Estate".