



**COLDWELL
BANKER
COMMERCIAL**

ALFONSO REALTY, INC.

FOR LEASE

OAK CENTER SHOPPING CENTER

\$4.25 - 6.00 SF/yr (Gross)

7833 Highway 613
Moss Point, MS 39563

AVAILABLE SPACE
1,450 - 17,287 SF

AREA

Located directly on very busy MS Highway 613, only 2.7 miles to the entrance of Trent Lott International Airport and approximately 1 mile north of the Interstate 10 exit #68. Surrounded by commercial businesses and neighborhoods.



Retail Shopping Center

Ricky Sutherland
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COLDWELL BANKER COMMERCIAL
ALFONSO REALTY, INC.
934 Jackson Avenue, Pascagoula, Mississippi 39567
228.769.7777

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OFFERING SUMMARY

Available SF:	1,450 - 7,134 SF
Lease Rate:	\$4.25 - 6.00 SF/yr (Gross)
Lot Size:	6.72 Acres
Building Size:	54,815 SF
Zoning:	C-2A Main Street Business District
Market:	East Jackson County-Moss Point/ Pascagoula
Traffic Count:	12,000

PROPERTY OVERVIEW

Oak Center is anchored with Piggly Wiggly and Freds. There is a Subway out front on an out parcel. The vacant space is an Open floor plan and suitable for many uses. Oak Center is an established long time neighborhood shopping center. Foot traffics high. Also highway traffic counts are second highest for the area. The rental amounts and terms will vary, landlord will negotiate and look at all offers.

LOCATION OVERVIEW

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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
7817 Highway 613	\$6.00 SF/yr	1,677 SF
7821 Highway 613	\$6.00 SF/yr	1,450 SF
7823 Highway 613	\$4.25 SF/yr	7,134 SF
7827 Highway 613	\$4.25 SF/yr	7,026 SF

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7817	7821	7823	7827		
VACANT	VACANT	VACANT	VACANT	piggly wiggly	
1,677 sf	1,450 sf	7,134 sf	7,026 sf	Piggly Wiggly	Fred's

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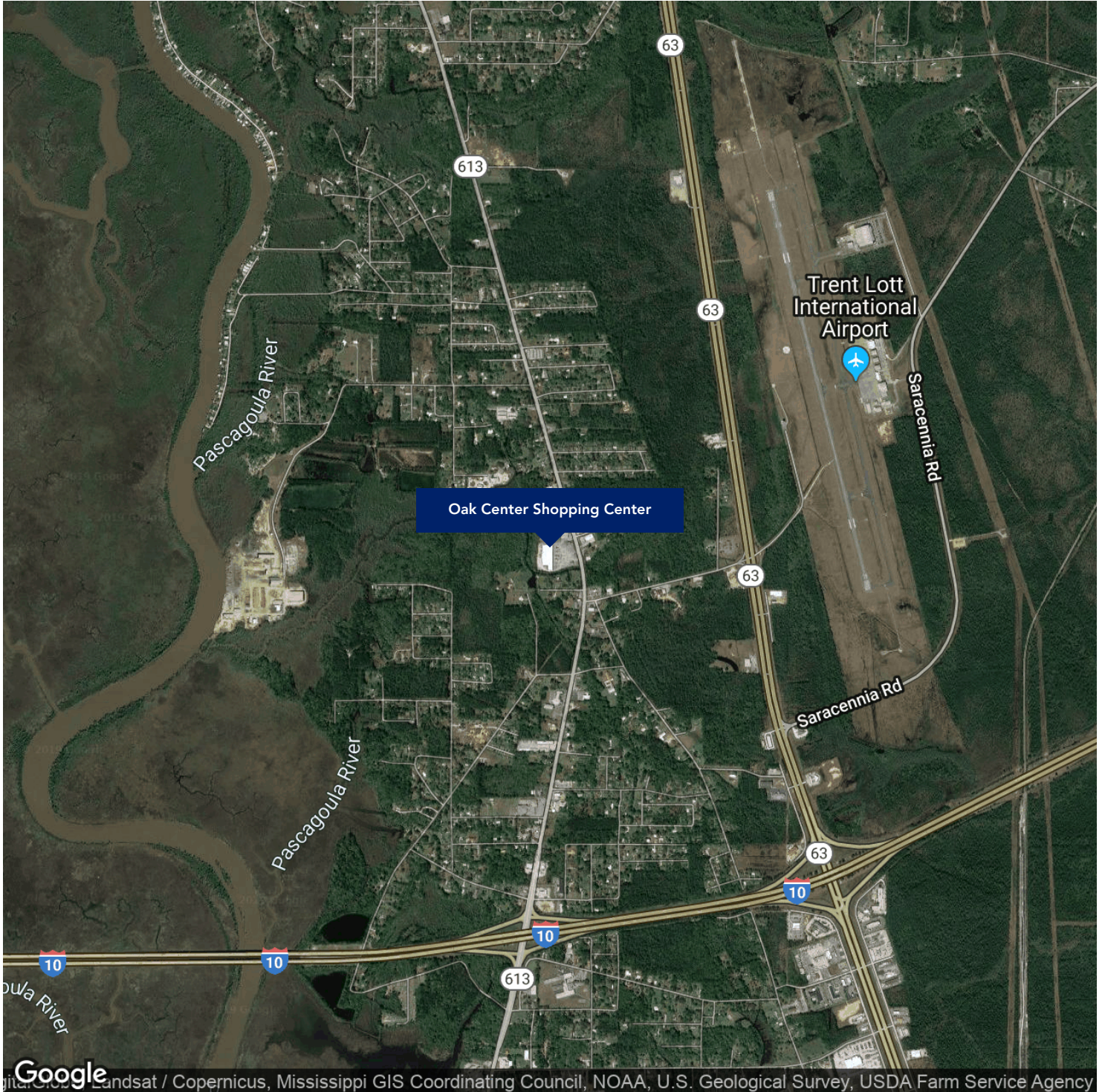
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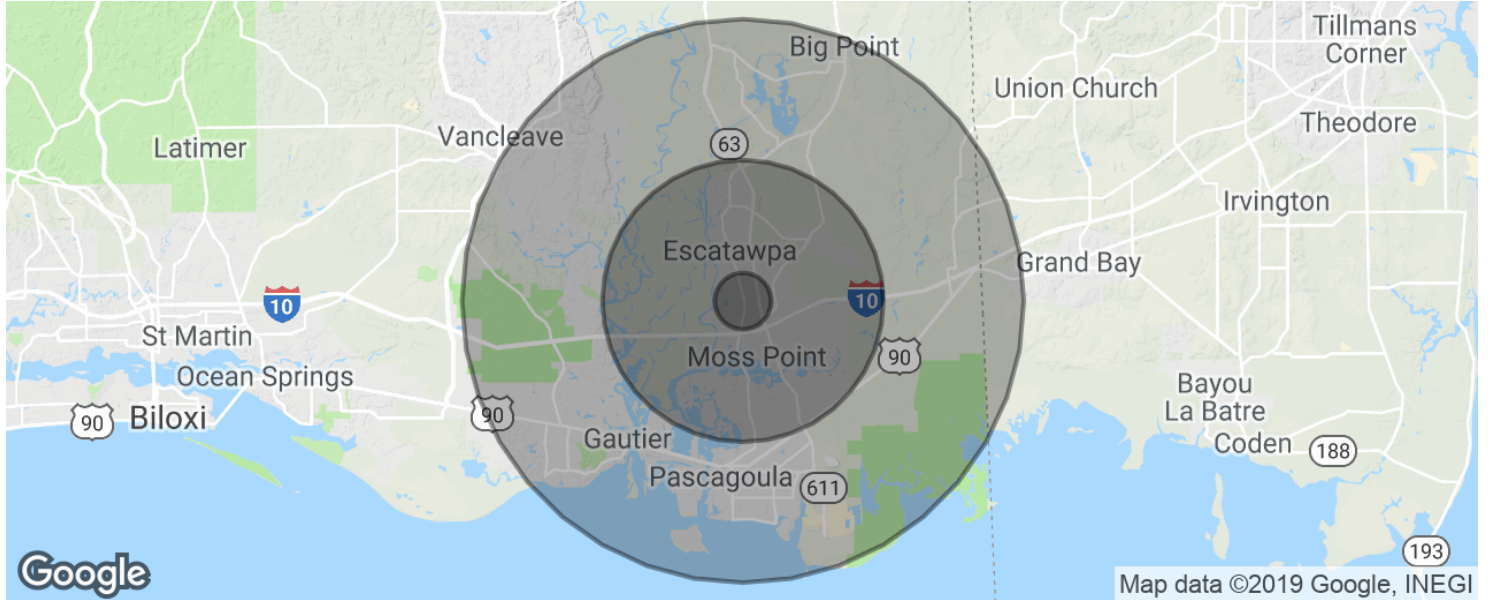
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	688	22,253	66,221
Median age	37.5	40.0	37.0
Median age (Male)	38.9	38.7	36.2
Median age (Female)	35.6	41.2	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	252	8,308	24,138
# of persons per HH	2.7	2.7	2.7
Average HH income	\$48,629	\$47,874	\$52,374
Average house value		\$116,187	\$136,141

* Demographic data derived from 2010 US Census

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RICKY SUTHERLAND

Broker Associate

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MS #B-7843

PROFESSIONAL BACKGROUND

The Real Estate Agent who sells Jackson County!

For more than 40 years, Ricky Sutherland has been a multimillion-dollar commercial real estate producer and consistently ranking number one in the Pascagoula, MS area. Ricky specializes in retail, office, industrial, multi-family, land, investment, and management. He offers product-specific services to property owners, buyers, and investors, and strives for excellence in every transaction—big or small. He credits his success to hard work, extensive marketing and advertising, and surrounding himself with a great clients and support staff.

Since 1978, he has dedicated his career to the real estate needs of the Mississippi Gulf Coast residents. By combining the international clout of Coldwell Banker, with his extensive knowledge, experience and network to assist his clients to buy, lease or sell their commercial properties, their private residential properties, a home, a condo, land, industrial, office, retail or investment property, he consistently provides profitable solutions and unparalleled opportunities to his clients. He concentrates his efforts in Pascagoula, Gautier, Moss Point, Vancleave, Ocean Springs, Lucedale, Hurley, Escatawpa, Agricola, Biloxi, D’iberville, Pearlinton, Perkinston and Saucier, Mississippi. Coldwell Banker Commercial Alfonso Realty is a premier commercial real estate firm serving Harrison, Hancock and Jackson Counties.

He considers the relationships he has developed and strengthened over the years to be among his greatest assets when working on behalf of his clients. “Not every REALTOR can pick up the phone and call the president of a local bank or a local elected official, but my years of experience and reputation as a professional have allowed me to make these calls and get results for my clients. This ability, along with a great amount of due diligence and negotiation skills, has served my clients well.”

Whether buying or selling, call Ricky for all your Real Estate transactions.

EDUCATION

EDUCATION:

Actually, Ricky’s talents from a young age, he discovered, were in sports. Even at the age of 3 years old, he knew he wanted to be a professional baseball player. His exceptional ability to focus his efforts into baseball empowering his dedication and the commitment he projected into his craft earned him scholarship invitation to play ball for Southern Miss.

During his years at University of Southern Mississippi, Sutherland was an outstanding four-year letterman and was recognized as one of the best defensive shortstops in school history. He went on to be signed as a free agent and played one season with the Chicago White Sox.

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