

Melissa Warren, CCIM

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Retail/Warehouse For Sale

1526 E. Pass Road, Gulfport, MS

Retail Map **Overview** Photos **Demographics** For Sale - Do Not Disturb Tenant bassei **Available** Sale Price • +/- 38,443 total building SF • \$2,300,000 OME FURNISHING ur One **Property Description** Outstanding retail/warehouse opportunity on East Pass Road in Gulfport next to the new Rouses Market! Currently owned and operated by Bassett Furniture, this is an active business. Please do not disturb the business and schedule all tours through the listing agent. **Showroom & Offices** Warehouse +/- 25,400 SF of showroom & offices



- Men's & Women's restrooms
- 6 offices
- 1 break room
- Contains a 9'11" drop ceiling throughout.

Land Size

3.3 Acres

Traffic Counts (ADT 2017)

- On E. Pass Road, east of Cowan Road: 38,000
- On Cowan Road, north of E. Pass Road: 32,000

- +/- 13.043 SF of non-climate controlled warehouse
- 3 dock-high doors: (1) 8'X10' & (2) 8'X9'
- 1 tailgate door 8'X8'
- 1 warehouse restroom
- Clear height: 21' eave; 28' center beam
- 1 column at 50' span

Zoning

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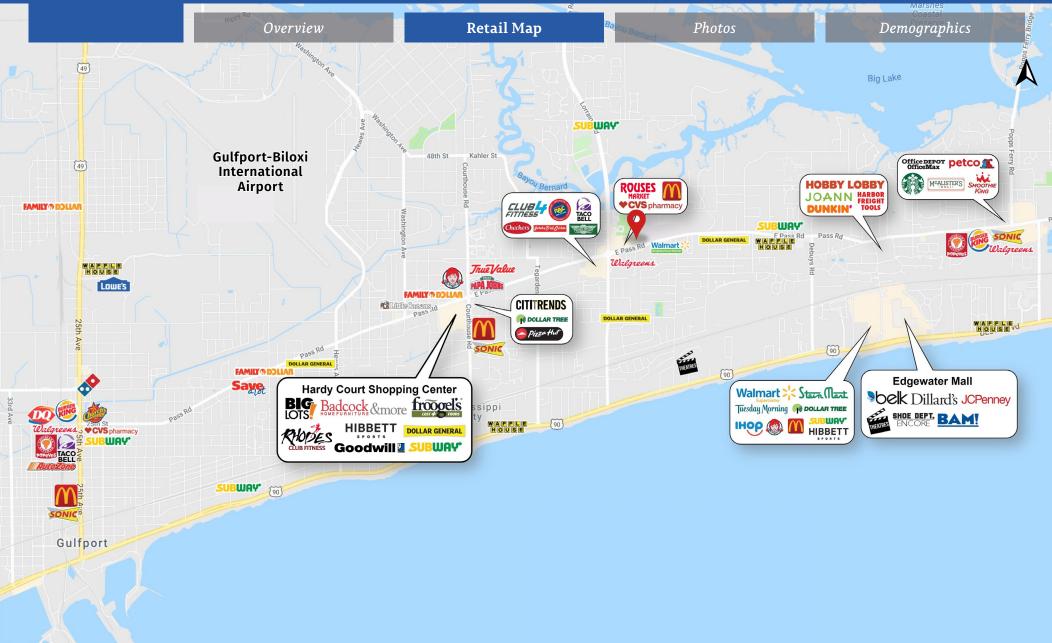
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Overview

Retail Map

Photos

Demographics

Warehouse Photos













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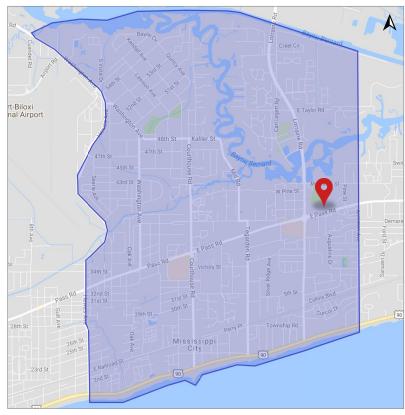
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Overview Retail Map Photos Demographics

Demographic Map

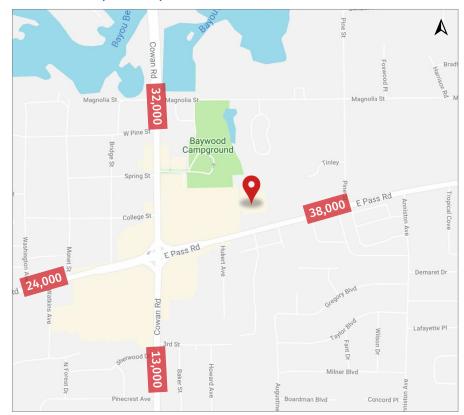


| 2018 Demographics | Trade Area |
|-------------------|-------------------|
| Population | 14,469 |
| Avg. HH Income | \$76,901 |

2023 Projected Demographics

| Population | 15,339 |
|----------------|----------|
| Avg. HH Income | \$88,197 |

Traffic Counts (ADT 2017)



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