

For Sale - Do Not Disturb Tenant

Available

- +/- 38,443 total building SF

Sale Price

- \$2,300,000

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

- +/- 25,400 SF of showroom & offices
- Reception area
- Men's & Women's restrooms
- 6 offices
- 1 break room
- Contains a 9'11" drop ceiling throughout.

Warehouse

- +/- 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

Land Size

- 3.3 Acres

Zoning

- T-4

Traffic Counts (ADT 2017)

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



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Retail/Warehouse For Sale

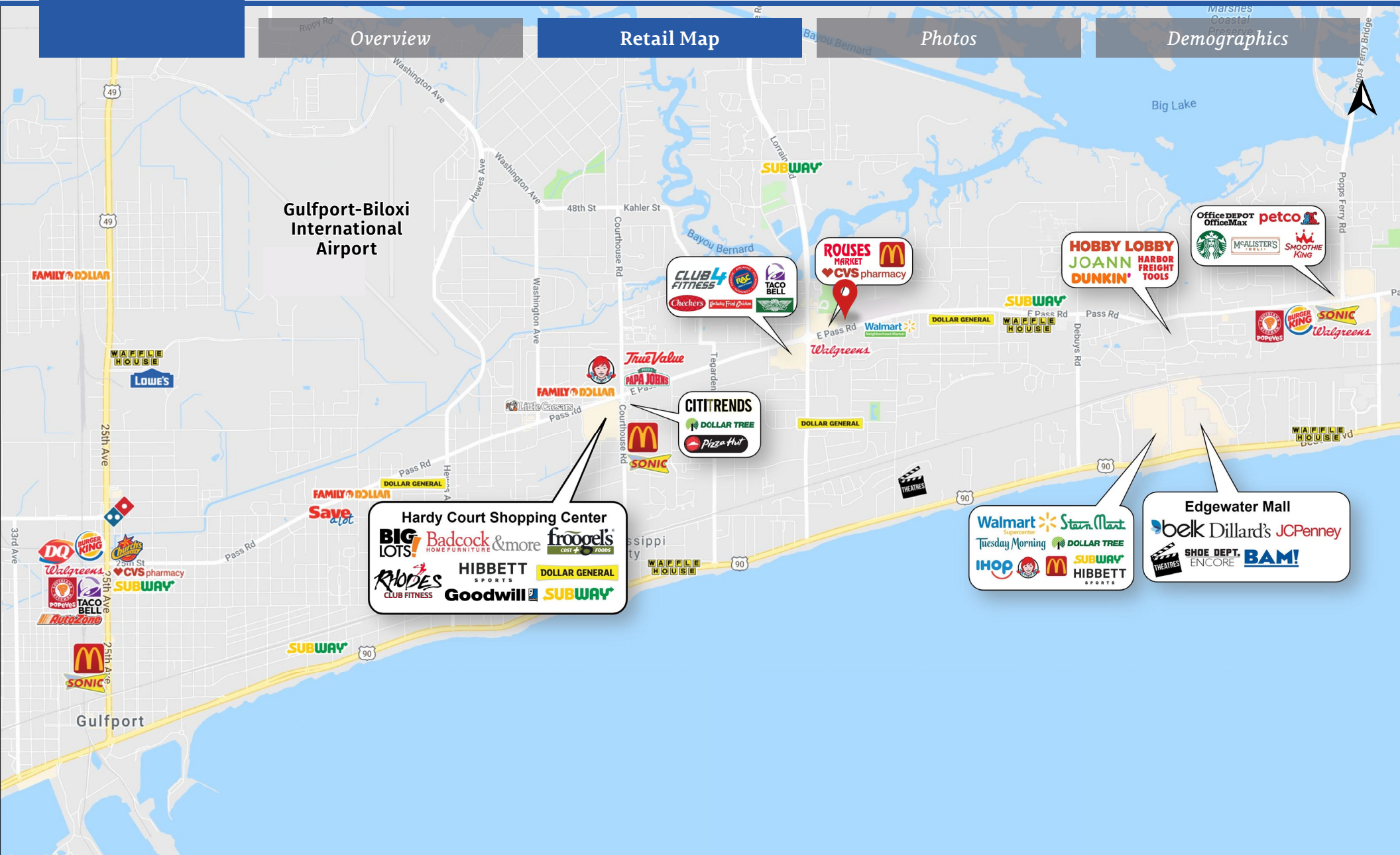
1526 E. Pass Road, Gulfport, MS

Overview

Retail Map

Photos

Demographics



Hardy Court Shopping Center

- BIG LOTS!
- Badcock HOME FURNITURE & more
- froogel's COSTUME FOODS
- Little Caesars
- HIBBETT SPORTS
- DOLLAR GENERAL
- RHODES CLUB FITNESS
- Goodwill
- SUBWAY

Walmart Supercenter

- Stain Mart
- Tuesday Morning
- ihop
- DOLLAR TREE
- SUBWAY
- HIBBETT SPORTS

Edgewater Mall

- belk
- Dillard's
- JCPenney
- SHOE DEPT. ENCORE
- BAM!

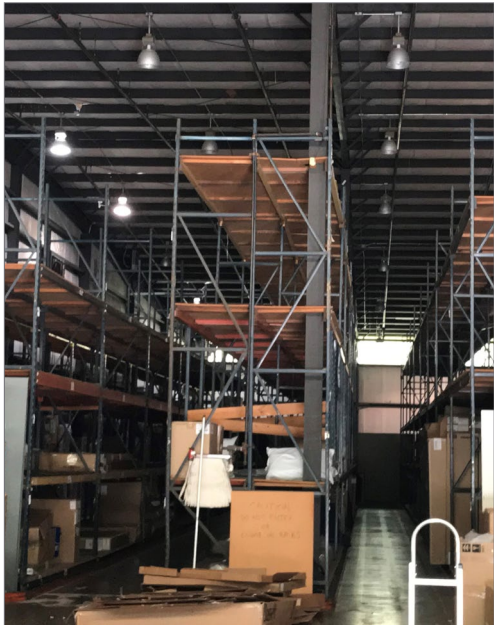
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Warehouse Photos



Showroom Photos



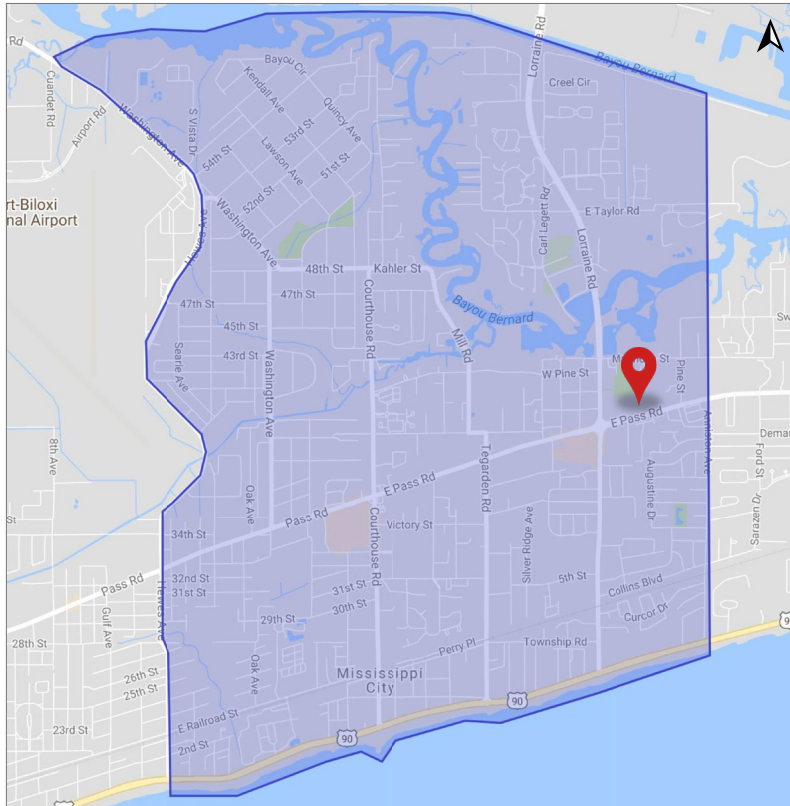
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Retail Map

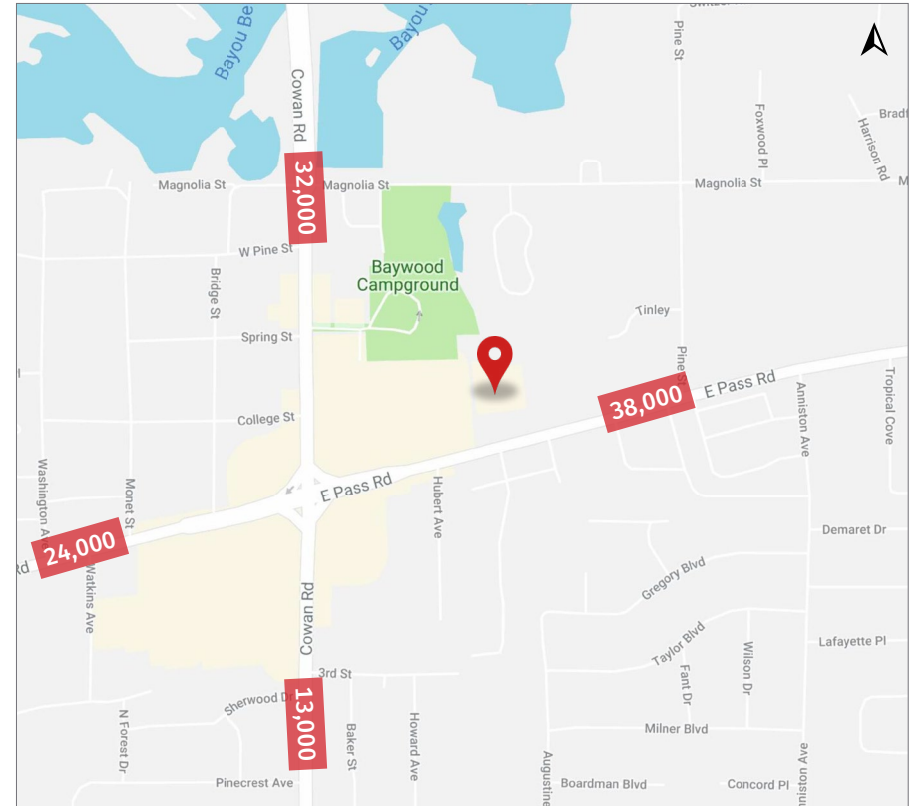
Photos

Demographics

Demographic Map



Traffic Counts (ADT 2017)



2018 Demographics

Population

14,469

Avg. HH Income

\$76,901

2023 Projected Demographics

Population

15,339

Avg. HH Income

\$88,197

Trade Area