

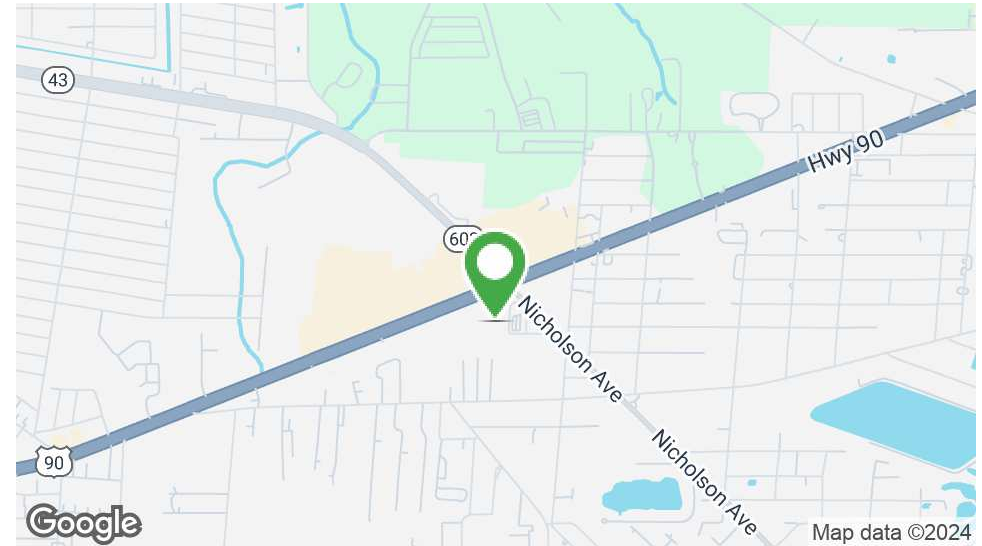


MAGNOLIA MARKETPLACE SERVICE & RETAIL CENTER

407 Highway 90, Waveland, MS 39576

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



PROPERTY DESCRIPTION

Magnolia Marketplace is centrally located in Waveland, MS on Hwy 90, across the street from Wal-Mart and is strategically located between the Silver Slipper Casino and the Hollywood Casino. Some of the bays have rear roll-up doors making those suites great as service center space for anyone needing to lease space that is in the service industry, such as an HVAC company, plumbing company, electrical company, etc. The rear rollup doors provide easy access to the rear area of these premises, which are air conditioned.

The property also provides great retail spaces, with front glass walls along with a well lite canopy area and excessive parking. Each unit is 1,200 square feet with a private bathroom. The spaces are 20 feet wide by 60 feet deep with drop ceilings and new overhead LED lights.

Multiple units are in move-in ready condition with some units in "shell" condition.

OFFERING SUMMARY

Lease Rate:	\$1,200.00 - 3,000.00 per month (MG)
Available SF:	1,200 - 2,400 SF
Lot Size:	4.3 Acres
Building Size:	18,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,673	6,971	9,107
Total Population	3,902	15,798	21,102
Average HH Income	\$82,493	\$83,530	\$85,862

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY





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INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C	Available	1,200 SF	Modified Gross	\$1,400 per month
E - Rollup Door	Available	1,200 SF	Modified Gross	\$1,600 per month
F	Available	1,200 SF	Modified Gross	\$1,400 per month
G	Available	1,200 SF	Modified Gross	\$1,200 per month
J	Available	1,200 SF	Modified Gross	\$1,400 per month
L	Available	1,200 SF	Modified Gross	\$1,400 per month
O - Rollup Door	Available	2,400 SF	Modified Gross	\$3,000 per month

INDUSTRIAL PROPERTY FOR LEASE

LEASE SPACES



**SOUTHEAST
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INDUSTRIAL PROPERTY FOR LEASE

AERIAL



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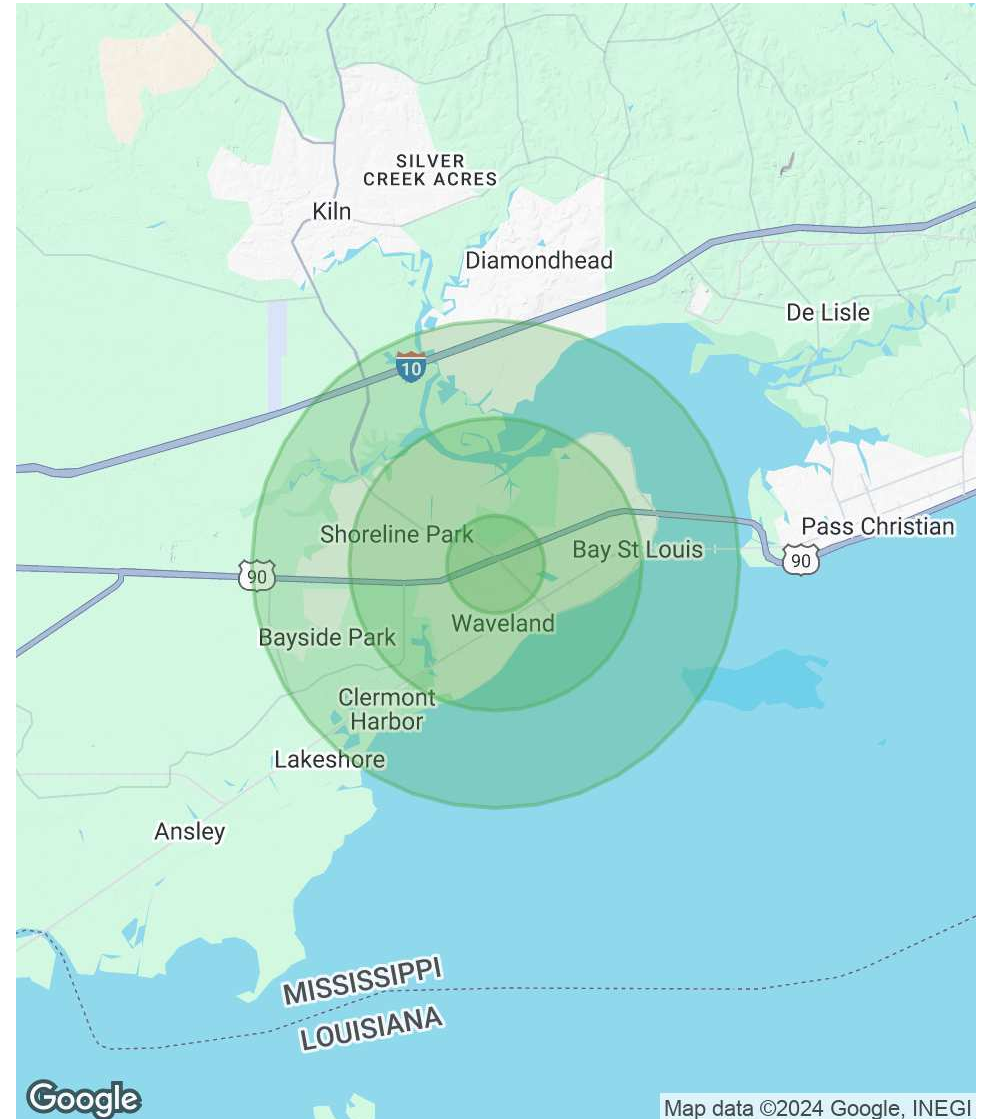
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,902	15,798	21,102
Average Age	41	43	43
Average Age (Male)	39	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,673	6,971	9,107
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$82,493	\$83,530	\$85,862
Average House Value	\$223,860	\$258,757	\$253,797

Demographics data derived from AlphaMap



INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST
COMMERCIAL
REAL ESTATE