SITE AVAILABLE | 1.31 ACRES

SEQ of Highway 90 and Hanshaw Road | Ocean Springs, Mississippi 39564

AVAILABLE SPACE

1.31 Acres

RATES | NNN & PRICE

Available upon request

TRAFFIC COUNTS

Hwy 90 - 25,000 AADT
Hanshaw Road - 10,000 AADT
Source: MDOT 2016

PROPERTY INFORMATION

- Prime corner lot with 250' of frontage available at lighted intersection along highly trafficked Highway 90
- Close proximity to other retail, including Walmart, Rouses, Starbucks, Hibbett Sports, Whataburger, Rite Aid, and Dollar General
- Serves a consumer market of over 85,000 people

DEMOGRAPHICS (based on 2018 data)

Variable	Community Population	RTA
2018 Population	17,697	85,681
Average HH Income	$74,848	$66,307
Median Age	44.43	33.38

** RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.*

CONTACT

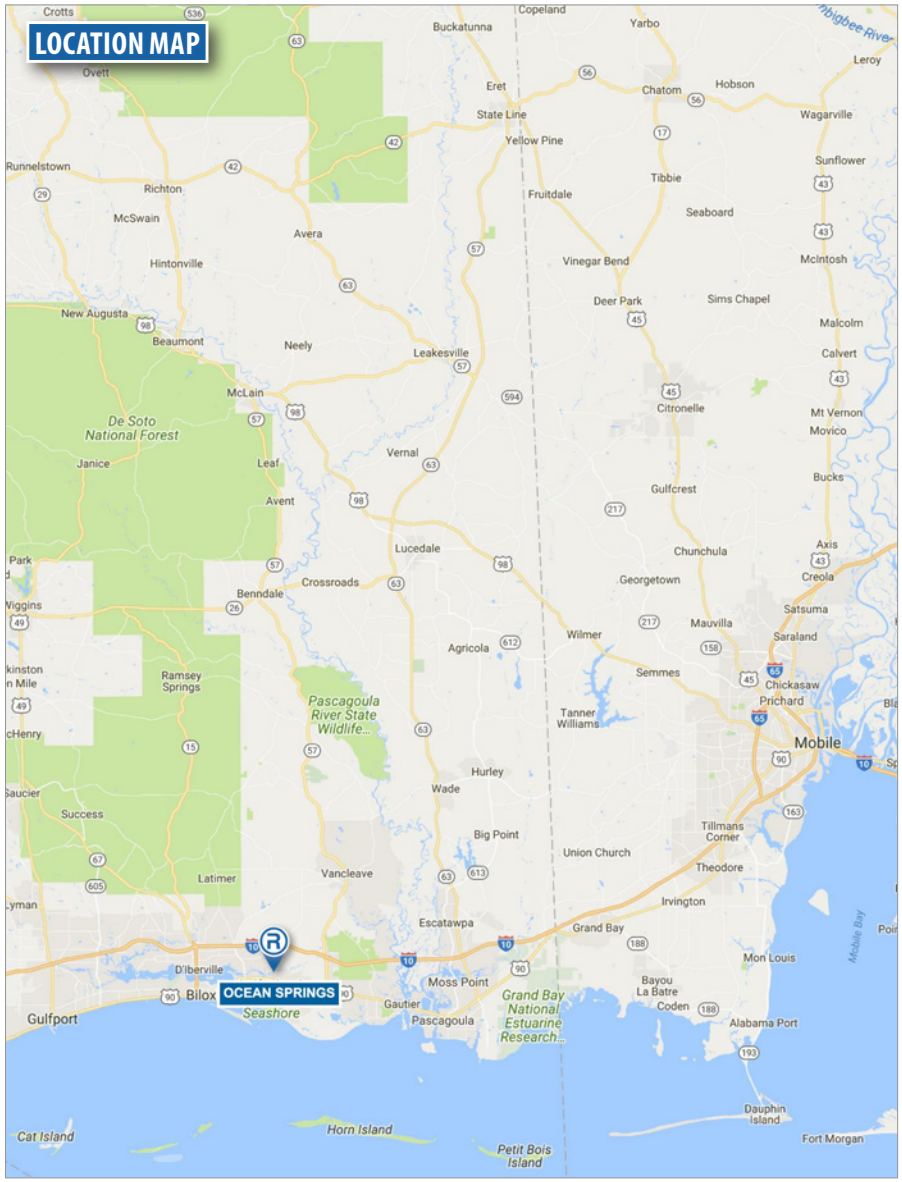
Will Kline, Project Director
The Retail Coach, LLC
wkline@theretailcoach.net
662.401.8844

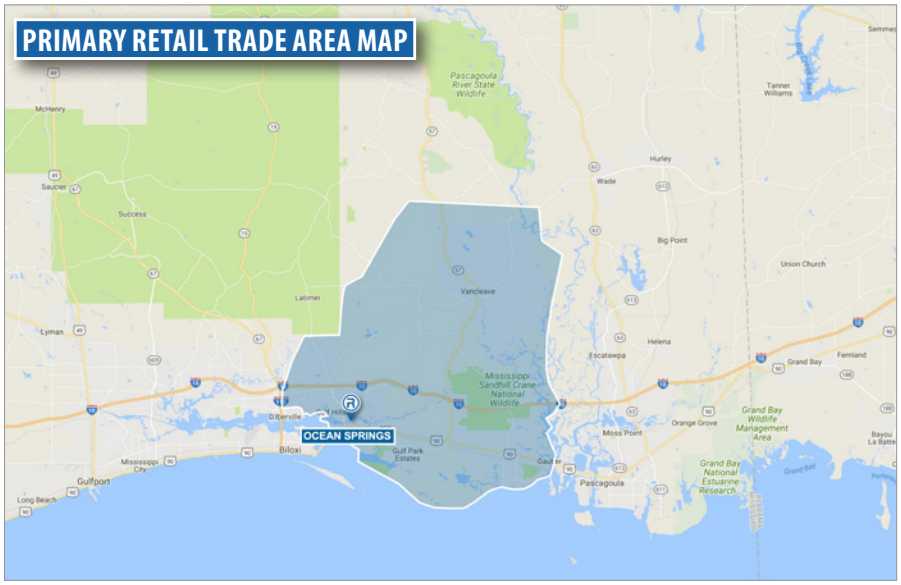
Shea Dobson, Mayor
City of Ocean Springs, Mississippi
sdobson@oceansprings-ms.gov
228.875.4236

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

SITE AVAILABLE | 1.31 ACRES

SEQ of Highway 90 and Hanshaw Road | Ocean Springs, Mississippi 39564





TheRetailCoach® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.