

SUMMARY

RETAIL COMPETITION

SITE PLAN

FLOOR PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

Gulf Breeze Plaza is a dynamic, well-kept shopping center located directly on Bienville Boulevard / Highway 90 in Ocean Springs, MS. Conveniently located and minutes away from Interstate 10, Gulf Breeze Plaza offers great amenities with businesses like Coffee Fusion, Wasabi Japanese Restaurant, Planet Fitness, S.M.A.R.T. Beginnings Preschool, Brass Hanger Cleaners, Gracie Jiu-Jitsu, Purelux Nails & Spa, Infinity Dance Company, and Camellia Home Health.

The Center is efficient and accessible with plenty of parking in both the front and back of the buildings.

Located about 2 miles east of Biloxi and west of Gautier, MS, Ocean Springs is an historic town filled with one-of-a-kind shops and restaurants with a walkable downtown entertainment district surrounded by arts and beautiful landscaping.

AVAILABLE

- Unit 2200: 14,137 ± SF

BASE RENT RATE

- \$7.00 PSF/YR + NNN's \$2.89 PSF/YR

TRAFFIC COUNT (ADT 2024)

- Bienville Blvd: 40,000
- Washington Ave/MS 609: 35,000
- I-10: 69,000



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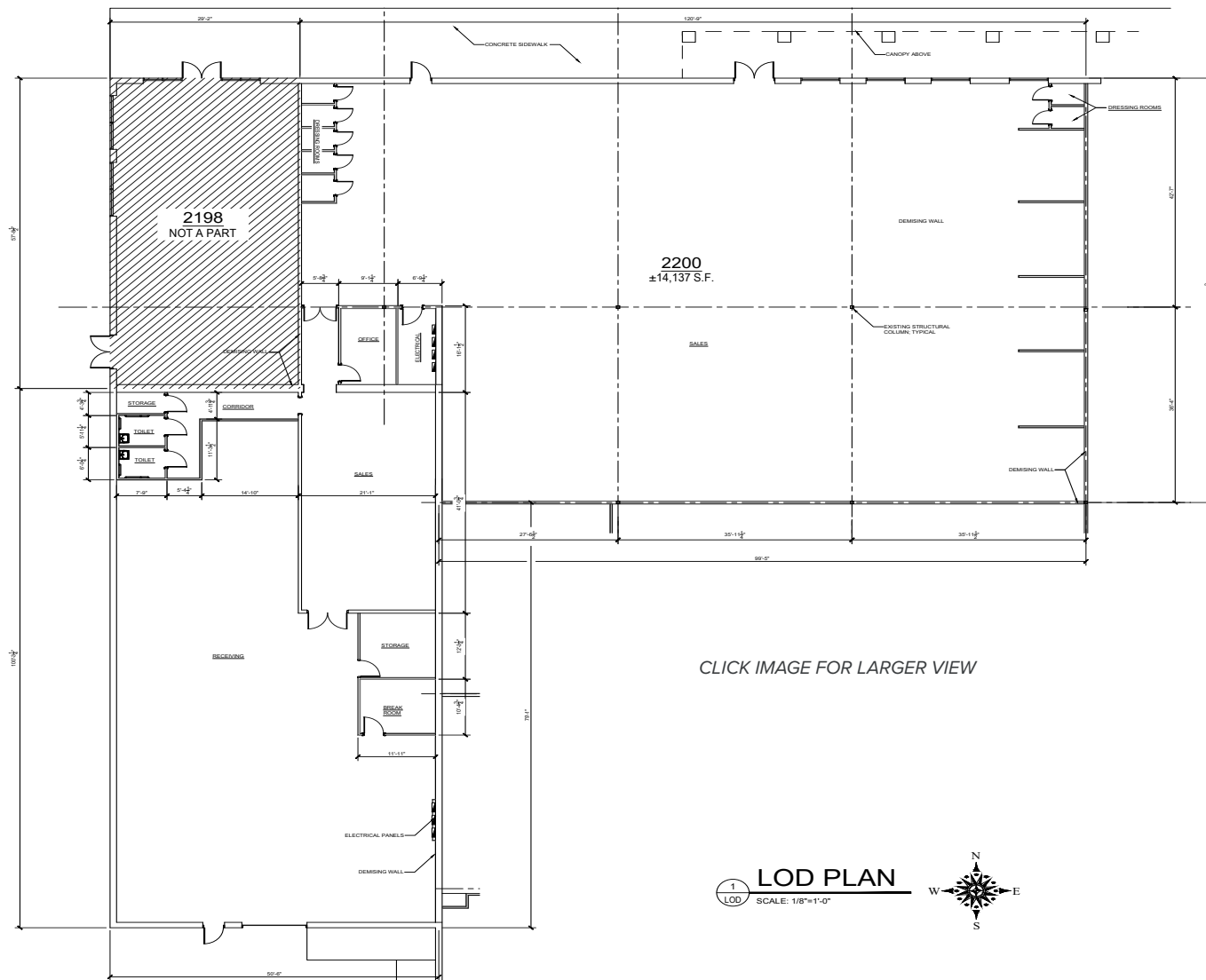
DEMOGRAPHICS



Gulf Breeze Plaza 2200 Bienville Blvd Ocean Springs, MS

Suite #	Tenant	SF
2228	Coffee Fusion	1,880
2232	Wasabi Japanese Restaurant	2,390
2234	Brass Hanger Cleaners	1,251
2226	S.M.A.R.T. Beginnings Preschool	25,162
2206	Camelia Home Health	4,796
2200D	Gracie Jiu-Jitsu	6,448
2200A	Planet Fitness	25,743
2200	AVAILABLE	14,137
2200B	Infinity Dance Company	10,848
2198	Purelux Nails & Spa	1,683

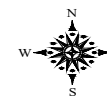
UNIT 2200



CLICK IMAGE FOR LARGER VIEW

LOD PLAN
SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"



NOTE:
OCCUPANT LOAD AND EGRESS REQUIREMENTS TO BE VERIFIED BY TENANT. TENANT TO SUBMIT SIGNAGE DESIGN TO THE LANDLORD FOR APPROVAL PRIOR TO FABRICATION.
IF THERE IS A DISCREPANCY BETWEEN WHAT IS REPRESENTED ON THIS LEASE OUTLINE DRAWING (LOD), AND TENANT'S LEASE EXHIBIT C (LANDLORD'S WORK), TENANT'S LEASE SHALL GOVERN.

LEASE OUTLINE DRAWING DISCLAIMER:
THIS LEASE OUTLINE DRAWING IS PROVIDED FOR THE PURPOSE OF DEPICTING THE GENERAL SPACE LAYOUT, CONFIGURATION AND ADJACENCIES. ALL DIMENSIONS ARE PRELIMINARY. THE TENANT IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS. TENANT IS ALSO RESPONSIBLE TO VERIFY THE LOCATIONS AND SIZES OF ALL INCOMING ELECTRICAL AND PIPE CONDUITS IN ADDITION TO ALL OTHER UTILITY SYSTEMS.
THIS DRAWING IS NOT TO BE SCALED.

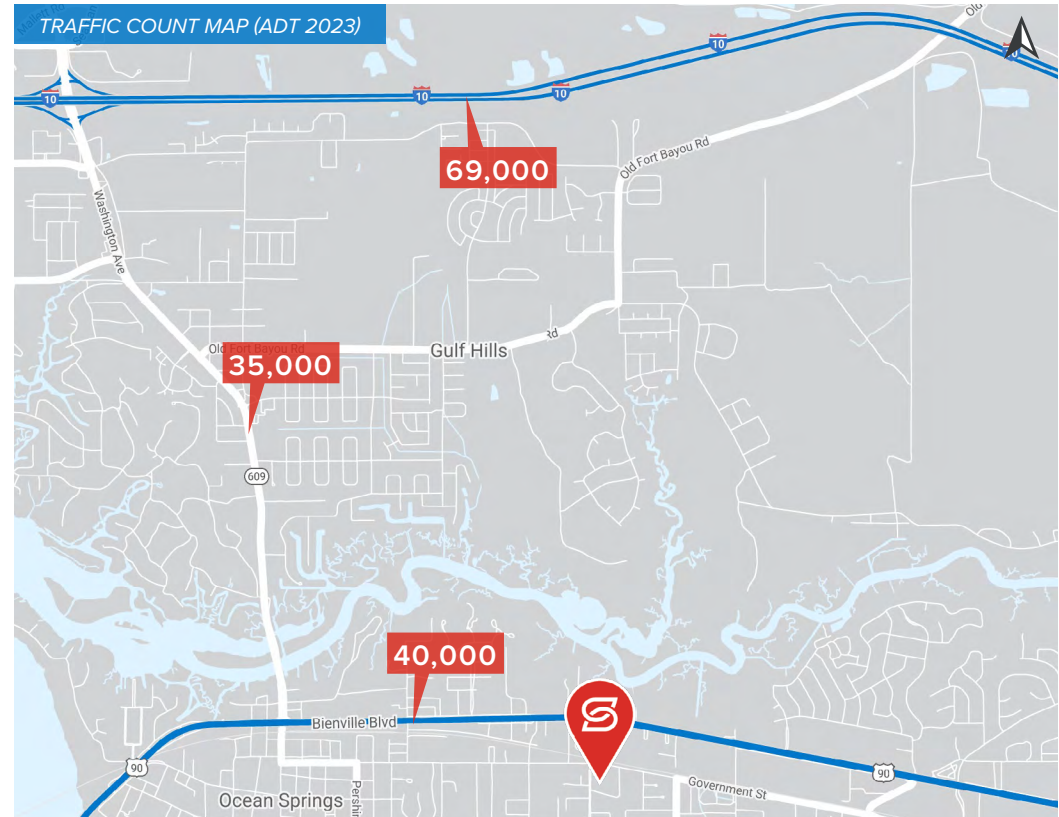
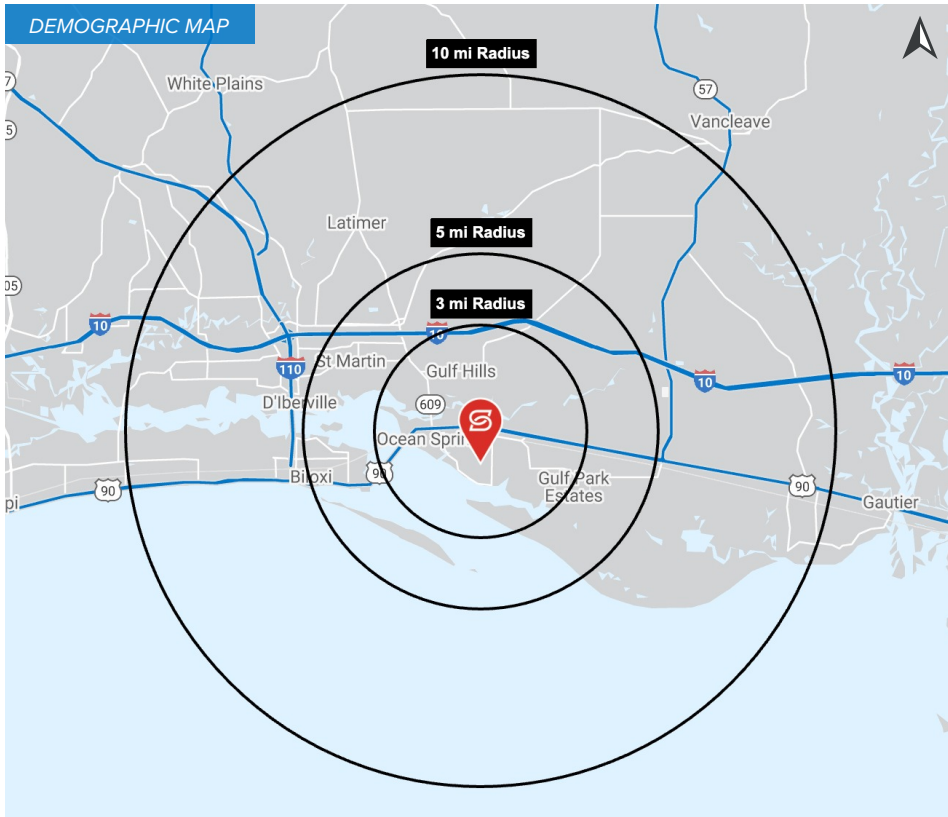
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DEMOGRAPHICS



2025 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE



26,089

48,521

123,701

3 MILE

5 MILE

10 MILE



\$102,446

\$93,256

\$95,161

3 MILE

5 MILE

10 MILE



21,174

39,006

98,624