

SUMMARY

AERIAL

SITE PLAN

RETAIL COMPETITION

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite M-01: 7,000 SF
- Suite B-08: 4,160 SF



PROPERTY OVERVIEW

The Promenade is the Gulf Coast's premier open-air regional shopping destination, encompassing 638,612 square feet in the heart of D'Iberville, Mississippi, within the high-traffic Gulfport-Biloxi MSA. Strategically located at the heavily traveled intersection of I-10 and I-110, the property offers exceptional visibility and direct access to over 110,000 vehicles per day. This high-performing center is anchored by a powerhouse lineup of national retailers, including Marshalls, Best Buy, Old Navy, Ross, Dick's Sporting Goods, and Burlington—making it one of the most sought-after tenant mixes in the region. Complementing these anchors is a well-curated mix of dining, service, and medical tenants, which drives consistent daily traffic and promotes long dwell times.

PROPERTY INFO

- GLA: 638,612 SF
- Zoning: C-3 – Interstate District D
- Land Area: 49.07 Acres
- Year Built – 2009-2014
- Stores: 60
- Powerful roster of national, industry-leading retailers serving the entire MS Gulf Coast

MISSISSIPPI GULF COAST 2024

- 15.7 Million Visitors
- \$2.2 Billion in Economic Impact from Tourism
- 428,149 Population
- \$88,297 Average HH Income

CoastalMississippi.com

ANCHOR TENANTS





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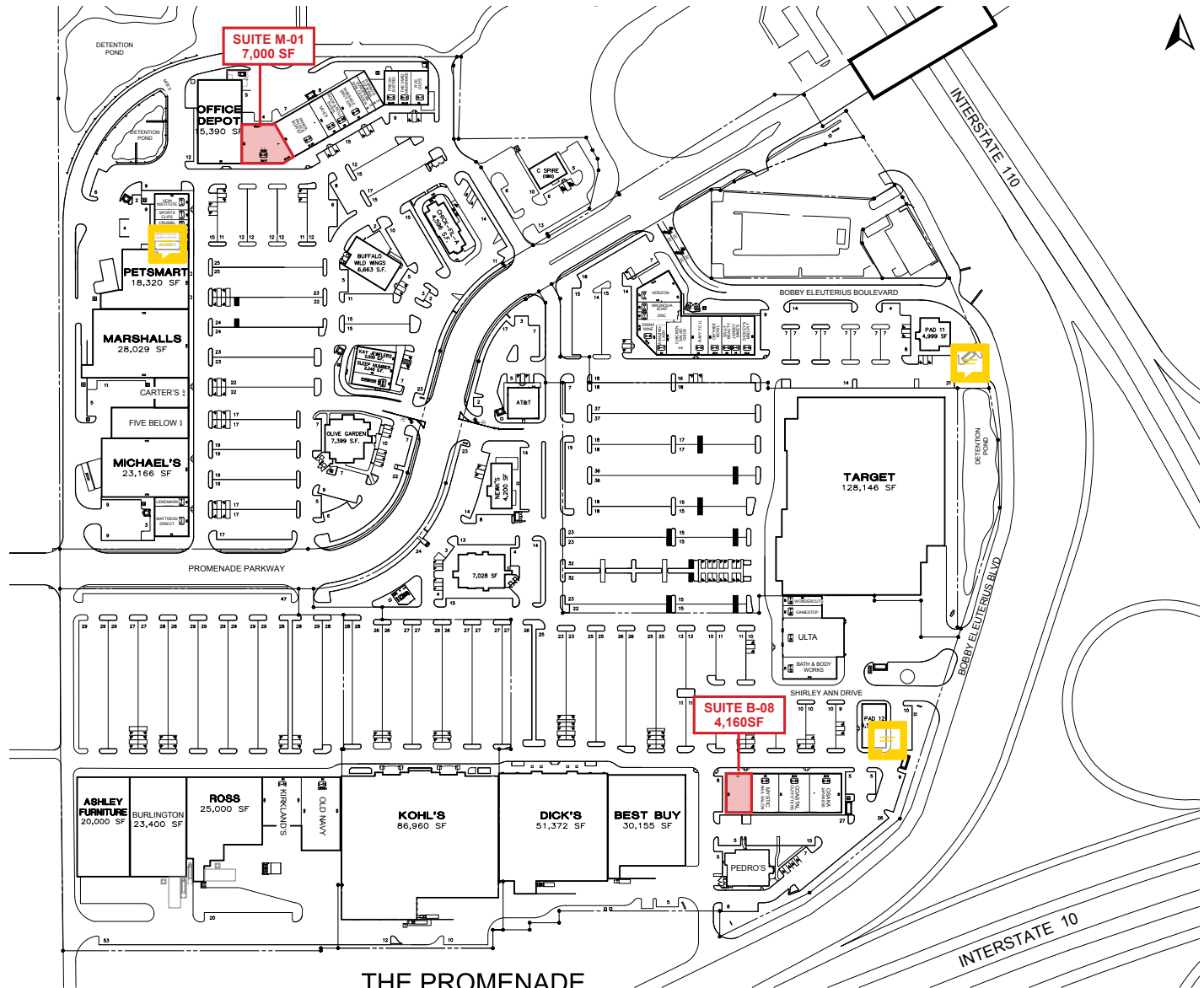
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Tenant	Suite	SF
Osaka Japan	B-01	5,240
Coastal Outfitters	B-05	5,000
Mystic Nails Salon Spa	B-07	4,400
VACANT	B-08	4,160
Pedro's Tacos & Tequila Bar	NAP	
Best Buy	ANCHOR B	30,038
Dick's Sporting Goods	ANCHOR C	50,000
Kohl's	NAP	
Kirkland's	E-01	8,000
Old Navy	E-02	12,000
Ross Dress for Less	E-03	24,996
Burlington	E-04	23,437
Ashley Furniture Home Store	E-05	20,000
Mattress Direct	F-01	4,340
Lendmark Financial Services	F-04	1,260
Michaels	ANCHOR G	21,337
Five Below	K-01	8,580
Carter's / OshKosh	K-07	5,420
Marshalls	ANCHOR A	28,000
PetSmart	PETSMART	18,337
Carle's	L-01	1,138
Forces Career Center	L-02	1,589
Crumbl Cookies	L-03	1,470
SportClips Haircuts	L-04	1,400
Vein Institute of South Mississippi	L-05	2,322
Office Depot	BLDG-M	15,390
VACANT	M-01	7,000
Panda Palace Buffet	M-05	6,546
Moe's Southwest Grill	M-08	2,400
Rock & Roll Sushi	M-09	1,600
Massage Envy Spa	M-12	3,600
European Wax Center	M-13	1,480
Pisano's Pizzeria	M-14	1,400
Fresh Vietnamese Bistro	N-03	2,000
The Yard Milkshake Bar	N-02	1,780
Five Guys Burgers and Fries	N-01	2,520
C-Spire	NAP	
Chick-fil-A	PAD-3	4,300
Buffalo Wild Wings	NAP	
Kay Jewelers	5103	2,000
Sleep Number	5102	2,320
Starbucks	5101	1,800
Olive Garden	OLIVE	7,600
PAD	NAP	
Newk's Eatery	PAD-8	4,200
AT&T	PAD-9	4,000
Verizon Wireless	O-01	4,000
Magnolia Soap And Bath Co.	O-02	1,789
GNC	O-03	1,268
Drinx Wine Liquor Warehouse	O-06	2,488
Amazing Lash Studio	O-07	1,200
Chicken Salad Chick	O-08	3,584
Navy Federal Credit Union	O-10	2,800
Owyhee Bowl	O-11	2,200
Sally Beauty Supply	O-12	1,600
Jersey Mike's	O-13	1,440
Dickey's Barbecue	O-14	2,360
Tea	NAP	
Winger Cuts	A-01	1,600
Ganesup	A-02	2,000
ULTA Beauty	A-03	9,980
Bath & Body Works	A-07	4,950



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stirling

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THE PROMENADE

NWC of Interstate 10 and Interstate 110
D'Iberville, MS

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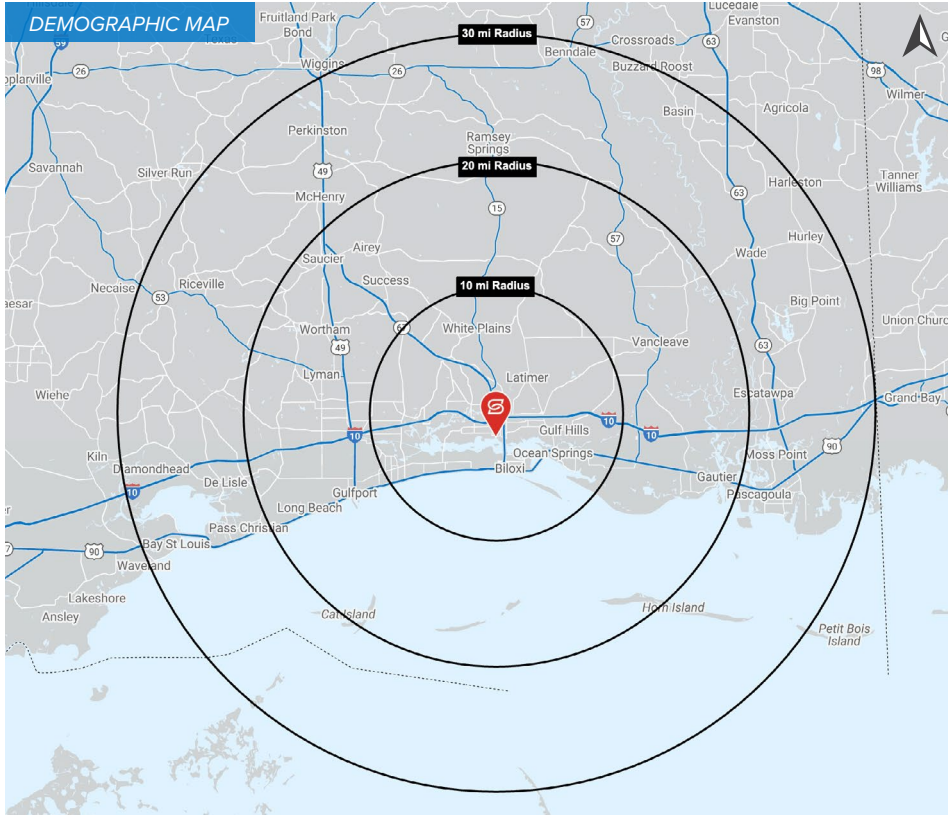
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2025 DEMOGRAPHICS

10 MILE

20 MILE

30 MILE



POPULATION

153,489

288,742

398,496

10 MILE

20 MILE

30 MILE



AVG. HH
INCOME

\$89,594

\$88,916

\$88,474

10 MILE

20 MILE

30 MILE



HOUSEHOLDS

62,129

115,018

159,534