

FOR LEASE

PROPERTY OVERVIEW

Singing River Village is a busy, well-kept strip center located directly on Denny Ave in Pascagoula. Convenient to the intersection of US-90 and MS-63, making access from I-10 less than 10 minutes away, and with plenty of parking in both the front and behind the building, as well as two ingress/egress points, this center is efficient and easily accessible.

Located at the center of the building with unique facade and branding opportunities, this is the most prominent space in the Singing River Village Shopping Center. 3,200 SF space features a large open sales floor with sealed concrete flooring, a private office, storage rooms, restroom, and rear access to the back parking area. Please do not disturb current tenant. Call broker for showing instructions.

Co-Tenants include: All-In Credit Union, Direct Auto Insurance, First Four Staffing, All J's Beauty Supply, and Heladeria La Frescura.

AVAILABLE

- Suite 4507: 3,200± SF
- \$18.00 PSF Modified Gross

ZONING

- RC

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	5,964	30,284	35,349
Avg. HH Income	\$54,641	\$63,316	\$69,527
Day Time Population	3,504	23,792	28,823

TENANTS



NEARBY RETAILERS



stirling

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SINGING RIVER VILLAGE

4501-4511 Denny Ave., Pascagoula, MS

