

SUMMARY

AERIAL

SITE PLAN

RETAIL COMPETITION

PHOTOS

DEMOGRAPHICS

FOR LEASE

SUITES AVAILABLE

- Suite M-01: 7,000 SF
- Suite B-08: 4,160 SF
- Suite L-01: 1,138 SF
- Suite O-14: 2,360 SF

PARCELS AVAILABLE

- Out Parcel 11: Up to 5,000 sf Building
- Out Parcel 12: Up to 4,500 sf Building

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





SUMMARY

RETAIL MAP

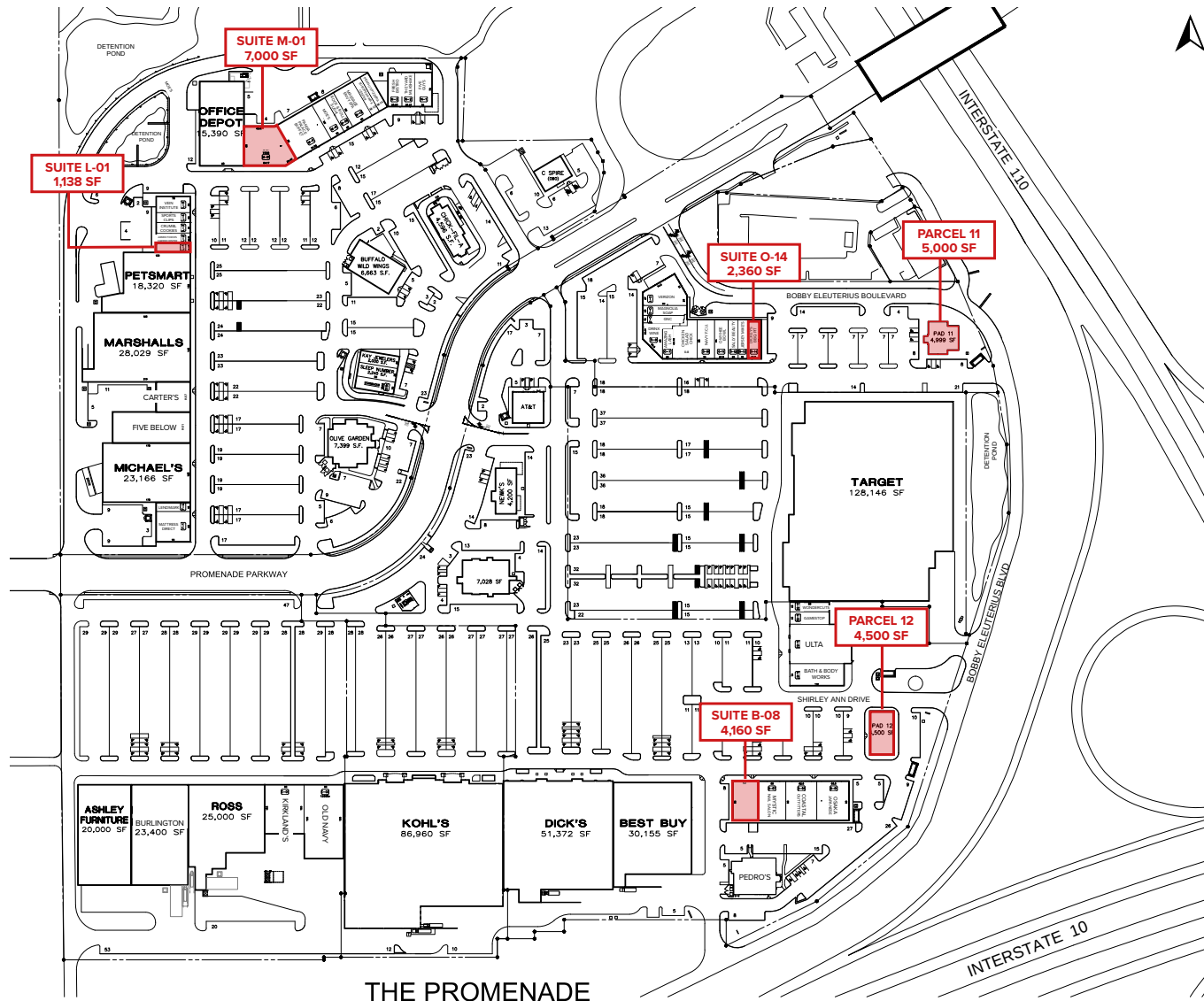
SITE PLAN

SURVEY

AREA INFO

DEMOGRAPHICS

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		18,337
VACANT	L-01	1,138
Armed Forces Career Center	L-02	1,589
Crumb 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
VACANT	O-14	2,360
Target	NAP	
Nothing Bundt Cakes (Coming Soon)	A-01	1,600
GameStop	A-02	2,000
ULTA Beauty	A-03	9,980
Bath & Body Works	A-07	4,950



SUMMARY

RETAIL MAP

SITE PLAN

SURVEY

AREA INFO

DEMOGRAPHICS



SUMMARY

RETAIL MAP

SITE PLAN

SURVEY

AREA INFO

DEMOGRAPHICS



SUMMARY

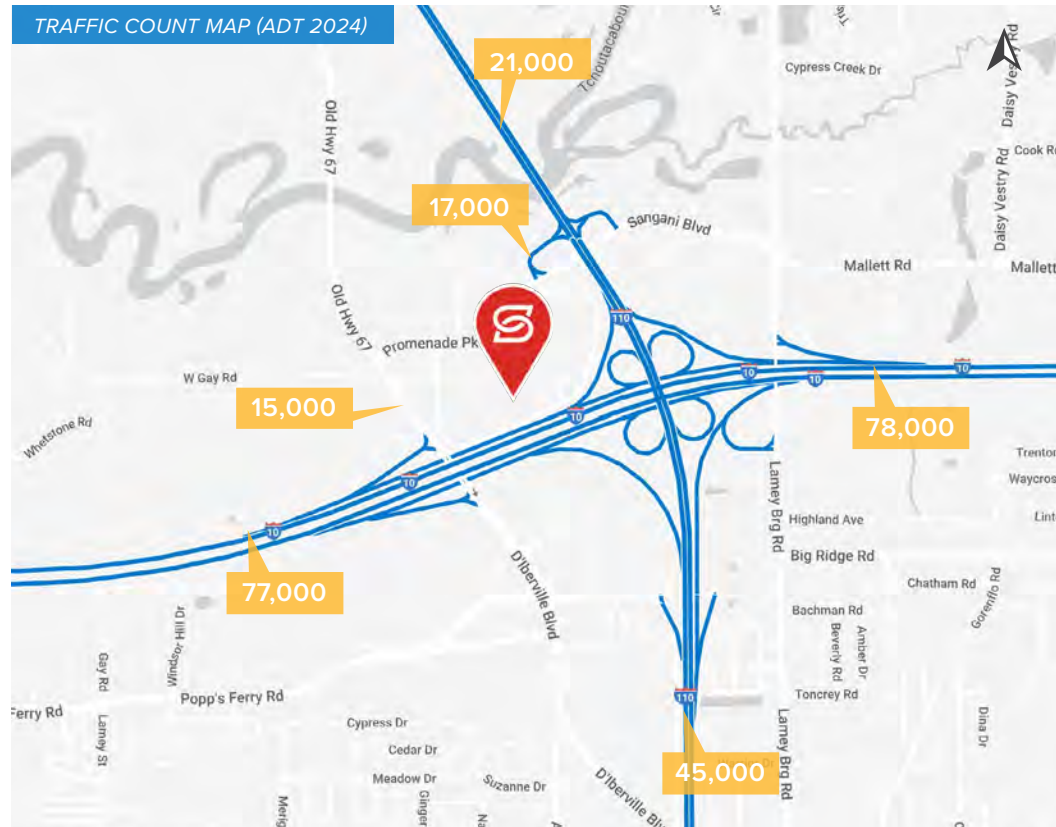
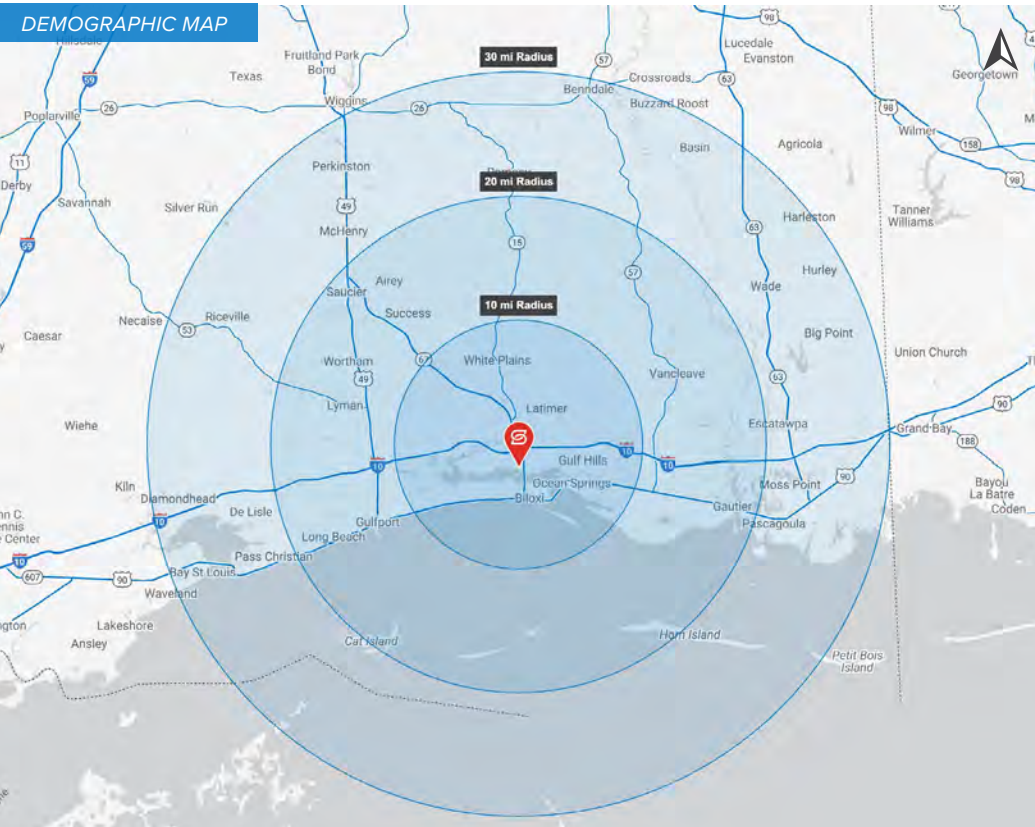
RETAIL MAP

SITE PLAN

SURVEY

AREA INFO

DEMOGRAPHICS



2025 DEMOGRAPHICS



POPULATION

10 MI	20 MI	30 MI
153,489	288,742	398,496



AVG. HH INCOME

10 MI	20 MI	30 MI
\$89,594	\$88,916	\$88,474



HOUSEHOLDS

10 MI	20 MI	30 MI
62,129	115,018	159,534