

# Retail/Office Lease Space, Biloxi, MS

## 2337 E Pass Rd, Biloxi, MS 39531



Listing ID: 30478257  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Retail-Pad  
 Contiguous Space: 1,000 - 3,000 SF  
 Total Available: 3,000 SF  
 Lease Rate: \$800 - 1,000 (Monthly)  
 Unit Price: \$9.60 - 12 PSF (Annual)  
 Base Monthly Rent: \$800 - 1,000  
 Lease Type: Modified Gross



### Overview/Comments

GREAT Retail/Office Lease space available in the Beauvoir Village Shopping Center behind Taco Bell on Pass Road, Biloxi, MS. Existing Tenants include Beauvoir Hair Boutique and Lighthouse Pharmacy. This shopping center offers good access and exposure from both Pass Road and Beauvoir Road. Pass Road has over 20,000 vehicles traveling each day. Lease includes water, sewer, and trash - Tenant pays all other utilities. For more information, call Amanda Goldman, Stirling Properties Advisor, at 251-375-2490 .

### More Information Online

<https://stirlingprop.catylist.com//listing/30478257>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	1110E-02-041.001	Building Name:	Beauvoir Village Shopping Center
Retail-Commercial Type:	Retail-Pad	Gross Building Area:	7,000 SF
Zoning:	C-2 COMMUNITY COMMERCIAL	Usable Size (USF):	5,000 SF

### Available Space

Suite/Unit Number:	A	Space Type:	Relet
Space Available:	1,000 SF	Date Available:	11/15/2019
Minimum Divisible:	1,000 SF	Lease Term (Months):	36 Months
Maximum Contiguous:	3,000 SF	Lease Rate:	\$1,000 (Monthly)
Space Subcategory 1:	Strip Center	Lease Type:	Modified Gross
Space Subcategory 2:	Office Building		

**Space Description** GREAT Retail/Office Lease space available in the Beauvoir Village Shopping Center behind Taco Bell on Pass Road, Biloxi, MS. Existing Tenants include Beauvoir Hair Boutique, Lighthouse Pharmacy, and Ozone Boutique. This shopping center offers good access and exposure from both Pass Road and Beauvoir Road. Pass Road has over 20,000 vehicles traveling each day. Lease includes water, sewer, and trash - Tenant pays all other utilities. For more information, call Amanda Goldman, Stirling Properties Advisor, at 251-375-2490 .

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**Space Description** GREAT Retail/Office Lease space available in the Beauvoir Village Shopping Center behind Taco Bell on Pass Road, Biloxi, MS. This space is a former Martial Arts space. Existing Tenants in the Center include Beauvoir Hair Boutique and a pharmacy. This shopping center offers good access and exposure from both Pass Road and Beauvoir Road. Pass Road has over 20,000 vehicles traveling each day. Lease includes water, sewer, and trash - Tenant pays all other utilities. For more information, call Amanda Goldman, Stirling Properties Advisor, at 251-375-2490 .

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### Area & Location

Retail Clientele:	General, Family, Business, Tourist, Recreation	Property Visibility:	Good
Property Located Between:	Pass Road & Beauvoir Road	Largest Nearby Street:	Pass Road

### Building Related

Tenancy:	Multiple Tenants	Total Parking Spaces:	30
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0

### Land Related

Legal Description BEG 150 FT E OF S R/W PASS RD AND ELINE BEAUVOIR RD ALG PASS RD 130 FTS 415 FT N 88 DG W 272.4 FT TO BEAUVOIR RD N 30 FT S 88 DG E 146.2 FT N 365 FT TO POB IN SW 1/4 OF SE 1/4 SEC 27-7-10

### Location

Address:	2337 E Pass Rd, Biloxi, MS 39531
County:	Harrison
MSA:	Gulfport-Biloxi



## Property Images



FRONT OF CENTER



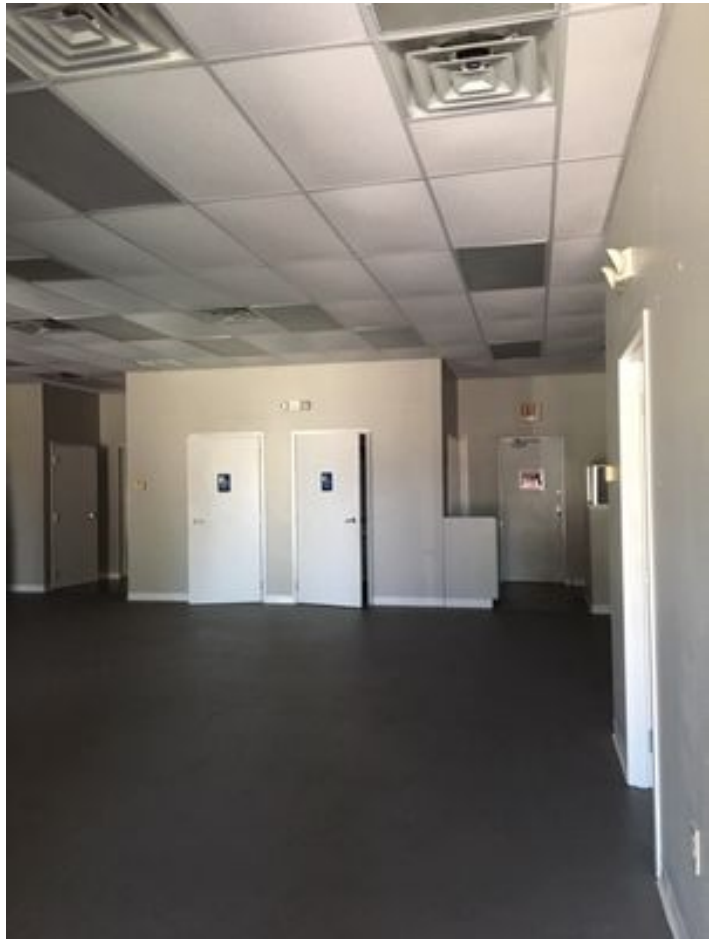
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OPEN SPACE



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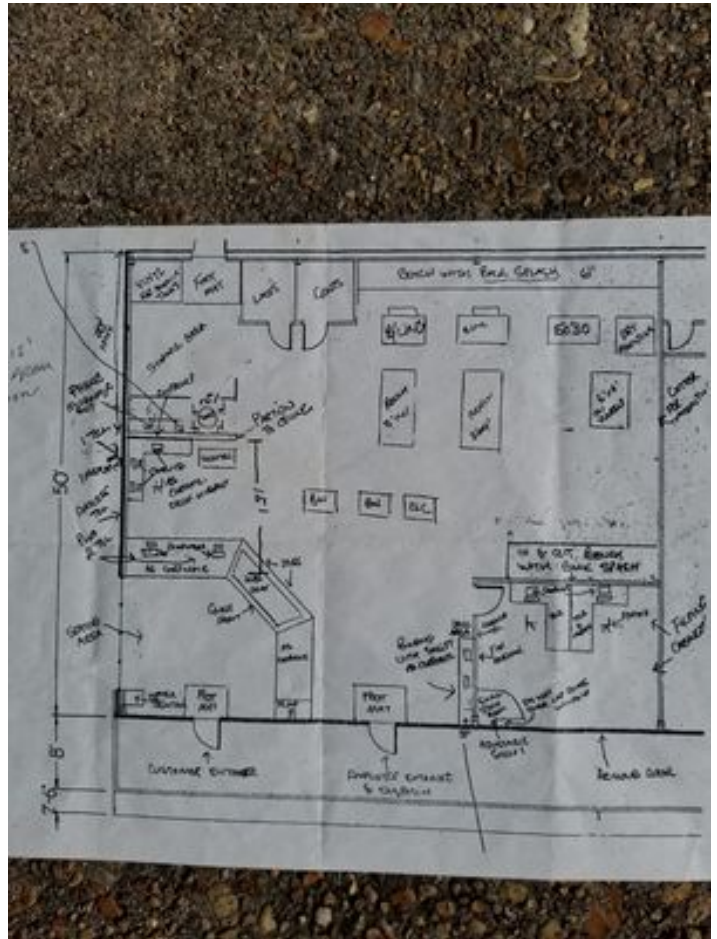


OPEN SPACE





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DIMENSIONS UNITS A,B,C

## Property Contacts



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