



SOUTHEAST COMMERCIAL NNN INVESTMENT-REDUCED!

189 WALMART LANE, BILOXI, MS

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OVERVIEW

RETAIL AREA


TENANTS

PHOTOS

MAPS

DEMOGRAPHICS

SOUTHEAST COMMERCIAL REAL ESTATE
2310 19th Street Gulfport, MS 39501

  
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C SPIRE CENTER-REDUCED!

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Executive Summary

Southeast Commercial is pleased to offer C Spire Retail Center on Walmart Lane in Biloxi, MS. This center was a build to suit for C Spire in 2013 on a 1.06 acre out lot to re-positioned Walmart Super Center which opened in 2012. C Spire occupies Suite A-2991 SF and has 5+ years

remaining on an initial 10 year primary term, with a 10% increase at their first five year option in March 2024. Memorial Hospital Clinic occupies Suite B-1, 344 SF and has exercised a three year extension beginning October 2018.

Property Highlights

- REDUCED! \$1,250,000
- Storefront Retail/Office
- Built in 2013
- GLA: 5,135 SF
- Lot Size: 1.06 AC
- Pylon Signage
- High Traffic Area

Available Suites

- Suite C- 800 SF
(Formerly Blue Tech Cell Repair)

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C Spire, formerly known as Cellular South, headquartered in Ridgeland, Mississippi, is the sixth largest wireless provider in the United States and the largest privately held wireless provider in the United States. C Spire is a full-service provider of transport, Internet and telecom services. C Spire has approximately 1,200,000 customers in Mississippi, the Memphis Metropolitan Area, the Florida Panhandle, and parts of Alabama, including Mobile.

Cellular South, Inc. began its wireless service on the Mississippi Gulf Coast on February 4, 1988, using AMPS technology. Former football quarterback Archie Manning made the company's inaugural call from Gulfport, Mississippi to then U.S. Representative Trent Lott in Washington, D.C.

C Spire has invested more than US \$700 million in its wireless network, including constructing 1,403 cell sites, a high-speed wireless broadband network and a permanent microwave ring for redundancy across the Gulf Coast region. In 2009, the company purchased Alabama-based Corr Wireless, which expanded its coverage in Alabama and moved it into Georgia for the first time. In 2006 the firm opened its first sales center outside of its native network footprint. The company announced on September 22, 2011 it planned on rebranding to C Spire Wireless effective on September 26.



The Harrison County Board of Supervisors and the City of Gulfport adopted resolutions establishing Memorial Hospital at Gulfport on July 18, 1946. Now, more than seven decades later, Memorial continues to expand facilities and add new staff and equipment to keep pace with ever-changing technology and a rapidly growing community. Governed by a Board of Trustees, strategic decisions are based on four core strategies: Population-Based Services; Safety, Quality, Customer Satisfaction; Work Environment; and Finance.

Memorial Hospital at Gulfport is a not-for-profit medical complex in Gulfport, Mississippi, jointly owned by the City of Gulfport and Harrison County. Memorial is one of the most comprehensive healthcare systems in the state, licensed for 303 beds, including a state-designated Level II Trauma Center, two outpatient surgery centers, satellite outpatient diagnostic and rehabilitation centers and more than 95 Memorial Physician Clinics.

Memorial offers several of the region's most comprehensive clinical programs, such as emergency medicine; women and children services; orthopedic services; cardiovascular services; neurosciences and oncology. Additionally, Memorial provides medical specialties unique to the coast which include a Level III Neonatal ICU and Mississippi's first nationally certified Primary Stroke Center. Memorial offers 3D imaging and advanced surgical techniques, including the robotic assisted Specialty Surgery System. Memorial is accredited by The Joint Commission, the Commission on Cancer, the College of American Pathologists and the American College of Radiology.

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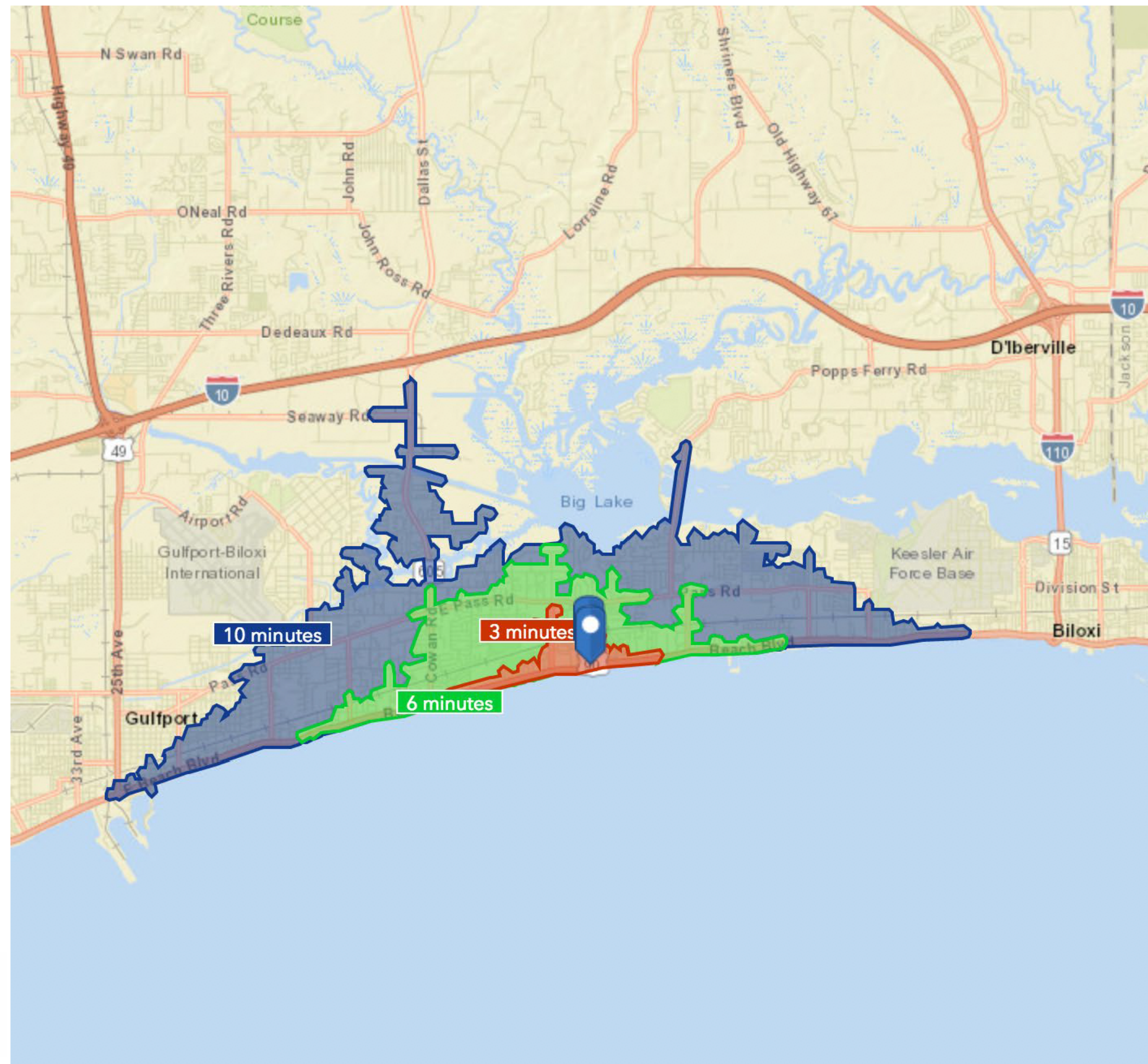


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\$62,939

Average Household Income
within 0-10 minutes of site.

36.5

Median Age
within 0-10 minutes
of site.

15,477

Number of households
within 0-10 minutes of site.

2017 Demographics

	0-3 min.	3-6 min.	6-10 min.
Population	1,013	10,737	23,459
Average HH Income	\$59,876	\$53,311	\$62,939

2022 Projections

	0-3 min.	3-6 min.	6-10 min.
Population	1,133	11,668	24,857
Average HH Income	\$66,713	\$59,115	\$68,799

Travel Time to Site

	6-10 MIN.
	3-6 MIN.
	0-3 MIN.

Traffic Counts

- **26,000** - Hwy. 90 (at site location).
- **31,000** - Hwy. 90 (east of site entrance).

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