

62,031 SF FOR LEASE

POPPS FERRY SHOPPING CENTER

2384 PASS ROAD, BILOXI, MS

PROPERTY FOR LEASE



205.823.3030
TheRetailCompanies.com

PROPERTY PHOTOS



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

CALL FOR PRICING

Bill Clements, CCIM
Bill@TheRetailCompanies.com
205.823.3070

Real Estate Is Our Passion
1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM
Brooks@TheRetailCompanies.com
205.823.3080

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AERIAL



TRAFFIC COUNTS

- Pass Road (22,000 VPD)
- Popp's Ferry Road (16,000 VPD)

QUICK FACTS

- Multiple anchors with stable, long term shop space tenants
- Landlord will consider sub-dividing the space for prospects needs
- Ample, well-lit parking with pylon signage available
- Well located on Pass and Popp's Ferry Road with high volume traffic counts

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SITE PLAN



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	7,568	35,150	64,116
2010 Population	7,622	32,517	58,874
2019 Population	8,041	35,283	65,299
2024 Population	8,262	36,853	68,363
2000-2010 Annual Rate	0.07%	-0.78%	-0.85%
2010-2019 Annual Rate	0.58%	0.89%	1.13%
2019-2024 Annual Rate	0.54%	0.87%	0.92%
2019 Male Population	49.1%	50.2%	50.5%
2019 Female Population	50.9%	49.8%	49.5%
2019 Median Age	37.2	35.7	36.5

In the identified area, the current year population is 65,299. In 2010, the Census count in the area was 58,874. The rate of change since 2010 was 1.13% annually. The five-year projection for the population in the area is 68,363 representing a change of 0.92% annually from 2019 to 2024. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	62.8%	65.6%	66.9%
2019 Black Alone	24.8%	22.6%	22.0%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2019 Asian Alone	3.3%	3.0%	3.5%
2019 Pacific Islander Alone	0.1%	0.2%	0.1%
2019 Other Race	4.2%	3.9%	3.5%
2019 Two or More Races	4.4%	4.3%	3.7%
2019 Hispanic Origin (Any Race)	8.5%	9.0%	8.1%

Persons of Hispanic origin represent 8.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	63	64	68
2000 Households	3,327	14,103	25,383
2010 Households	3,363	13,305	23,540
2019 Total Households	3,566	14,548	26,333
2024 Total Households	3,669	15,218	27,628
2000-2010 Annual Rate	0.11%	-0.58%	-0.75%
2010-2019 Annual Rate	0.64%	0.97%	1.22%
2019-2024 Annual Rate	0.57%	0.90%	0.96%
2019 Average Household Size	2.18	2.33	2.37

The household count in this area has changed from 23,540 in 2010 to 26,333 in the current year, a change of 1.22% annually. The five-year projection of households is 27,628, a change of 0.96% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2010. The number of families in the current year is 15,717 in the specified area.

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Mortgage Income			
2019 Percent of Income for Mortgage	22.1%	16.9%	16.5%
Median Household Income			
2019 Median Household Income	\$41,333	\$47,129	\$49,483
2024 Median Household Income	\$47,589	\$51,975	\$53,456
2019-2024 Annual Rate	2.86%	1.98%	1.56%
Average Household Income			
2019 Average Household Income	\$59,658	\$64,057	\$66,370
2024 Average Household Income	\$66,578	\$71,225	\$73,964
2019-2024 Annual Rate	2.22%	2.14%	2.19%
Per Capita Income			
2019 Per Capita Income	\$25,618	\$26,547	\$27,304
2024 Per Capita Income	\$28,678	\$29,478	\$30,407
2019-2024 Annual Rate	2.28%	2.12%	2.18%

Households by Income

Current median household income is \$49,483 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,456 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$66,370 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$73,964 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,304 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,407 in five years, compared to \$36,530 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2019 Housing Affordability Index	111	143	147
2000 Total Housing Units	3,663	15,765	28,144
2000 Owner Occupied Housing Units	1,385	6,462	13,043
2000 Renter Occupied Housing Units	1,942	7,641	12,340
2000 Vacant Housing Units	336	1,662	2,761
2010 Total Housing Units	3,895	16,650	28,858
2010 Owner Occupied Housing Units	1,369	6,122	12,225
2010 Renter Occupied Housing Units	1,994	7,183	11,315
2010 Vacant Housing Units	532	3,345	5,318
2019 Total Housing Units	4,200	18,257	32,289
2019 Owner Occupied Housing Units	1,258	5,948	12,085
2019 Renter Occupied Housing Units	2,307	8,600	14,248
2019 Vacant Housing Units	634	3,709	5,956
2024 Total Housing Units	4,319	19,052	33,794
2024 Owner Occupied Housing Units	1,304	6,320	12,841
2024 Renter Occupied Housing Units	2,365	8,898	14,787
2024 Vacant Housing Units	650	3,834	6,166

Currently, 37.4% of the 32,289 housing units in the area are owner occupied; 44.1%, renter occupied; and 18.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 28,858 housing units in the area - 42.4% owner occupied, 39.2% renter occupied, and 18.4% vacant. The annual rate of change in housing units since 2010 is 5.12%. Median home value in the area is \$166,414, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 0.92% annually to \$174,171.

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