

CUSHMAN & WAKEFIELD

FOR SALE 455 Highway 90 Bay St Louis, MS 39520



PROPERTY HIGHLIGHTS

Approximate 0.5 acre former convenience store available directly on Highway 90 in Bay St. Louis. Excellent visibility and access to Highway 90.

BUILDING SF	1,571	SIGN
LAND AC	0.59	1-MIL
YEAR BUILT	1993	3-MIL
PARKING	TBD Spaces	MED.
TRAFFIC COUNTS	15,100 VPD	SPAC

SIGNAGE TYPE	N/A
1-MILE (POP.)	4,274
3-MILE (POP.)	10,603
MED. INCOME	\$42,001
SPACE USE	N/A



JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com CADE BOGAN Beau Box Commercial Real Estate +1 225 333 9807 cbogan@beaubox.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

FOR SALE 455 Highway 90 Bay St Louis, MS 39520



CUSHMAN & WAKEFIELD

AREA RETAILERS

Domino's, Popeyes, Pizza Hut, Burkes Outlet, Anytime Fitness, Cspire, Subway, AT&T, Smoothie King, Tractor Supply, Advance Auto Parts, Lowes, Dollar Tree, and Walmart Supercenter.



LEGAL INFORMATION

TAX PARCEL ID	137A-0-45-138.000	
2018 RE TAXES	\$5,061	
ZONING	C-3 Highway Commercial	



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com CADE BOGAN Beau Box Commercial Real Estate +1 225 333 9807 cbogan@beaubox.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.