

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
LAND AC	0.59
YEAR BUILT	1993
PARKING	TBD Spaces
TRAFFIC COUNTS	15,100 VPD

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



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CADE BOGAN
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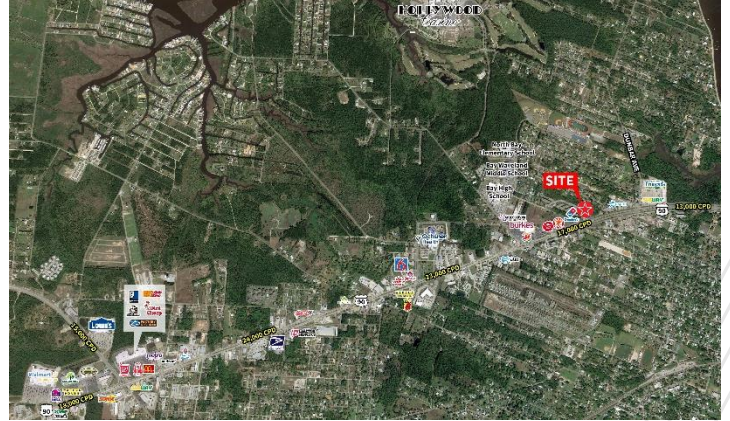


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AREA RETAILERS

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:

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