



# LEGACY PARK- THE COAST'S NEWEST MEDICAL HUB

Highway 90, Gautier, MS 39553

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RETAIL PROPERTY FOR SALE

**NEW MEDICAL HUB - OPENING 2025!**



**SOUTHEAST COMMERCIAL REAL ESTATE**



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## PROPERTY DESCRIPTION

Southeast Commercial is excited to present an exceptional opportunity to pre-lease premier retail space in Gautier's new medical hub, located at the highly sought-after intersection of Highway 57 and Highway 90 in Ocean Springs, MS, within the Legacy Park Development. This is a unique chance to be part of an exciting, fast-growing medical community, with Phase I of the development set to include a mix of office and retail spaces designed to cater to the area's evolving needs. The development will feature key medical facilities, including the Memorial Endoscopy Center, a 25,000-square-foot Medical Office Suites building, a 11,000-square-foot Retail Center, as well as specialized centers for vascular and cardiac surgery.

Strategically positioned next to the upcoming surgery center, this retail space offers exceptional visibility and high traffic exposure. With the area seeing significant growth in recent years, this property benefits from both its accessibility and its proximity to Memorial Hospital, ensuring a steady stream of potential customers. We offer both outparcel and in-line space options, giving you the flexibility to choose the space that best suits your business. Don't miss out on the opportunity to secure a location in this exciting, mixed-use development—be part of this thriving medical area today!

## OFFERING SUMMARY

Lease Rate:

Contact Agent(s) for Info

## RETAIL SUITES (LOT 3)

## SIZE

Suite A	1,851 SF
Suite A2	1,850 SF
Suite B	1,798 SF
Suite C	1,775 SF
Suite D	1,775 SF
Suite E	1,747 SF

## RETAIL FOR LEASE

### PROPERTY SUMMARY





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RETAIL PROPERTY FOR SALE

MOCK-UP RETAIL

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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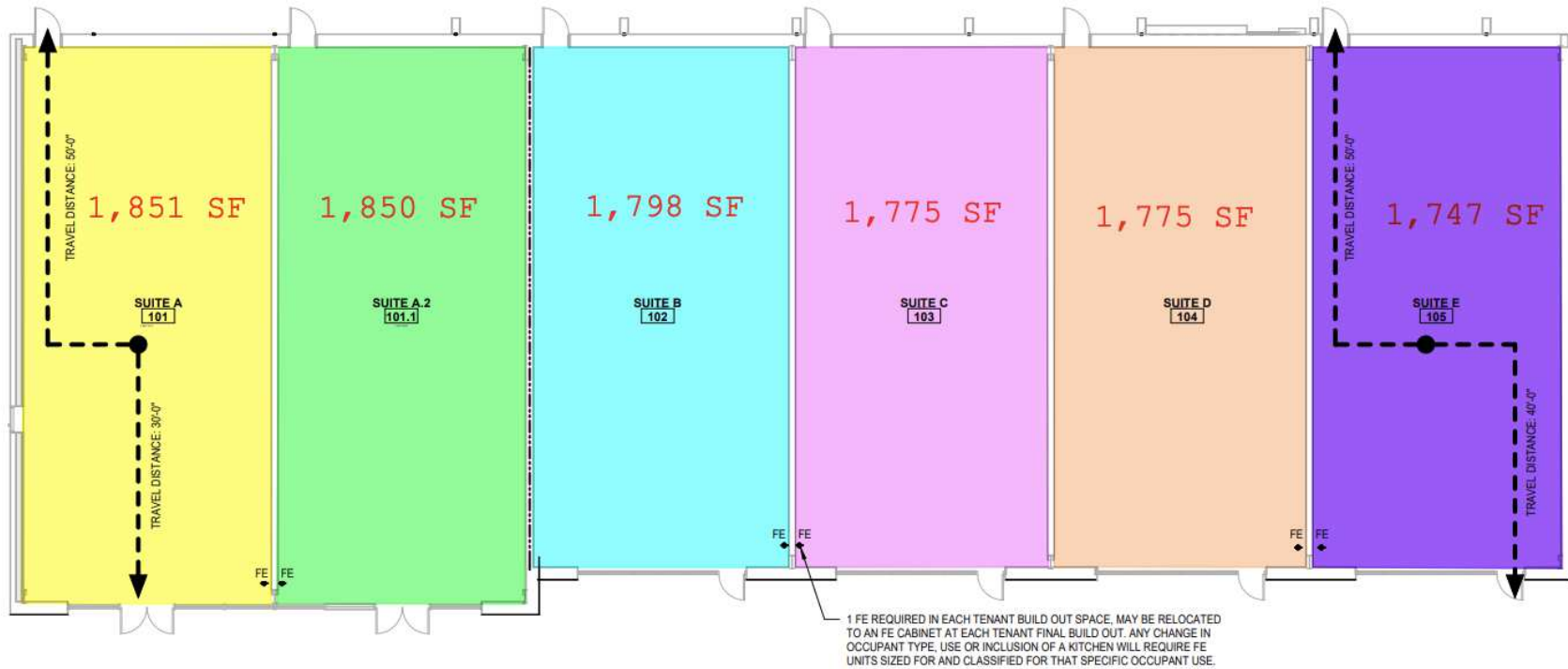
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2  
LS101

FIRST FLOOR PLAN - LIFE SAFETY PLAN

3/32" = 1'-0"

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AVAILABLE RETAIL SUITES

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**\$91,638**

Average Household Income within 15 minutes of site.



**39.6**

Median Age Within 15 minutes of site.



**24,715**

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	1,543	22,177	58,169
Average HH Income	\$98,186	\$96,688	\$91,638
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	1,550	22,276	58,837
Average HH Income	\$114,350	\$111,332	\$105,796

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL FOR LEASE

## AREA DEMOGRAPHICS



**SOUTHEAST COMMERCIAL**  
REAL ESTATE