

## Crossroads Center – Gulfport, MS

15246 Crossroads Pkwy, Gulfport, MS 39503



- **Junior Anchor Spaces: 21,500 sf or Freestanding 9,500 sf (former Pier One)**
- **Shop Spaces: 1,860 sf endcap; 1,560 sf; 1,170 sf and 1,220 sf; 2,360 sf; 1,726 sf – can combine**
- **Outparcel space: 1,400 sf or 1,670 sf – can combine**
- 555,000 sf Select Open Air Retail center – the **dominant center in Gulfport, MS at the busiest intersection in the region with combined traffic counts of 125,000 vehicles per day!**
- **National/Credit Tenants include a who's who list** such as: Academy Sports, TJ Maxx, Ross, Five Below, Petsmart, Michael's, Burke's Outlet, Old Navy, Shoe Carnival, Cinemark, Office Depot, Party City, Dollar Tree, Belk, Ulta, Barnes & Noble
- Strong demographic growth with 71,000 people in a 5-mile radius with strong growth **and 155K in a 10-mile radius (16% growth in 1-mile radius 2010-2021 and 8% growth in 5-mile radius);**
- **Ideal Hyper-Regional Gulfport Location** at the intersection of I-10 (65,000 vpd) and US-49 (60,000 vpd)
- **\$250M+ Roadwork on Highway 49** for 7 mile road widening project to be complete mid-2022; additionally, over 100 miles of newly paved roads in Gulfport, funded by internet sales taxes
- **Great Leasing Momentum** with several recent new leases and renewals as well as active interest—center historically enjoys high occupancy



FOR ADDITIONAL INFORMATION CONTACT:

National/Regional: [KEVIN@PMAT.NET](mailto:KEVIN@PMAT.NET)

202-780-PMAT (7628)

Local: [LEASING@PMAT.NET](mailto:LEASING@PMAT.NET)



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PMAT Companies



### Demographic Overview:

	1 Mile	3 Mile	5 Mile	10-mile
Population	4,600	31,600	71,000	154,700
Average HH Income	\$56,600	\$61,900	\$63,600	67,200
Growth 2021-2026	+3.85%	+2.81%	+3.00%	+3.09%



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