1.45 Acres Prime Real Estate

New Lighted Intersection in the Center of Retail and Multifamily Trade Area - 40,000 ADT

6704 Washington Ave Ocean Springs, MS

Land Available Now



PROPERTY DETAILS

- Property Type: New Commercial Development Opportunity, Retail Land
- Acquisition Options: Purchase or Ground Lease
- Size: 1.45 Acres
- Location: Washington Avenue and Old Fort Bayou Road
- Zoning: Commercial

PROPERTY HIGHLIGHTS

- **Unbeatable Location:** Secure your business's prime spot at the epicenter of Jackson County's largest right-of-way expansion on Washington Avenue.
- High Traffic Volume: With over 40,000 cars passing by daily, your business will enjoy maximum exposure and foot traffic.
- **Visibility and Accessibility:** Enjoy full access to Washington Avenue and Old Fort Bayou, ensuring your business is easily seen and reached by potential customers.
- **Diverse Business Opportunities:** From auto sales to dining, telecommunications to fashion, this versatile property caters to a wide range of industries.
- **Surrounded by Growth:** Situated amidst national retail anchors and surrounded by multifamily dwellings and residential communities, your business will thrive in this bustling trade area.
- **Proximity to St. Martin School District:** With the expansion of Old Fort Bayou Road leading directly to the highly regarded St. Martin School district, including St. Martin High School, Junior High, Upper Elementary, and Middle School, your business will benefit from a steady stream of foot traffic and potential customers.

*The Foundation Group makes no representation or warranties regarding the properties or information discussed herein. All parties need to verify information independently.





THE FOUNDATION GROUP
Brokerage | Development | Investment

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PROPERTY DESCRIPTION

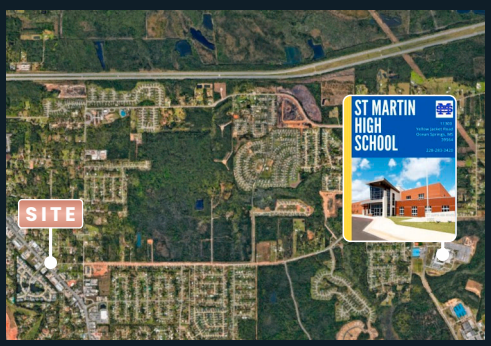
Introducing another incredible opportunity for premium commercial real estate in the heart of the thriving Washington Avenue trade area! As Jackson County and MDOT embark on the largest right-of-way expansion of Washington Avenue in history, this is your chance to secure a coveted spot in this growing hub.

Situated at the nexus of growth, our brand-new lighted hard corner is set to become the premier destination for commercial, retail, and banking ventures in all of Jackson County. With an impressive traffic count of over 40,000 cars per day and full access to both Washington Avenue and Old Fort Bayou, your business will enjoy unparalleled visibility and accessibility.

But it's not just about the location—this property offers immense potential for a diverse range of businesses. Whether you're in auto sales, fashion, hardware, groceries, dining, telecommunications, or any other industry, this site caters to your needs. Plus, with Washington Avenue already home to major national retail anchors and surrounded by a plethora of multifamily dwellings and residential communities, your business will benefit from a built-in customer base.

As if that wasn't enough, the ongoing expansion of Old Fort Bayou Road, leading directly to the highly regarded St. Martin School district, including St. Martin High School, Junior High, Upper Elementary, and Middle School, ensures a steady stream of foot traffic and potential customers.

Don't miss out on this unparalleled opportunity to establish your business at the epicenter of growth in Jackson County. Secure your place in this dynamic commercial landscape today and watch your business thrive amidst the excitement of Washington Avenue's expansion!





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