New Retail Space Avail at Lighted Hard Corner • Shares Intersection with WalMart • Wrapped by Retail, Schools & Multifamily

1831 Popps Ferry Road Biloxi, MS

Available for Lease



PROPERTY DESCRIPTION

This brand-new 3-unit stacked-stone strip center sits on a **lighted hard corner** in one of North Biloxi's fastest-growing retail corridors, directly sharing the intersection with **WalMart** and surrounded by dense retail, top-rated schools, and expanding multifamily communities. The area boasts strong household incomes, a highly rated K–12 school district within one mile, and a workforce supported by regional casinos, medical, and service industries. Nearby apartment complexes maintain **12–18 month waitlists**, driven by continued population and income growth.

The corridor is experiencing steady new development, including new national restaurant brands, self-storage, medical facilities, and neighborhood services. The property is minutes from **Interstate 10 (80,000 VPD)**, offering excellent accessibility and walkable proximity to retail, automotive, banking, medical, food & beverage, and school facilities.

The center features **stacked stone architecture**, modern storefront glass, generous parking, and strong visibility along Popps Ferry Road. Tenants benefit from immediate proximity to WalMart, Tommy Munro Medical Park, new self-storage development, school athletic complexes, and multiple national-credit retailers and restaurants. This location blends stable rooftops, strong daytime population, and high traffic counts—making it ideal for **QSR, retail, banking/ATM, service businesses, boutique medical, and neighborhood office users.**

PROPERTY DETAILS

- **Location:** SW Corner of Popps Ferry Road & Indian Drive
- **Zoning:** NB Neighborhood Business
- **Building Size:** 4,660 SF
- **Site Size:** 1.09 Acres
- **Configuration:** 2 units
- **Drive-Up:** Yes (end cap)
- **Delivery:** New Construction

INVESTMENT HIGHLIGHTS

- Brand-new construction
- Lighted hard corner with strong visibility
- Shares intersection with WalMart
- Perfect for QSR, retail, medical, banking, and service users
- High-growth trade area with strong demographics





THE FOUNDATION GROUP
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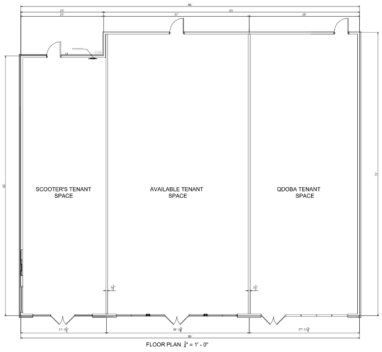
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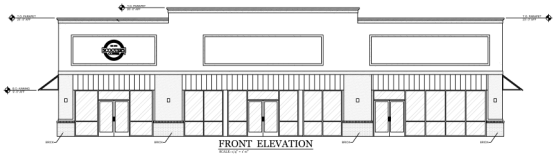
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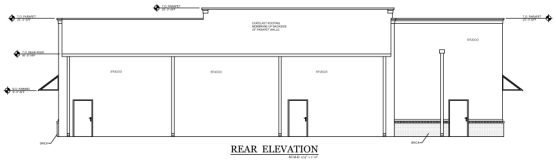
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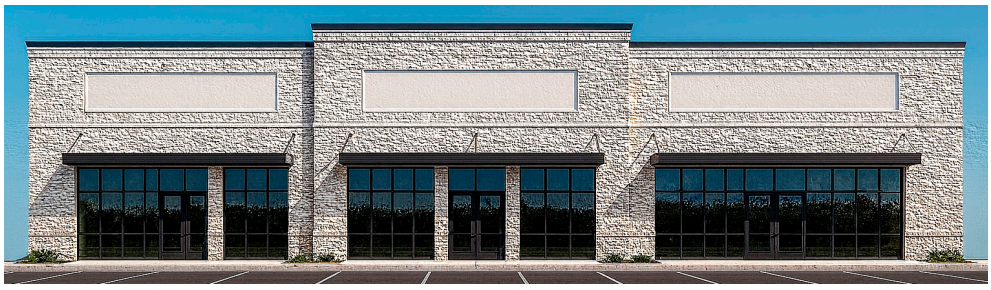
SITE DIMENSION













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

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