NOW LEASING



Bechtel Blvd & Highway 90

2114 BIENVILLE BLVD · OCEAN SPRINGS, MISSISSIPPI

New retail / restaurant space at the Gateway to Ocean Springs

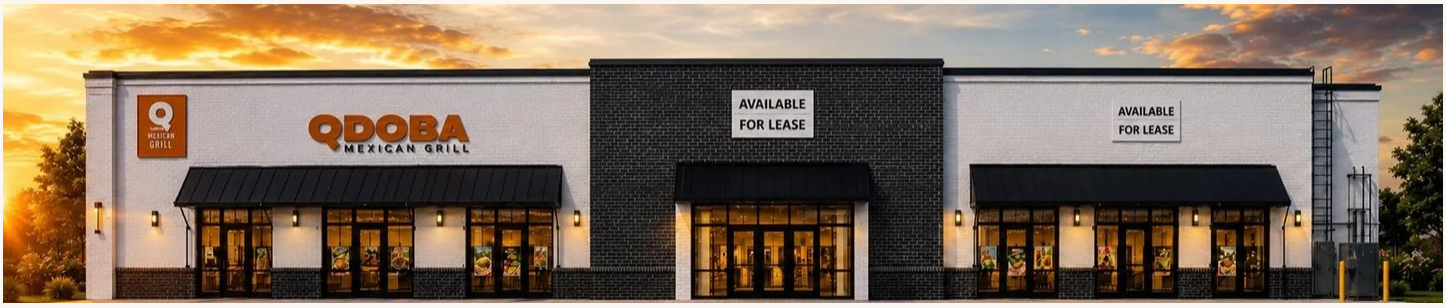
4,945 SF	45,000	$32 / SF	CH
AVAILABLE · DIVISIBLE TO 1,500	CARS PER DAY	STARTING RATE	COMMERCIAL HIGHWAY ZONING

THE OPPORTUNITY

A newly renovated 4,945± SF retail/restaurant space at the hard, lighted corner of Highway 90 and Bechtel Blvd — the intersection everyone entering Ocean Springs has to pass. Two rentable suites (2,750 SF and 2,195 SF) connect by a common hall, with a dedicated drive-up pick-up window and easement access to Bechtel Blvd. Co-tenancy with Qdoba Mexican Eats.

WHY THIS CORNER WINS

- **Drive-up window**
  Dedicated pick-up lane and passing lane already built in.
- **Highway 90 frontage**
  Monument signage potential on the Coast's main retail corridor.
- **Flexible floor plan**
  Single user or two complementary tenants, from 1,500 SF.
- **Restaurant-ready**
  Existing buildout may reduce tenant improvement costs.
- **Two-road access**
  Signalized entry from Hwy 90 plus Bechtel Blvd easement.

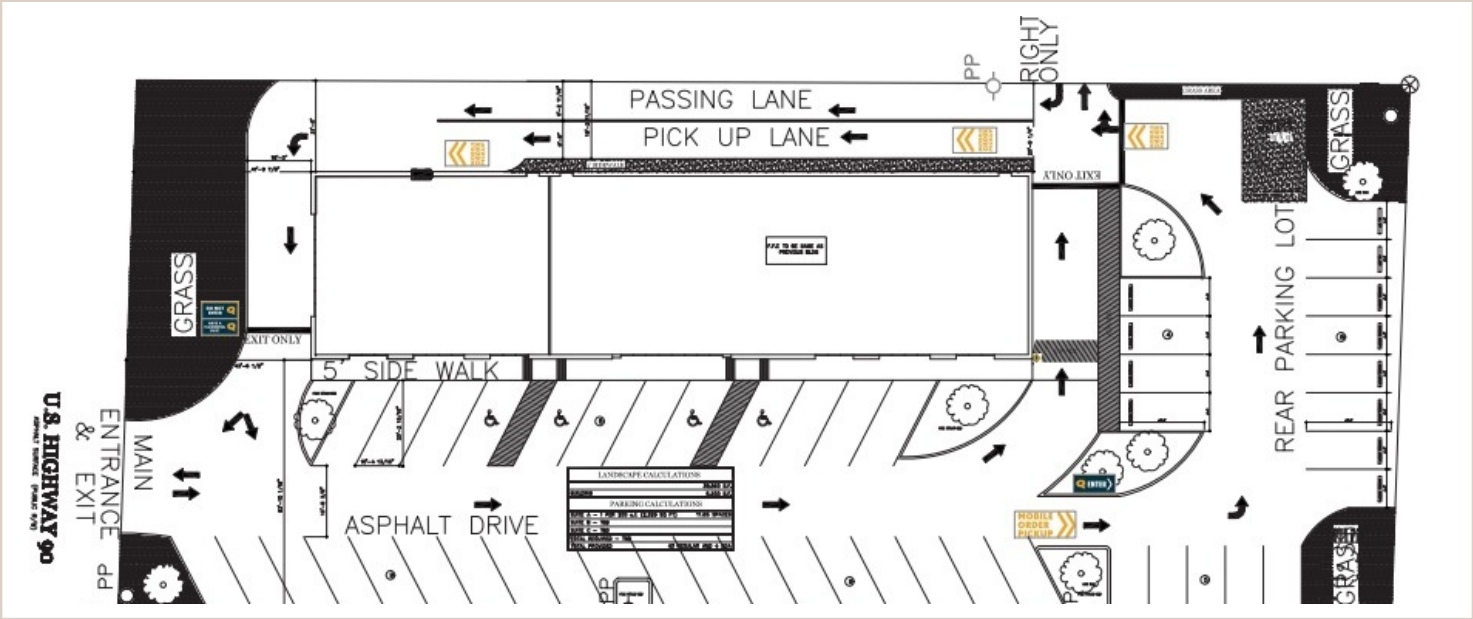


Charles Taylor · Commercial Broker | Developer
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SITE PLAN

Built for drive-thru volume.



New site plan from stamped construction drawings. Pick-up and passing lanes, rear parking, main entrance & exit on U.S. Highway 90.

PROPERTY SPECIFICATIONS

ADDRESS	2114 Bienville Blvd, Ocean Springs, MS
CROSS STREETS	Bechtel Blvd & Highway 90
PROPERTY TYPE	Retail, Restaurant, Medical, Office
AVAILABLE SPACE	Up to 4,945 SF (divisible to 1,500 SF)
SUITES	2,750 SF primary + 2,195 SF addition
ZONING	CH — Commercial Highway
TRAFFIC COUNT	40,000+ average daily trips
ASKING RATE	Starting at $32 / SF
DEAL TYPE	Lease

NEARBY ANCHORS

Planet Fitness · CVS Pharmacy · Chicken Salad Chick · Hotworx · Domino's · Popeyes · Community Bank · Keesler Federal Credit Union · Ocean Springs School District campus

Is this space right for you?

Call or email Charles to schedule a showing or request the full plan set.

228.365.7774

foundationgroupcre.com/listings

Information deemed reliable but not guaranteed. Subject to errors, omissions, prior lease or withdrawal without notice.

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