

Newly Renovated Retail Space for Lease — Prime Lighted Corner of Hwy 90 & Bechtel in Ocean Springs



2114 Bienville Boulevard Ocean Springs, MS

Retail Space Available for Lease



PROPERTY DETAILS

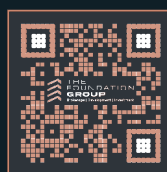
- Property Type:** Office, Retail, Medical Building
- Acquisition Options:** Lease
- Size:** Up to 4,945sf available with a minimum divisible of 1,500 sf
- Location:** Bechtel Blvd & Hwy 90
- Zoning:** CH Commercial Highway
- Asking Price:** Starting at \$32/sf
- Co-Tenant:** Qdoba
- Access:** Direct Access to Highway 90 & Bechtel

PROPERTY

The site offers **direct access to both Highway 90 and Bechtel Blvd**, with **exceptional visibility** and **ample opportunity for monument signage** on Highway 90. Ideal for **restaurant, retail, financial, or medical use**, this property provides unmatched exposure in one of the Gulf Coast's most dynamic commercial corridors.

HIGHLIGHTS

- ±4,945 SF retail/restaurant space
- Formerly **Castaways Restaurant**
- Hard, lighted corner at **Highway 90 & Bechtel Blvd**
- **Over 40,000 cars per day** traffic counts
- **Excellent visibility** and **direct access** from both Highway 90 and Bechtel Blvd
- Surrounded by major national tenants and strong rooftops
- **High median income** trade area
- Prime location for **retail, restaurant, financial, or medical users**
- Easy to position **monument signage on Highway 90**



Charles Taylor

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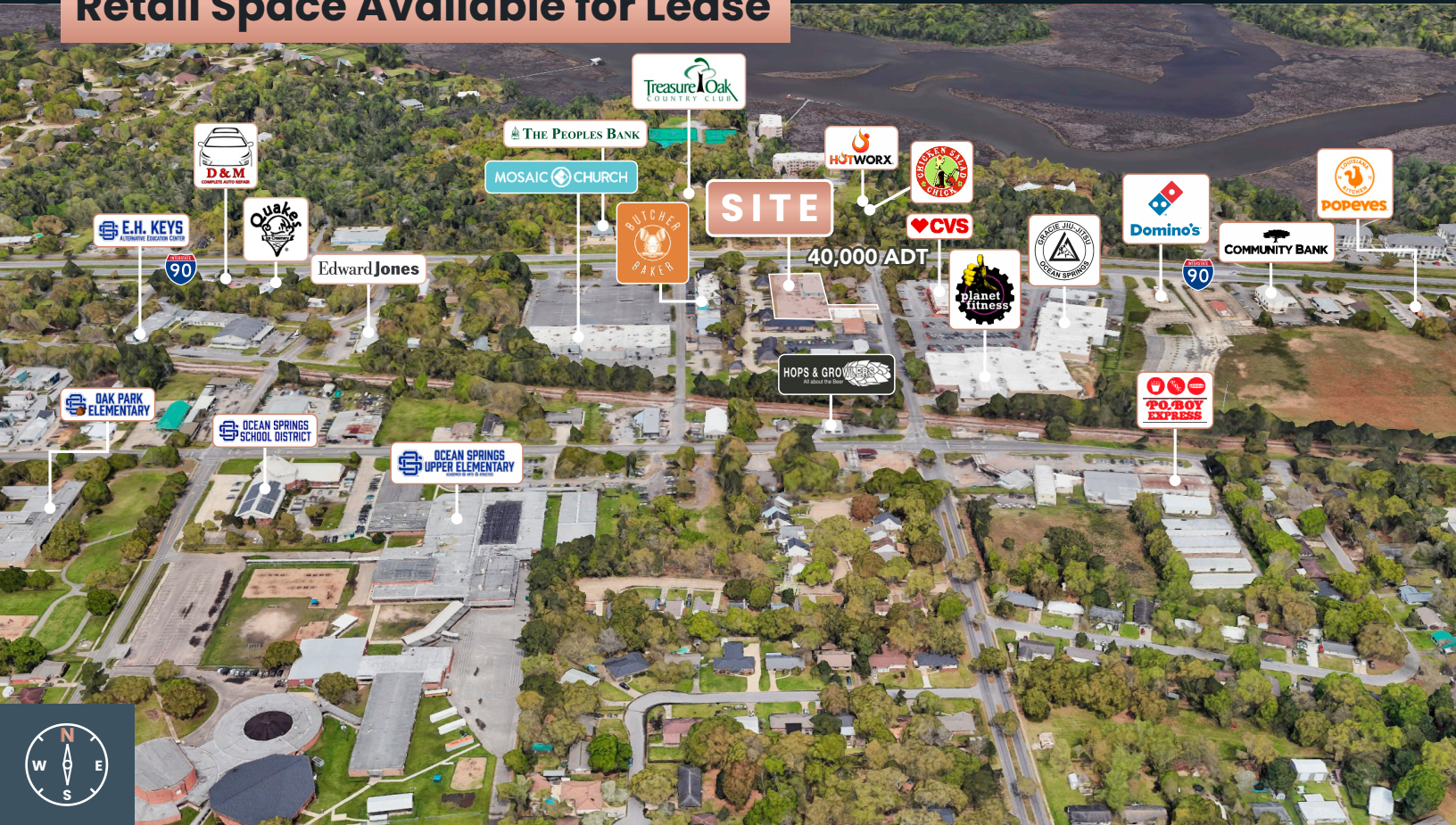
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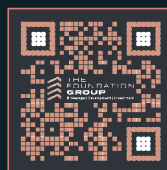
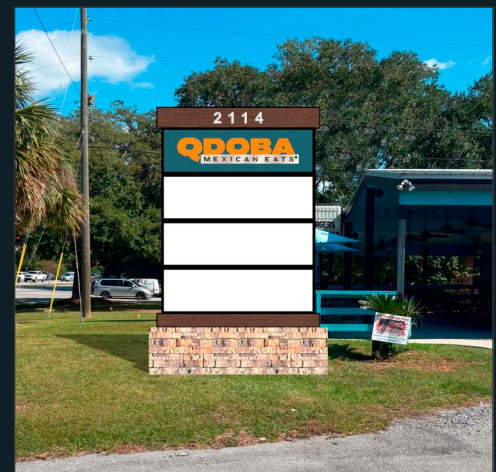


PROPERTY DESCRIPTION

Positioned just off the corner of **Highway 90 and Bechtel Blvd**, this **4,945± SF retail/restaurant building** sits in the heart of one of **Ocean Springs' highest-traffic, highest-visibility intersections**, with **over 40,000 vehicles per day** passing directly in front of the site.

This premier location places your business at the **50-yard line of the city's dominant trade corridor**, surrounded by top-performing national and regional brands including **Planet Fitness, CVS Pharmacy, Chicken Salad Chick, and Hotworx**.

Strategically located at the **gateway to the Ocean Springs School District**, this property benefits from strong daytime and evening traffic driven by nearby schools, government offices, restaurants, and residential communities. The surrounding area boasts **strong demographics**, with **high median household incomes** and dense rooftops that fuel year-round consumer activity.



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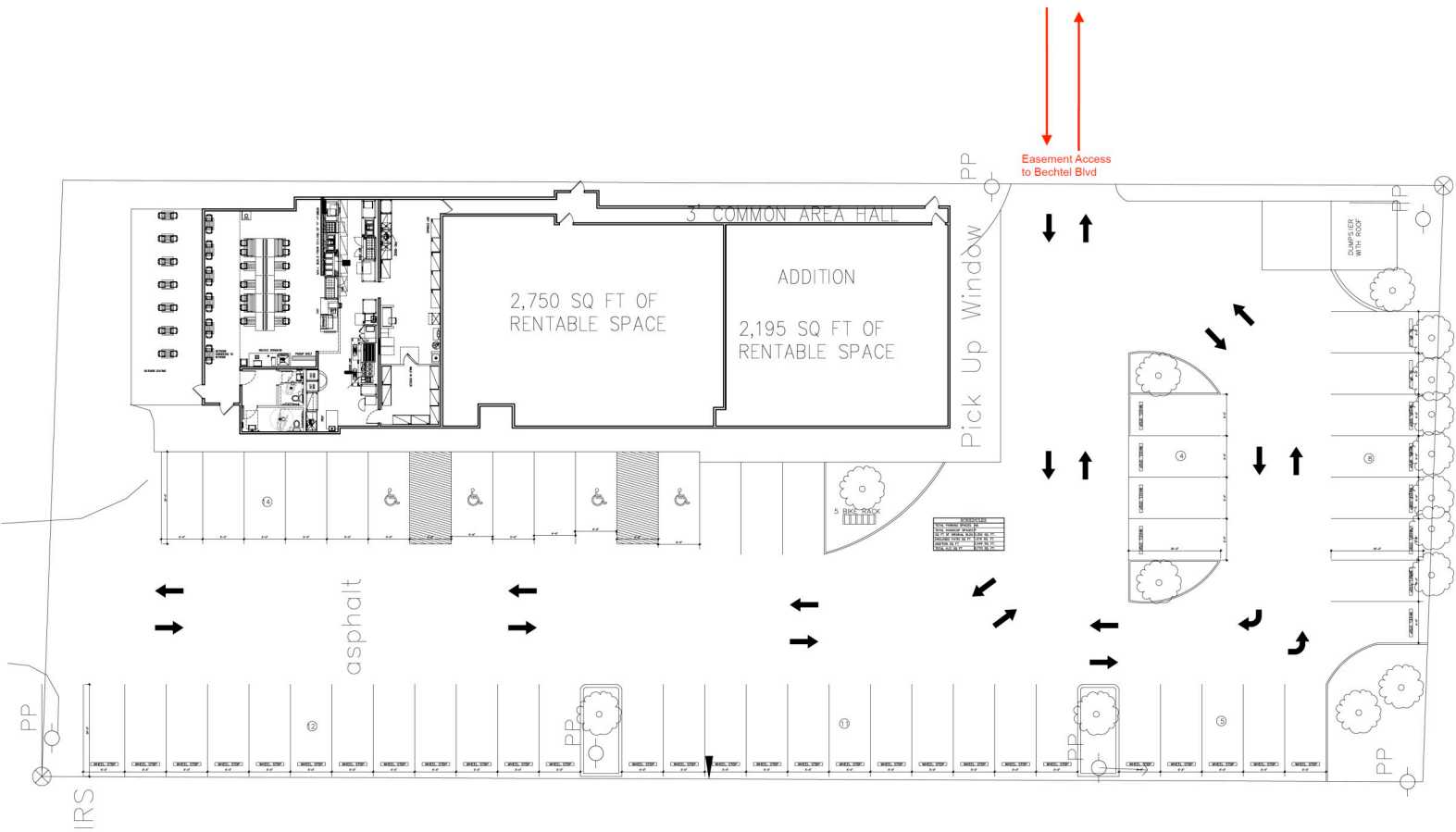
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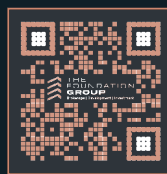


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