



retail specialists

Your Retail Real Estate Experts

# Gulfport, MS Former Wendy's

22 Pass Road Gulfport, MS 39507



**FOR SALE**

## Property Highlights

- Available: Former Wendy's on 0.88 acres for sale
- 18,000 VPD's
- Almost 2,000 students enrolled at Gulfport highschool 3 minutes away
- Pylon signage
- Full access
- Call for pricing



ACRES

0.88



TRAFFIC

18,000 VPD



ACCESS

Pass Rd

## Demographics

1 mile

3 mile

5 mile

Population	6,131	29,453	68,593
Households	2,687	12,604	27,764
Daytime Pop	7,851	33,086	82,727
Med HH Income	\$52,403	\$49,474	\$53,659

BROKER OF RECORD:  
DAVID ASHFORD  
LICENSE # B-24818

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Joe Strauss, CCIM [jstrauss@retailspecialists.com](mailto:jstrauss@retailspecialists.com) 205.393.3215

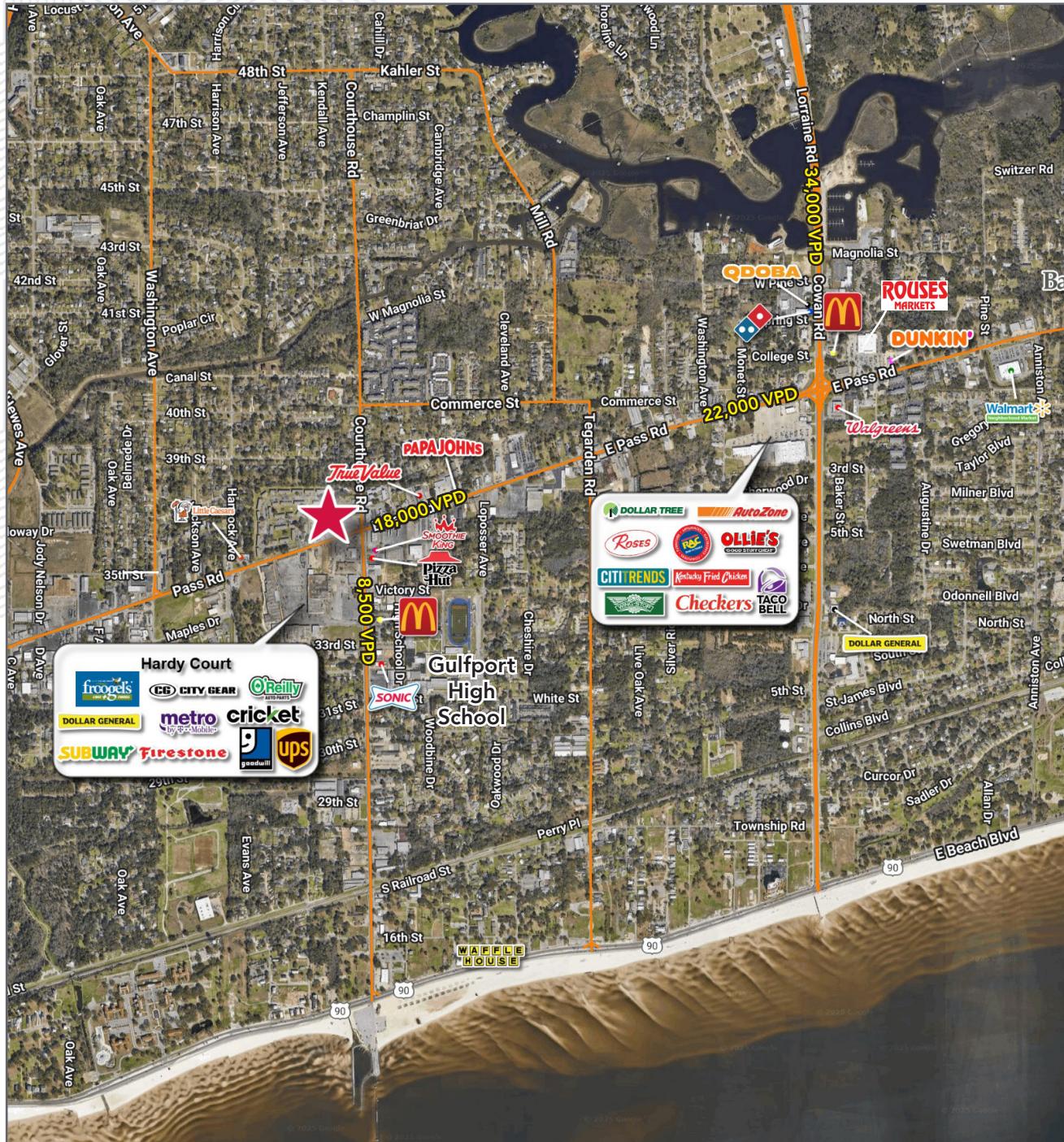


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## Market Aerial



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## Site Access Aerial



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