



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to New ALDI Grocery Store

109 N Cleveland Avenue

LONG BEACH, MS 39560

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SUBLEASE NEXT TO ALDI

109 N Cleveland Avenue, Long Beach, MS 39560

DESCRIPTION

This retail space is located at the intersection of N. Cleveland Avenue (4,860 vpd) and E. Railroad Street (4,782 vpd). It is approximately one-half a mile to Highway 90, the major corridor along Mississippi's Gulf Coast. Long Beach Middle and High Schools are directly across the street in this heavily residential area with service providers, while the University of Southern Mississippi Gulf Park Campus is just a four-minute drive down E. Railroad Street.

The space is located within the former Winn-Dixie that is being converted into an ALDI and is scheduled to open in August 2025. The retail center's tenants also include Ochsner and El Saltillo Mexican restaurant. It is 25,810 sf and delivered in raw condition.

OVERVIEW

SIZE	25,810 sf
LEASE RATE	\$10.00/sf, NNN
NET CHARGES	approx. \$2.58/sf
PARKING	291 shared spaces



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109 N CLEVELAND AVENUE



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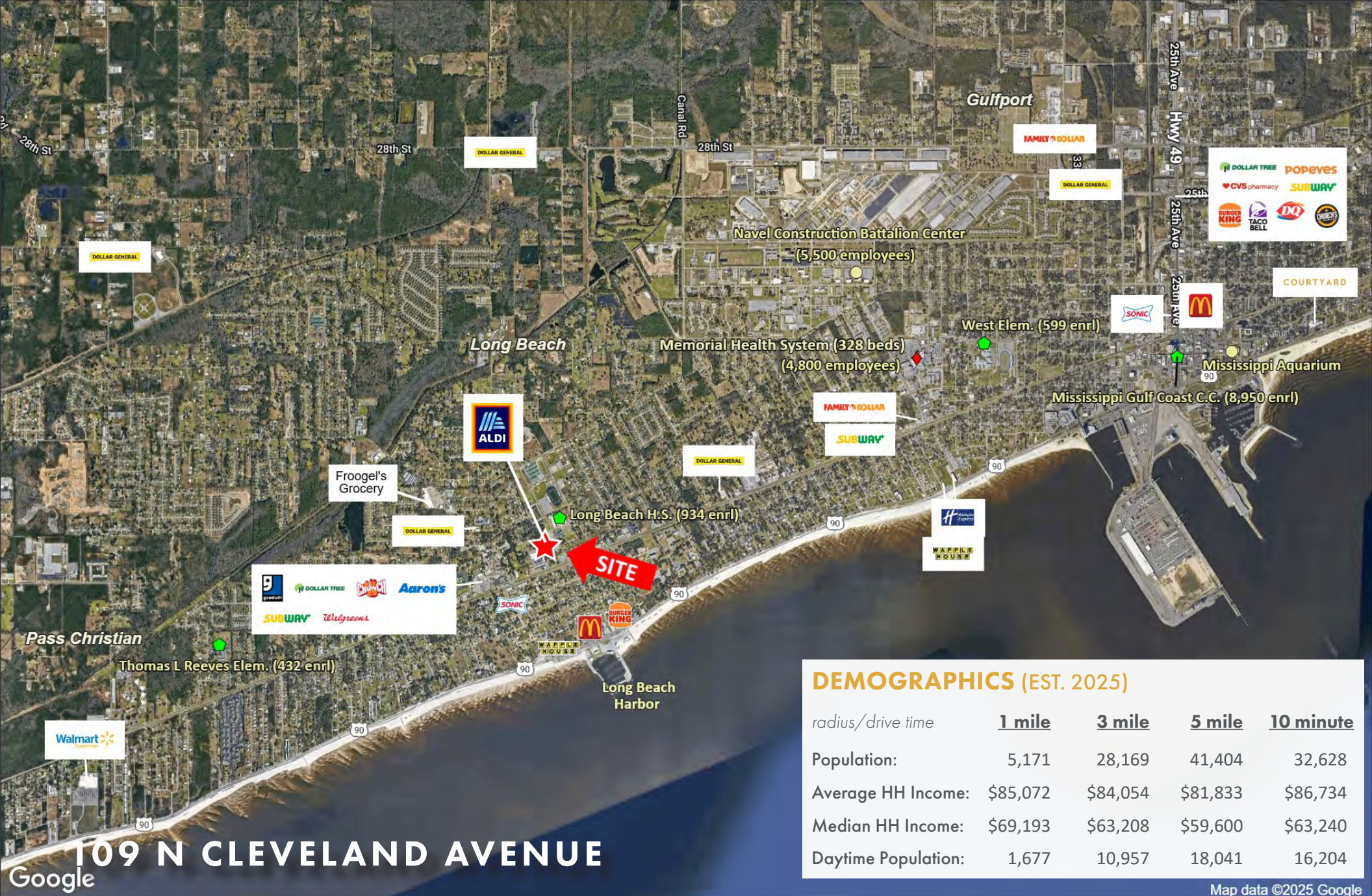
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DEMOGRAPHICS (EST. 2025)				
radius/drive time	1 mile	3 mile	5 mile	10 minute
Population:	5,171	28,169	41,404	32,628
Average HH Income:	\$85,072	\$84,054	\$81,833	\$86,734
Median HH Income:	\$69,193	\$63,208	\$59,600	\$63,240
Daytime Population:	1,677	10,957	18,041	16,204

Map data ©2025 Google



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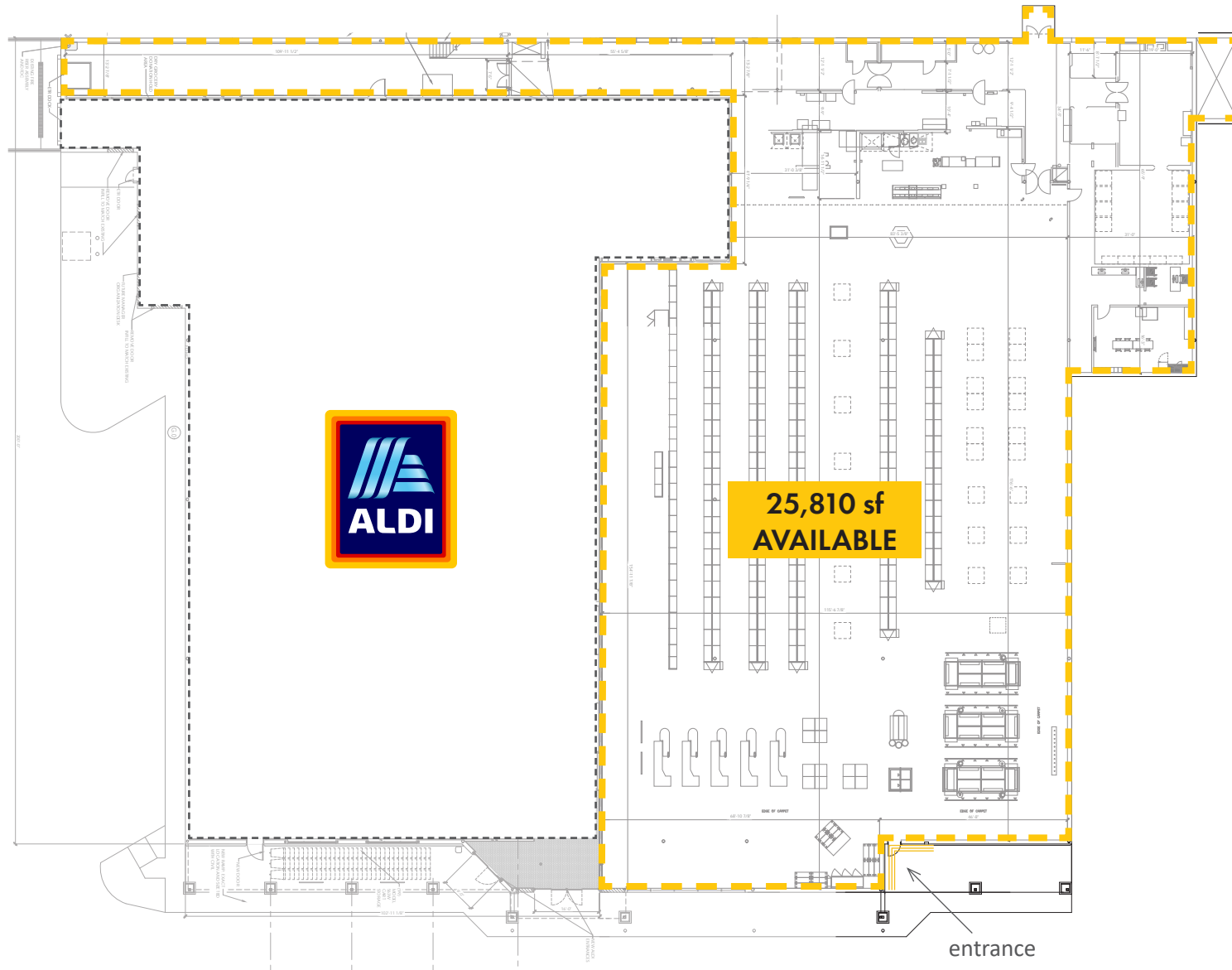
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SITE PLAN



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