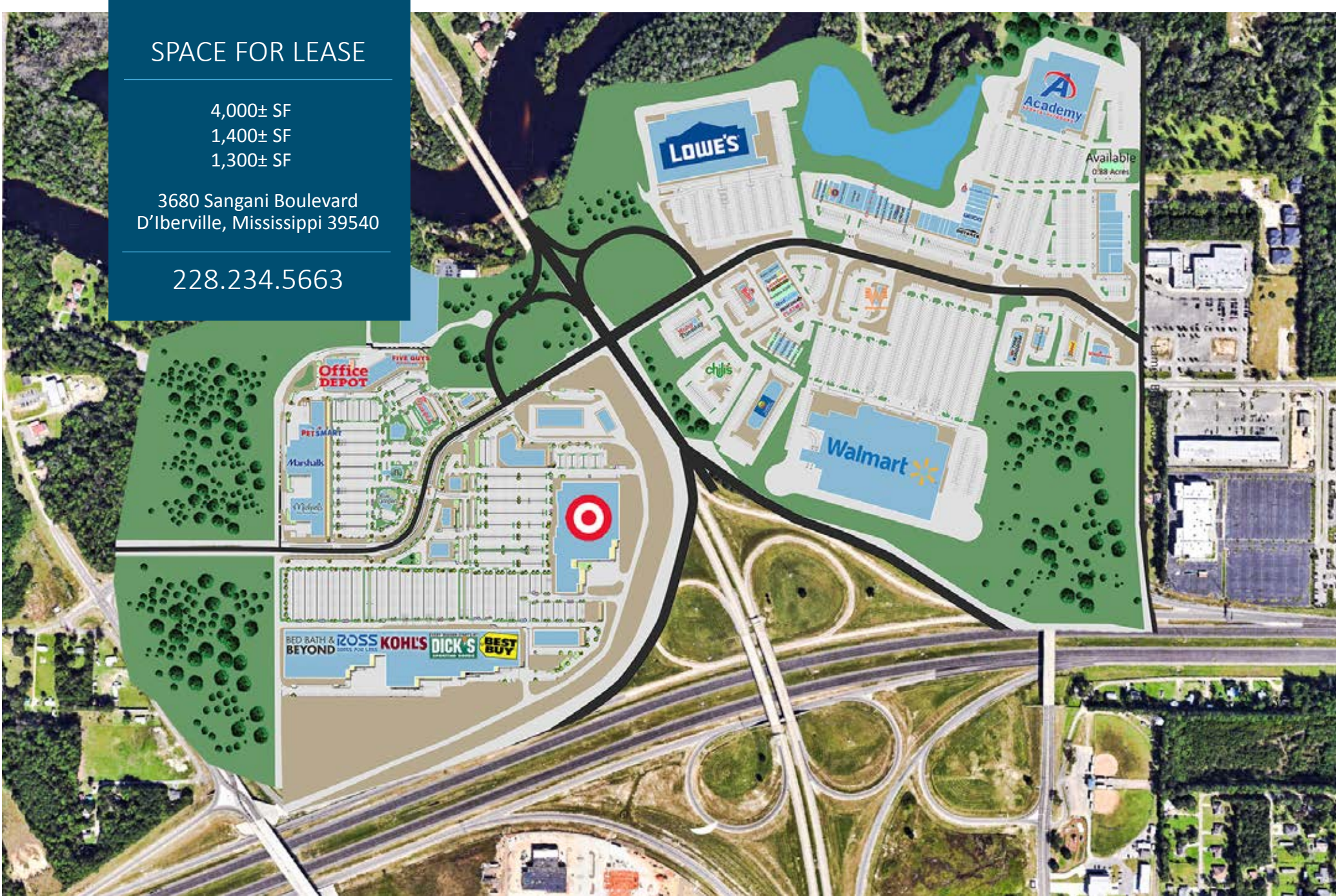


## SPACE FOR LEASE

4,000± SF  
1,400± SF  
1,300± SF

3680 Sangani Boulevard  
D'Iberville, Mississippi 39540

228.234.5663



Lakeview Village | D'Iberville, Mississippi







Lakeview Village is located in South Central Mississippi at the major intersection of I-10 and I-110. The main entrance of Keesler Air Force Base is located only four miles from Lakeview Village. Keesler, which contributes an annual economic impact to the Gulf Coast of \$1.1 billion, is the largest employer in the region and the training base for 40,000 military and medical support staff annually. The Biloxi Casino District is home to 11 casinos and over 19,000 hotel rooms. The gaming industry has added 23,460 jobs in the past four years, attracting an additional 3.5 million visitors annually to the market. Lakeview Village draws both area residents as well as millions of vacationers.



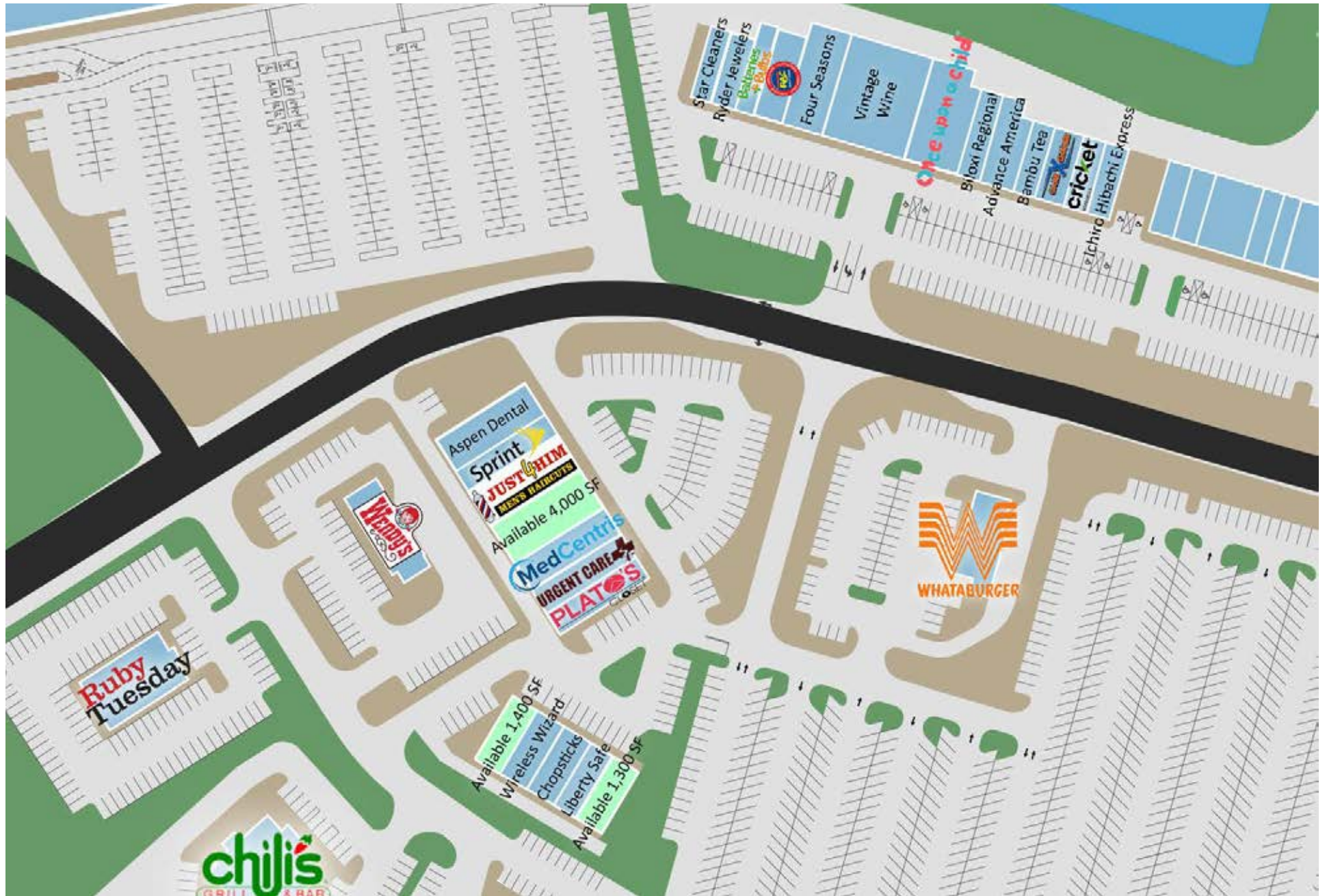


# Site Plan





# Site Plan - Available Space



# Demographics

## 2020 AVERAGE HOUSEHOLD INCOME

Radius	Income
3 Miles	\$58,563
5 Miles	\$64,787
10 Miles	\$68,609

## TRAFFIC SNAPSHOT

Street Name	Vehicles Per Day
I-10	65,408
I-110 Intersection	13,095

## POPULATION

Radius	2020
3 Miles	30,138
5 Miles	70,106
10 Miles	144,909

As of April 1, 2021, most recent data available. Total 2020 population is approximate. Demographic data compiled from CoStar.

# Top Reasons to Do Business Here

## PRIMARY LOCAL SHOPPING CENTER

Lakeview Village is the dominant shopping hub in the city, lying adjacent to the only Walmart Supercenter, Target, and Lowe's Home Improvement store in the area. Tourists and locals alike patronize the many shops, services, and eateries that populate the center.

## EXPANDING ECONOMIC DEVELOPMENT

The city has demonstrated its commitment to identifying and fostering community economic development opportunities by securing federal and state funding for economic development activities and programs, and by assisting local organizations, businesses, and individuals in establishing their plans and projects.

## AFFORDABLE COST OF LIVING

With a cost of living well below the U.S. average, D'Iberville is a family-oriented community that offers various leisure activities for all ages. The city of D'Iberville also takes pride in nurturing and supporting local businesses and growing commercial districts. Lakeview Village lies just four miles south of the 500,000+ acre De Soto National Forest, and four miles north of Biloxi.

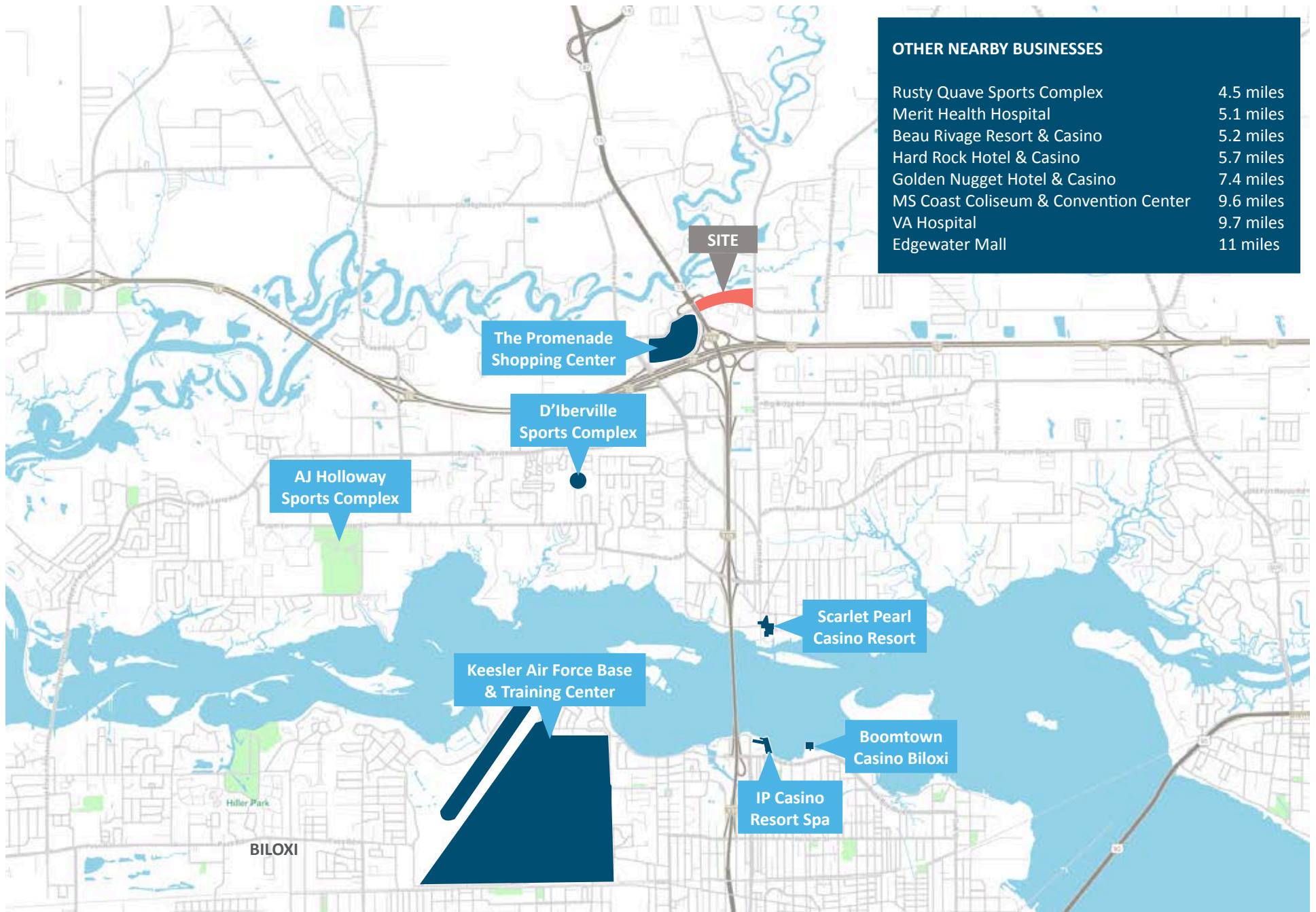
## THRIVING COMMUNITY

Established in 1988, the city of D'Iberville first began as a close-knit fishing village. Over the years, the city developed into a thriving coastal city that boasts tourist hot spots featuring the largest casino districts in the country, a wide range of both water and land sports, and waterfront living. The city attracts residents and travelers for a relaxed lifestyle and atmosphere as well as thriving local businesses that generate significant revenue.

*"Don't wait for the right opportunity; create it." – George Bernard Shaw*



# Area Map



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