

Brand New 7 Brew Coffee | 15-Year Abs. NNN Ground Lease

3516 Sangani Blvd | D'Iberville, MS | US | Harrison County  
Available Acres: 680 | Sale Price: \$1,241,000

ADDITIONAL PHOTOS  
TAKEN MARCH 11, 2025



Sale Price: \$1,241,000  
Last Updated: Jun 5, 2025

Realtor/Owner Contact

Colliers  
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Property and Area Description

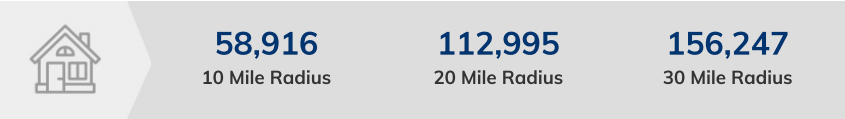
SECURE INCOME STREAMNew 15-Year Absolute NNN Lease - Zero landlord responsibilitiesBrand New 2025 Construction - Latest prototype design with drive-thruBrew Crew is the Largest 7 Brew Franchise in the System - Currently operates over 30 locations with rights to another 100+ locations  
PROXIMITY68,010 Residents is Primary Trade Area - \$92,998 average household income within 1-mile radius  
Located at Intersection of I-10 and I-110 with Over 123,000 VPD - The main east/west artery between Mobile and New Orleans5 Miles to Kessler Air Force Base with 14,000 Employees - Training 40,000 students annually and providing a \$1.67 billion economic impact Brand New 15-Year Ground Lease, Zero Landlord Responsibilities,Across From #2 Performing Walmart in the State | 3 Million Visitors,Positioned Within Regional Trade Area with 123,000 VPD

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation



Property Images

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AERIAL OVERVIEW





