

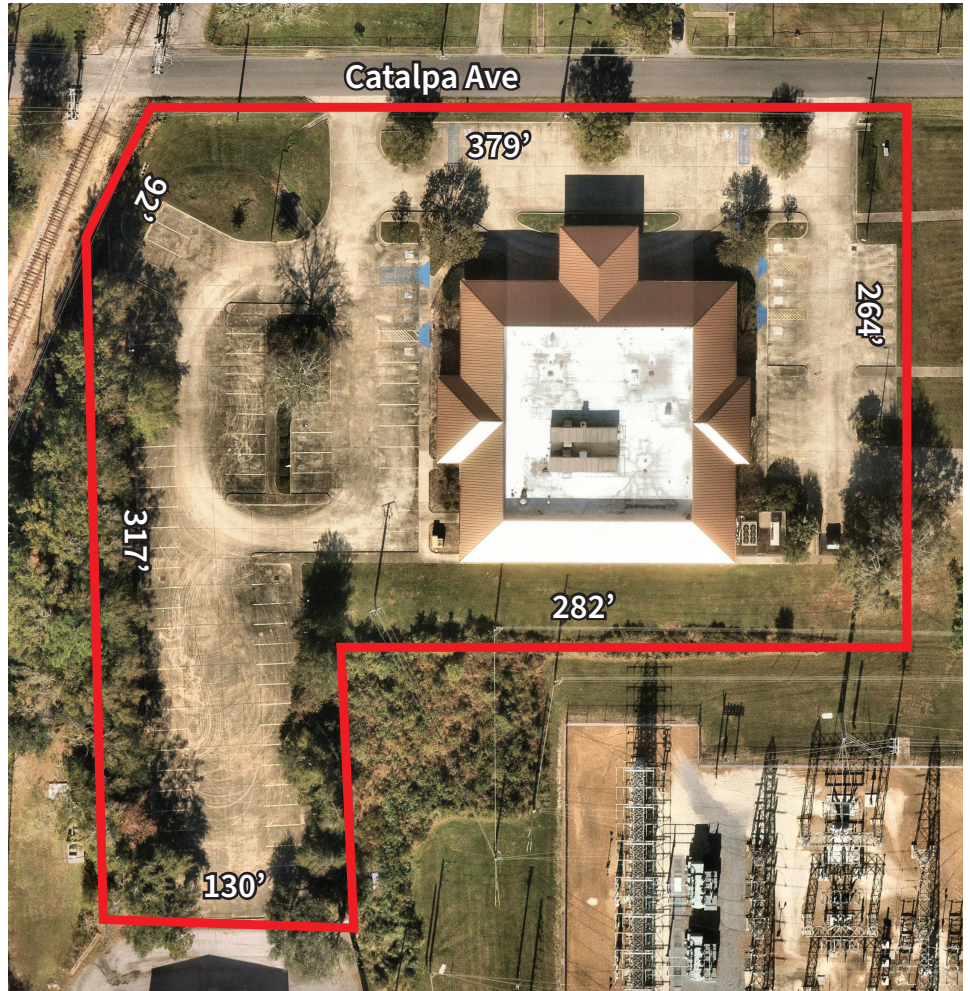
# For Sublease

## 18,500 SF Medical/Ambulatory Office

2406 Catalpa Ave.  
Pascagoula, MS 39567

### Property Specifications

- Full-service surgical center located 1/2 mile from Singing River Hospital and other major medical
- Situated on 2.42 AC with easy access to Hwy 90 (27,530 CPD)
- Ample parking for patients, staff and visitors, including handicap-accessible spaces
- Specifically constructed to meet surgical center requirements and workflows - 5 operating rooms, 2 procedure rooms, 2 endoscopy, 10 pre-ops, 8 step two, 9 PACUs, and 2 privates
- The location offers convenience for patients and their families due to close proximity to national hotels and retailers



### Demographics

Source: Esri 2024

#### 1 Mile

5,667		11,608	\$38,089		40
Estimated Population		Daytime Population	Median Household Income		Median Age

#### 3 Mile

32,215		40,627	\$50,674		40.4
Estimated Population		Daytime Population	Median Household Income		Median Age

#### 5 Mile

34,896		46,522	\$51,502		40.6
Estimated Population		Daytime Population	Median Household Income		Median Age

**Buff Teague**  
Executive Managing Director  
1 251 341 1600  
buff.teague@jll.com

**jll.com**

Jones Lang LaSalle Americas,  
Inc. License# C0508577000  
6.17.25







