

# BLUE BOOK

**MARKET INTELLIGENCE  
FOR COMMERCIAL REAL ESTATE**



Download the digital edition at  
**[CBCworldwide.com](http://CBCworldwide.com)**



# US Trends

The Coldwell Banker Commercial® (CBC) Blue Book offers a unique market perspective with data generated by true commercial real estate market experts – the professionals of the Coldwell Banker Commercial companies within the local markets. In total, there are over 130 domestic and international markets covered in this edition of the Blue Book. Below are the US market statistics.



## OFFICE

	VACANCY	ABSORPTION	RENTAL RATES
UNITED STATES	▲	▼	▲
MIDWEST REGION	↔	▼	▲
NORTHEAST REGION	▲	▼	▲
SOUTH ATLANTIC REGION	▲	▲	▲
SOUTHWEST REGION	▲	▲	▲
WEST REGION	▲	▼	▲



## RETAIL

	VACANCY	ABSORPTION	RENTAL RATES
UNITED STATES	▲	▼	▲
MIDWEST REGION	↔	▼	▲
NORTHEAST REGION	▼	▲	▲
SOUTH ATLANTIC REGION	▲	▼	▲
SOUTHWEST REGION	▲	▼	▲
WEST REGION	▼	▲	▲



## MULTI-FAMILY

	VACANCY	ABSORPTION	RENTAL RATES
UNITED STATES	▲	▼	▲
MIDWEST REGION	▲	▼	▲
NORTHEAST REGION	▲	▼	▲
SOUTH ATLANTIC REGION	▲	▼	▲
SOUTHWEST REGION	▲	▼	▲
WEST REGION	▲	▼	▲



## INDUSTRIAL

	VACANCY	ABSORPTION	RENTAL RATES
UNITED STATES	↔	▲	▲
MIDWEST REGION	↔	▲	▲
NORTHEAST REGION	↔	▲	▲
SOUTH ATLANTIC REGION	↔	▲	▲
SOUTHWEST REGION	↔	▲	▲
WEST REGION	↔	▲	▲

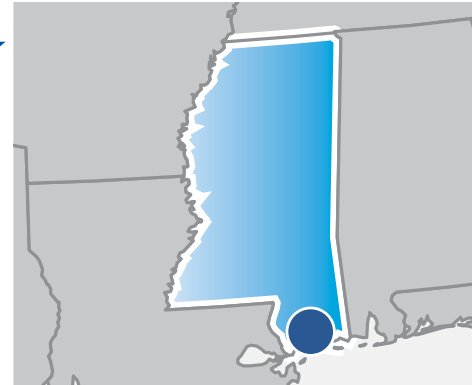
# Gulf Coast (Harrison/Hancock/Jackson County), MS



## DEMOGRAPHICS

POPULATION OF MSA // **391,266**      HOUSEHOLDS MEDIAN INCOME // **\$46,434**

HOUSEHOLDS IN MSA // **146,020**      UNEMPLOYMENT RATE OF MSA // **4.7%**



## MARKET HIGHLIGHTS

- This market has seen a rise in major corporate leases.
- Falling vacancy rate due to price and availability.
- New construction is on the rise due to big box and inventory availability.
- New construction is on the rise with nationally recognized organizations, and national builders are building in the area, and prices/SF are rising.
- A large change in the market is the influx of cash post-Katrina and post-BP and overall economic stability.

**INTERESTING FACT:** SmartAsset.com named Gulfport #1 for the most affordable beach town in America for 2018. Gulfport is centrally located between New Orleans, LA, and Mobile, AL on the I-10 corridor. There is world-class gaming, military installations, international port & shipyards and locals keep hometown roots.



OFFICE



RETAIL



MULTI-FAMILY



INDUSTRIAL

	OFFICE	RETAIL	MULTI-FAMILY	INDUSTRIAL
VACANCY	▼	▼	▼	▼
ABSORPTION	▲	▲	▲	▲
RENTAL RATES	▲	▲	▲	↔



# DRIVE

**IT'S WHAT SEPARATES US FROM THE REST**

When it comes to commercial real estate, nothing is given. The day goes to whoever works harder—goes the extra mile—rolls up their sleeves and does whatever it takes to close the deal.

At Coldwell Banker Commercial, we are looking for leaders with drive. Individuals who take charge, to work with clients and complete the transaction no matter the size or the obstacle in the way.

*COMMERCIAL TO THE CORE™*

*CBCWORLDWIDE.COM*

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial Logo [additional marks may be included here] are registered [use “registered” only if all marks mentioned here are registered] service marks owned by Coldwell Banker Real Estate LLC in the United States and by Coldwell Banker LLC outside the United States. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated.

