



# VETERANS MEMORIAL DRIVE

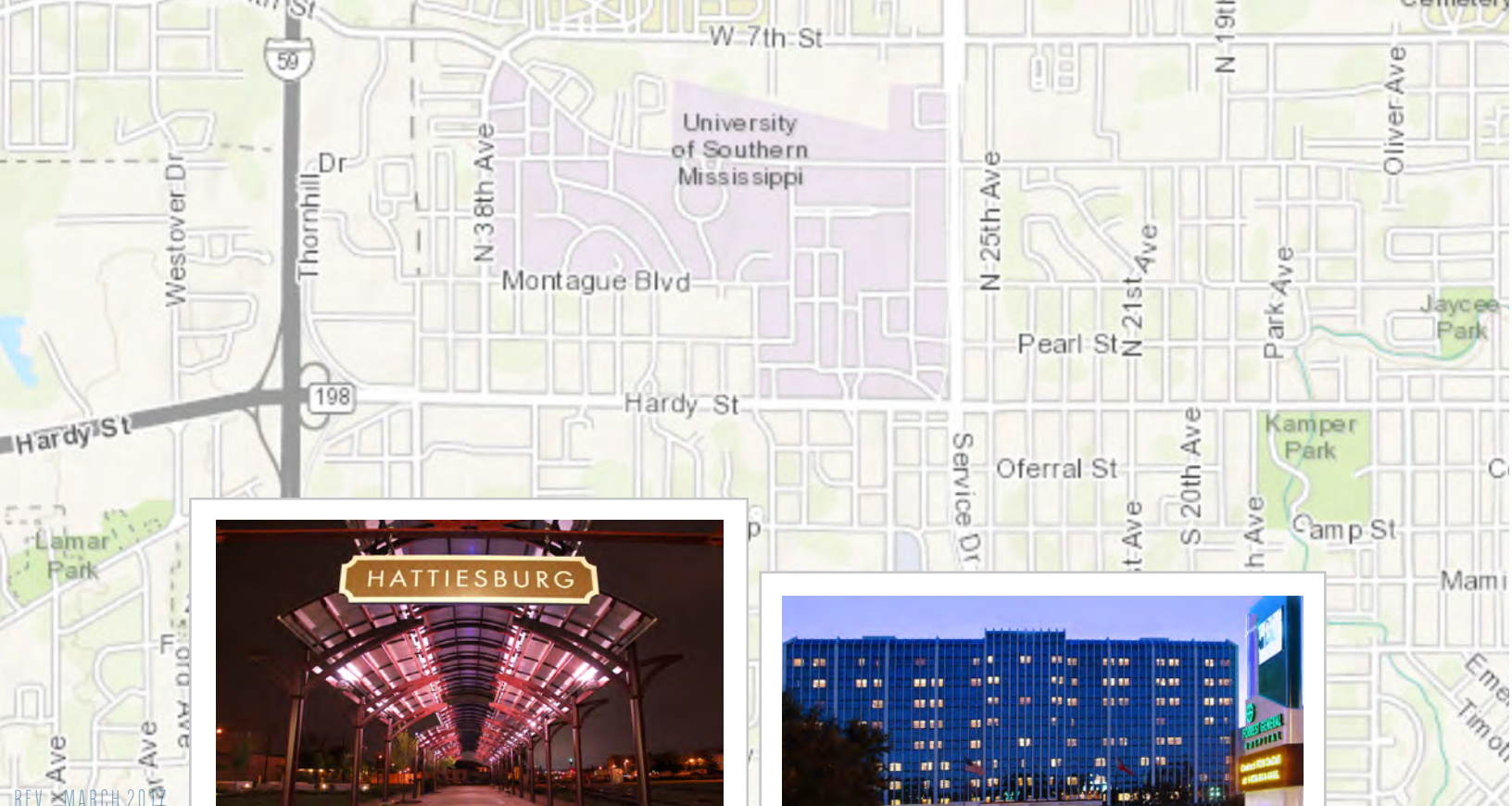
## RETAIL PROPERTIES

**GREATER HATTIESBURG, MISSISSIPPI**



AREA DEVELOPMENT PARTNERSHIP  
GREATER HATTIESBURG MS





# CONTENT

# GREATER HATTIESBURG AT A GLANCE

Greater Hattiesburg is home to a vibrant culture, diverse economy, high quality of life and a world of opportunity. Covering a three county area in South Mississippi, the Hattiesburg Metropolitan Statistical Area encompasses Forrest, Lamar and Perry Counties, with a population of nearly 150,000. Nicknamed the Hub City, Hattiesburg is centrally located between Jackson, MS, Gulfport/Biloxi, MS, New Orleans, LA and Mobile, AL, offering a mix of big city advantages and small town charm.

## RETAIL DEVELOPMENT AND PROJECT MANAGEMENT

The economic development division at the Area Development Partnership (ADP) provides a comprehensive project management approach to retail development. This assistance is available to businesses of all sizes from small boutique stores to multinational corporations investing in restaurants and retail stores. Retail development assistance is available for all aspects of the development phase including but not limited to: overall market analysis, marketing trends, comparison studies, real estate selection, recommendations for construction services and other project needs, as well as assistance with all permitting needs. The project management team works closely with commercial realtors to stay abreast regarding available commercial buildings and greenfield sites.

There are many key areas ready for increased retail development throughout Greater Hattiesburg. The Economic Development team at the Area Development Partnership is ready to help analyze these different areas, find suitable locations within each, and guide you through the start-up phase. If you are interested in Greater Hattiesburg, allow our Economic Development Division to go to work for you and help you get established in the marketplace at the right location in a timely fashion.

The City of  
Hattiesburg ranks  
**#2**  
in the state for total  
retail sales.  
(MDOR FY 2018)



Hattiesburg has  
ranked in the  
**TOP 50**  
for Restaurant  
Growth for the past  
five years. (Nielsen)

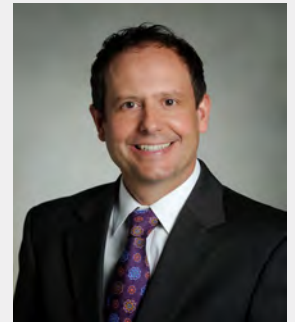


## CONTACT US



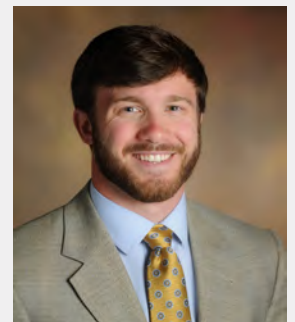
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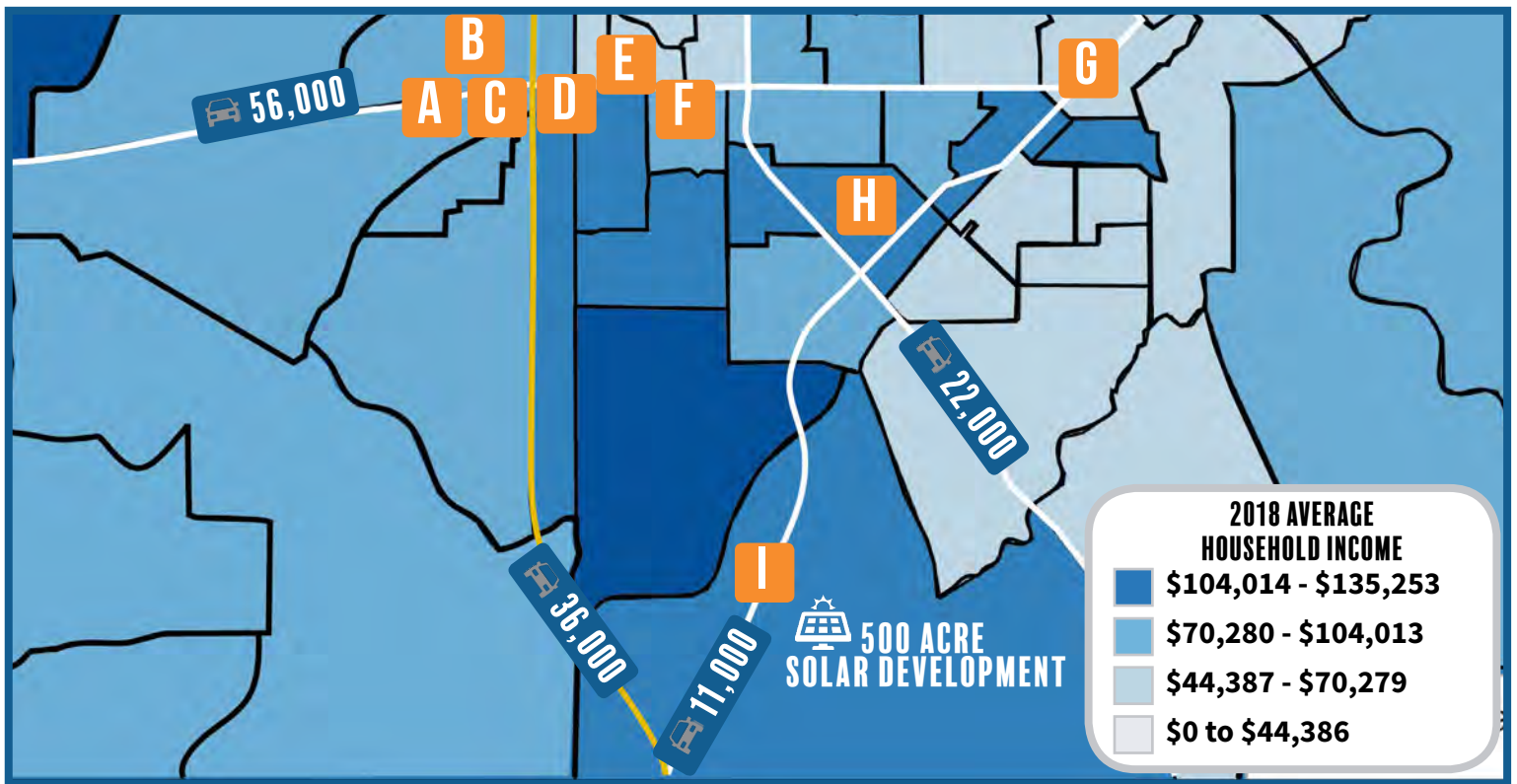
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## RETAIL COMPETITION

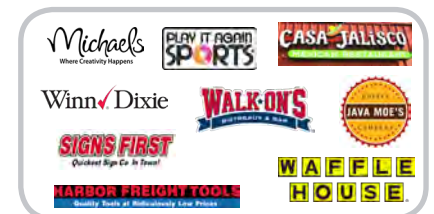
### A BEST BUY SHOPPING CENTER



### B WESTOVER



### C WESTWOOD SQUARE SHOPPING CENTER



### D MIDTOWN MARKET



### E HARDY STREET



### F MIDTOWN



### H DOWNTOWN



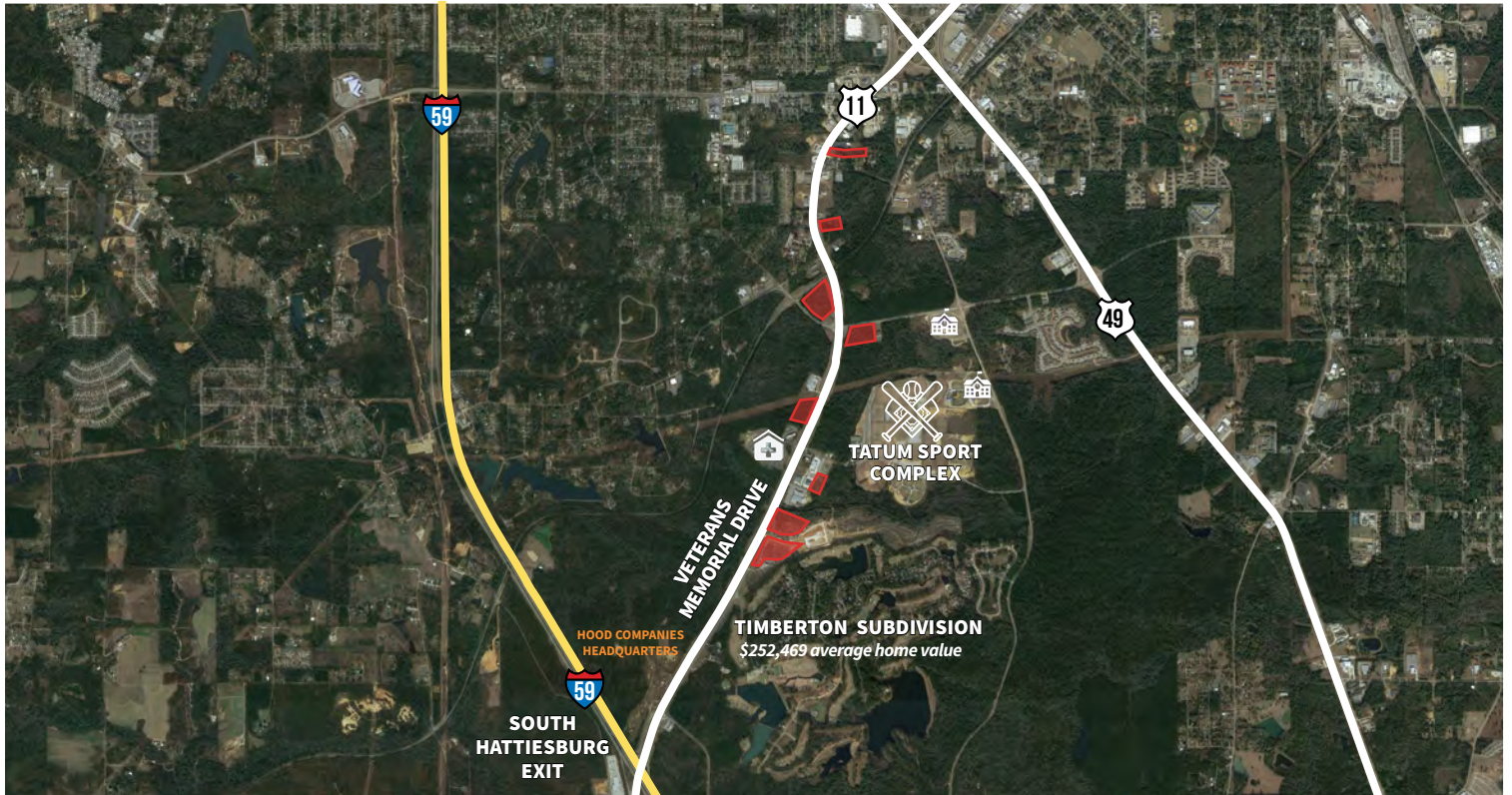
### G CLOVERLEAF COMPLEX



### I VETERAN'S MEMORIAL DRIVE



# AVAILABLE PROPERTIES



**59,646**  
POPULATION WITHIN 5  
MILES  
(ESRI 2018)



**\$55,798**  
AVERAGE HOUSEHOLD  
INCOME WITHIN 5 MILES  
(ESRI 2018)

**11,500**

AVERAGE TRAFFIC COUNT  
ON VETERANS MEMORIAL



DIRECT ACCESS FROM  
**I-59**  
TO DOWNTOWN  
HATTIESBURG



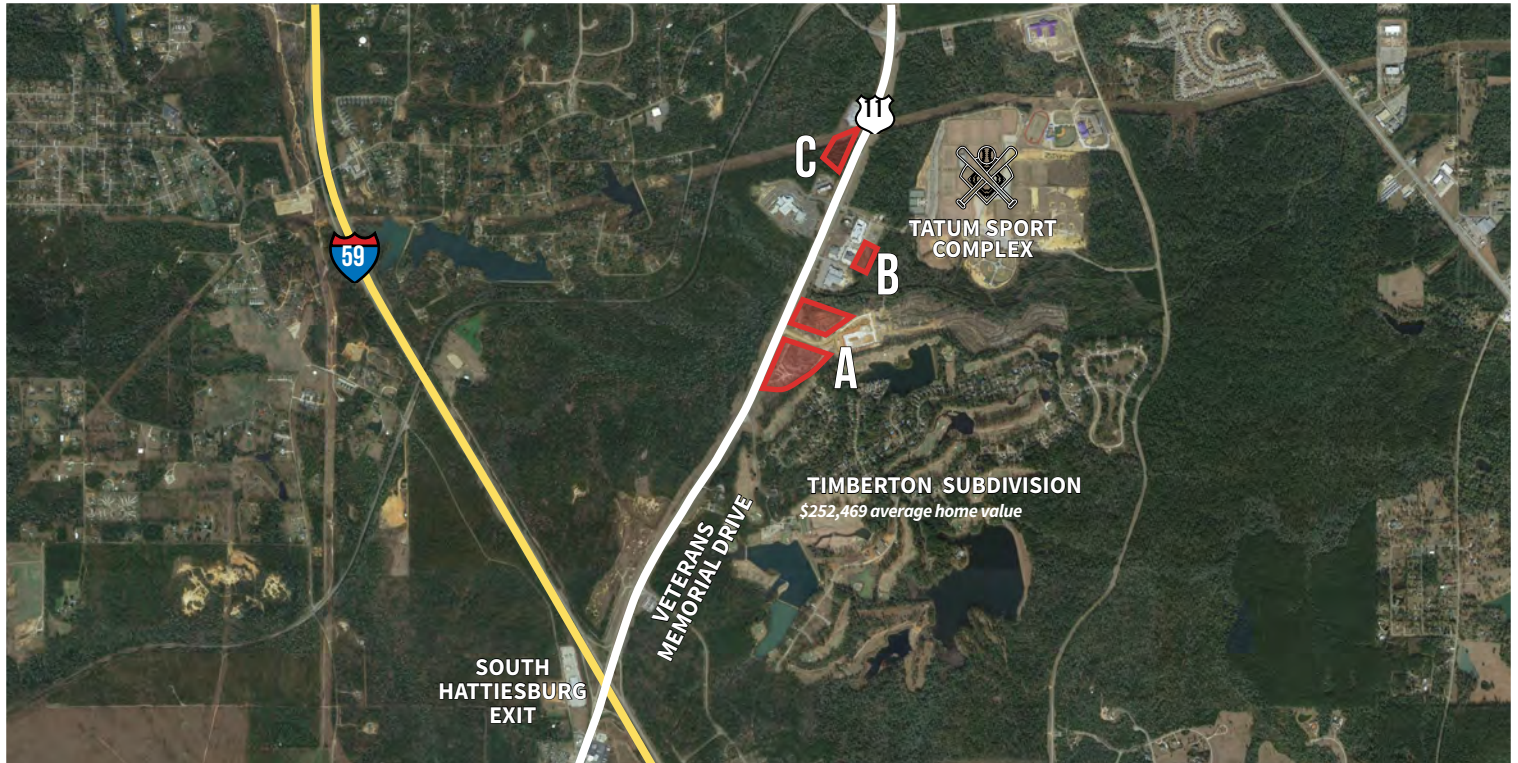
GREATER HATTIESBURG  
BOASTS OVER  
**\$3.3B**  
IN RETAIL SALES  
(MDOR FY 2018)



HOME TO  
**MULTIPLE**  
LARGE MEDICAL CLINICS  
AND OFFICES



# AVAILABLE PROPERTY



## PROPERTY A

10-12 ACRES



### PRIME RETAIL WITH TIF

- 2 parcels available; 10 acres +/- & 12 acres +/-
- TIF in place & located in an Opportunity Investment Zone
- 650 ft - 1,000 ft of frontage on Veteran's Memorial Dr.
- Located directly in front of gated upscale assisted living facility, The Clairborne

### SVN | SOUTHGATE REALTY, LLC

- Contact: Greg Brett
- Cell: 601.297.1780
- Email : gbrett@svn.com





## PROPERTY B

2.5 ACRES



### THOMPSON PARK BUILD TO SUIT

- 2.5 Acre Build To Suit opportunity
- Visibility from Veterans Memorial Drive
- 12,000 daily vehicles
- Neighboring business offices such as BancorpSouth, Horne CPA, and Hattiesburg Clinic

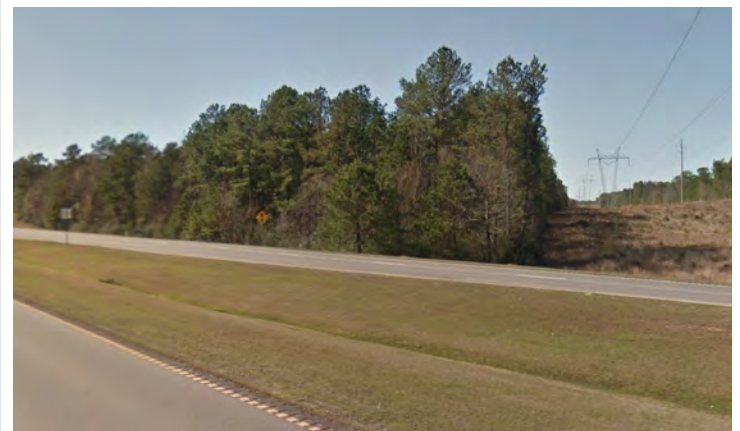
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- Phone: 601.264.4622 ext 205
- Email : ccarothers@svn.com



## PROPERTY C

6 ACRES



### PRIME FRONTAGE

- 6 acres +/-
- Prime frontage on Veterans Memorial Drive
- Located next to Southern Bone & Joint Specialists and the Orthopedic Institute
- Located in Opportunity Investment Zone
- For sale: \$2,221,560

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# AVAILABLE PROPERTY



## PROPERTY D

4 ACRES



### CORNER PARCEL AT TRAFFIC LIGHT

- 4 acres +/-
- 450 ft of frontage on Veterans Memorial Drive
- 5430 ft of frontage on WSF Tatum Blvd.
- Traffic count of 12,000 vehicles per day
- For sale: \$1,568,160

### SVN | SOUTHGATE REALTY, LLC

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## PROPERTY E

8 ACRES



### CORNER PARCEL AT TRAFFIC LIGHT

- 8 acres +/-
- Frontage on both 28th Ave. Ext. and Veterans Memorial Drive
- For sale: \$3,136,320

### SVN | SOUTHGATE REALTY, LLC

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- Cell: 601.297.1780
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## PROPERTY F

2 ACRE



### RETAIL PARCEL ACROSS FROM MEDICAL CLINIC

- 1.72 acres +/-
- 250 ft of frontage on Veterans Memorial Drive
- Located across from Pine Grove medical clinic

### SVN | SOUTHGATE REALTY, LLC

- Contact: Greg Brett
- Cell: 601.297.1780
- Email : gbrett@svn.com





# AVAILABLE PROPERTY



## PROPERTY G

3 ACRES



### VETERAN'S MEMORIAL FRONTAGE

- 3 acre +/-
- Close proximity to I-59, U.S HWY 49, US HWY 11 and US HWY 98
- Only 1.5 miles to Tatum Park recreational park
- Average annual daily traffic count of 12,000

### SVN | SOUTHGATE REALTY, LLC

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# Demographic and Income Profile

Hattiesburg, MS Metropolitan Statistical Area  
Geography: Metropolitan Area (CBSA)

Prepared by Esri

Summary		Census 2010		2018		2023	
Population		142,842		147,652		150,498	
Households		54,962		56,890		57,965	
Families		36,004		36,627		37,094	
Average Household Size		2.53		2.53		2.53	
Owner Occupied Housing Units		35,061		34,081		35,281	
Renter Occupied Housing Units		19,901		22,809		22,684	
Median Age		32.7		34.6		36.0	
Trends: 2018 - 2023 Annual Rate		Area		State		National	
Population		0.38%		0.27%		0.83%	
Households		0.38%		0.28%		0.79%	
Families		0.25%		0.15%		0.71%	
Owner HHs		0.69%		0.45%		1.16%	
Median Household Income		2.52%		2.79%		2.50%	
				2018		2023	
Households by Income				Number	Percent	Number	Percent
<\$15,000				9,573	16.8%	8,302	14.3%
\$15,000 - \$24,999				6,443	11.3%	5,558	9.6%
\$25,000 - \$34,999				5,369	9.4%	4,908	8.5%
\$35,000 - \$49,999				8,441	14.8%	8,288	14.3%
\$50,000 - \$74,999				10,372	18.2%	11,014	19.0%
\$75,000 - \$99,999				7,011	12.3%	8,097	14.0%
\$100,000 - \$149,999				5,959	10.5%	7,523	13.0%
\$150,000 - \$199,999				1,954	3.4%	2,286	3.9%
\$200,000+				1,768	3.1%	1,989	3.4%
Median Household Income				\$46,835		\$53,051	
Average Household Income				\$63,801		\$72,130	
Per Capita Income				\$24,977		\$28,168	
		Census 2010		2018		2023	
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		10,491	7.3%	9,977	6.8%	9,953	6.6%
5 - 9		9,580	6.7%	9,696	6.6%	9,638	6.4%
10 - 14		9,503	6.7%	9,361	6.3%	9,798	6.5%
15 - 19		10,936	7.7%	9,645	6.5%	10,064	6.7%
20 - 24		14,011	9.8%	12,729	8.6%	11,817	7.9%
25 - 34		21,375	15.0%	23,295	15.8%	22,001	14.6%
35 - 44		17,665	12.4%	18,685	12.7%	20,102	13.4%
45 - 54		18,269	12.8%	17,098	11.6%	17,116	11.4%
55 - 64		14,608	10.2%	16,872	11.4%	16,819	11.2%
65 - 74		9,242	6.5%	12,148	8.2%	13,560	9.0%
75 - 84		5,257	3.7%	5,915	4.0%	7,239	4.8%
85+		1,905	1.3%	2,231	1.5%	2,391	1.6%
		Census 2010		2018		2023	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
White Alone		97,312	68.1%	98,147	66.5%	97,873	65.0%
Black Alone		40,416	28.3%	42,783	29.0%	44,699	29.7%
American Indian Alone		345	0.2%	420	0.3%	468	0.3%
Asian Alone		1,176	0.8%	1,917	1.3%	2,567	1.7%
Pacific Islander Alone		68	0.0%	88	0.1%	104	0.1%
Some Other Race Alone		1,770	1.2%	1,887	1.3%	1,952	1.3%
Two or More Races		1,755	1.2%	2,410	1.6%	2,835	1.9%
Hispanic Origin (Any Race)		3,961	2.8%	4,361	3.0%	4,660	3.1%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 04, 2019





**AREA DEVELOPMENT PARTNERSHIP**  
**GREATER HATTIESBURG MS**



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