



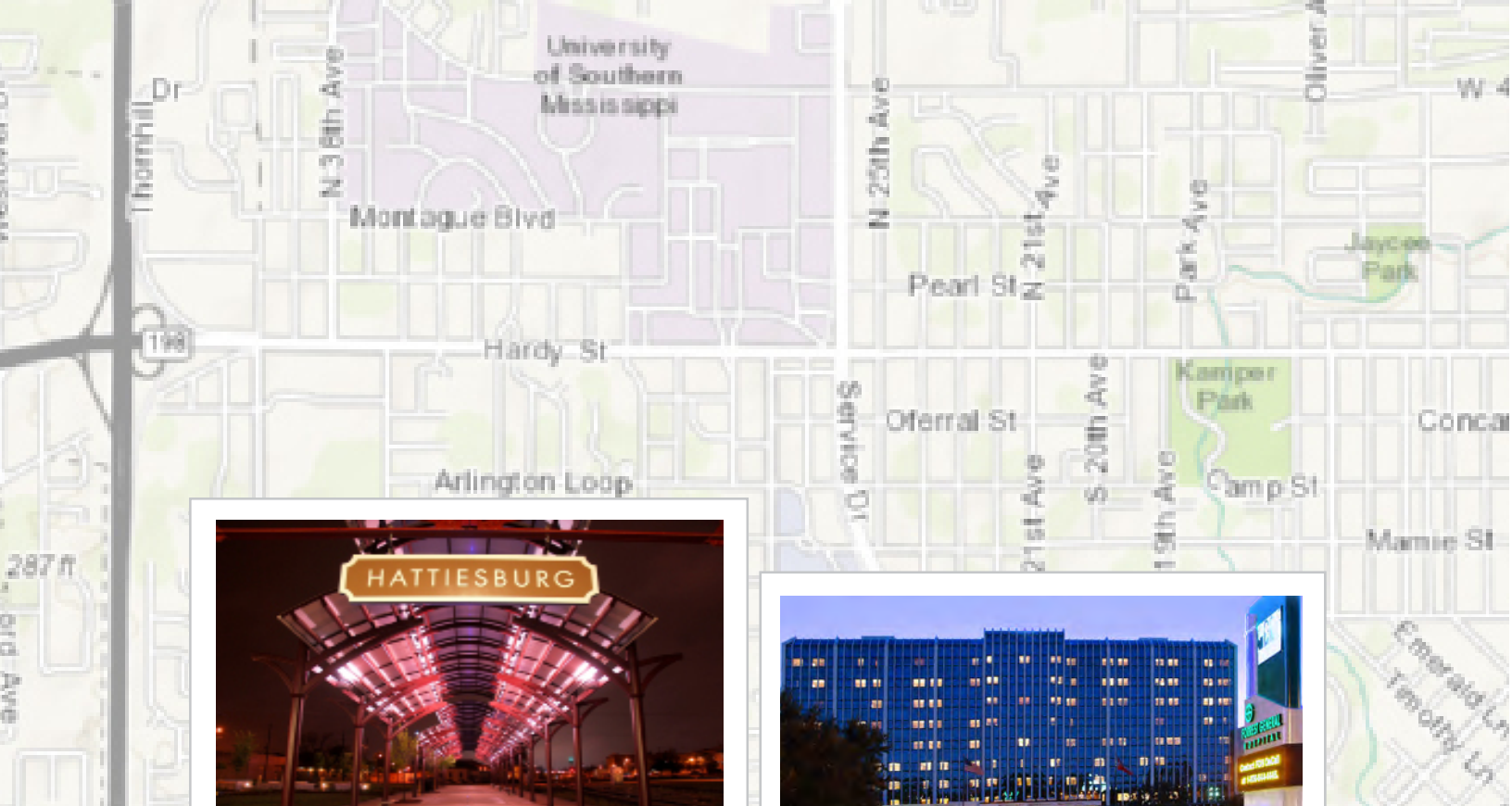
WEST HATTIESBURG

RETAIL PROPERTIES

GREATER HATTIESBURG, MISSISSIPPI



AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS



CONTENT

- 04** Retail Competition Map
- 05** Available Properties Overview
- 06** Individual Available Property Details
- 21** Available Retail Spaces
- 31** Demographics

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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Economic Development
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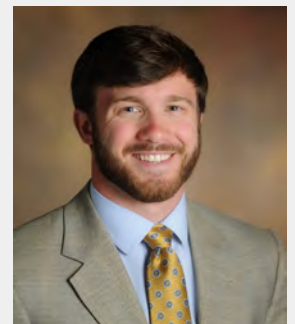


CHAD NEWELL

President

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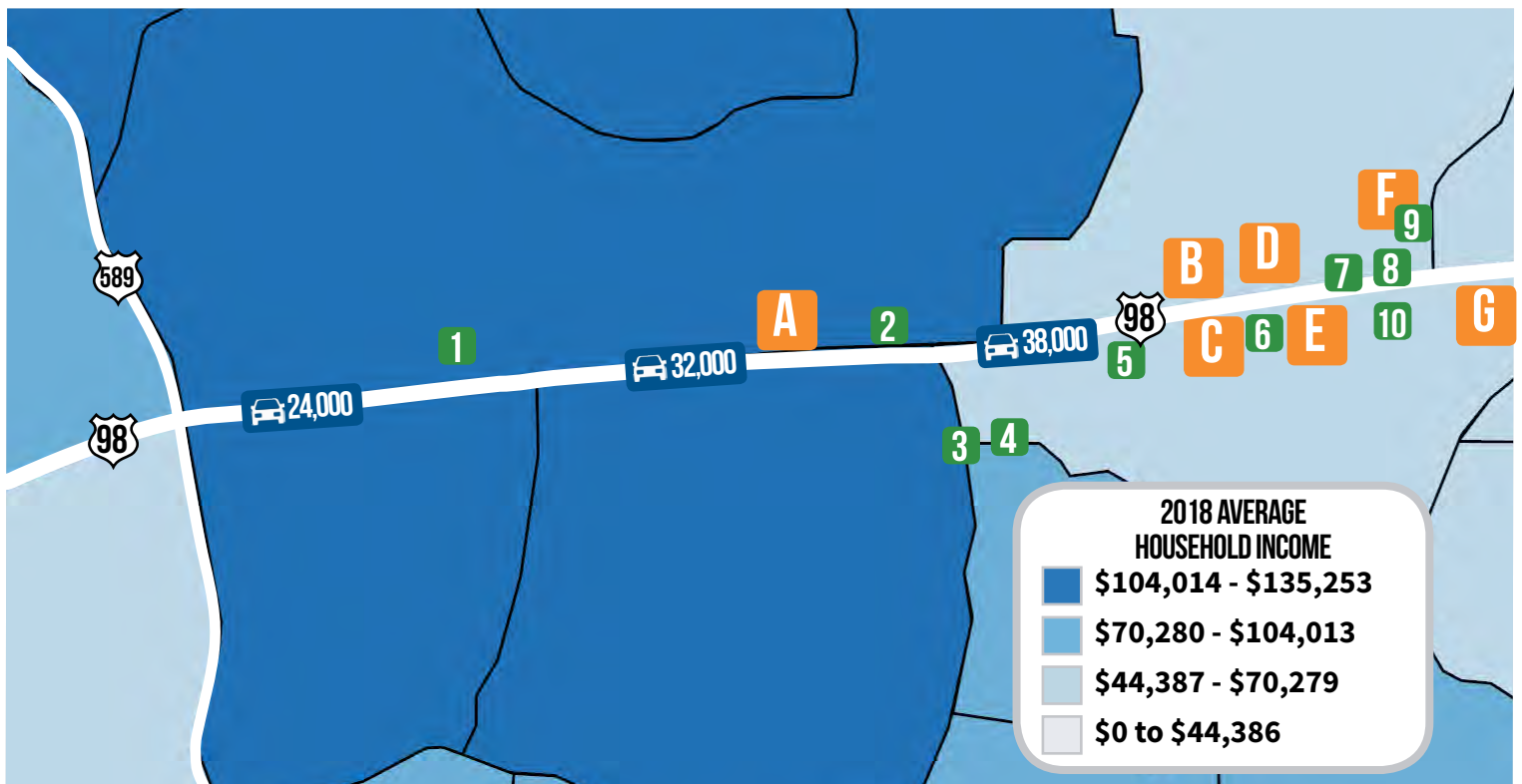


MARKUS SIMMONS

Project Manager

601-296-7510

m.simmons@theadp.com



RETAIL COMPETITION

A NEWPOINT SHOPPING CENTER



B THE RIDGE AT TURTLE CREEK



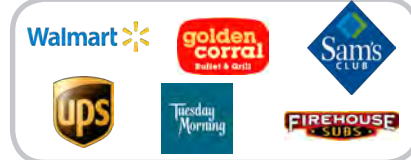
C LAKE FORGETFUL SHOPPING CENTER



D TURTLE CREEK CROSSING



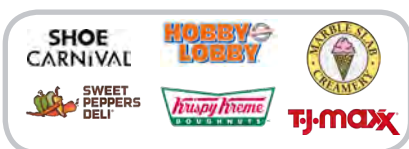
E WALMART SHOPPING CENTER



F TURTLE CREEK MALL

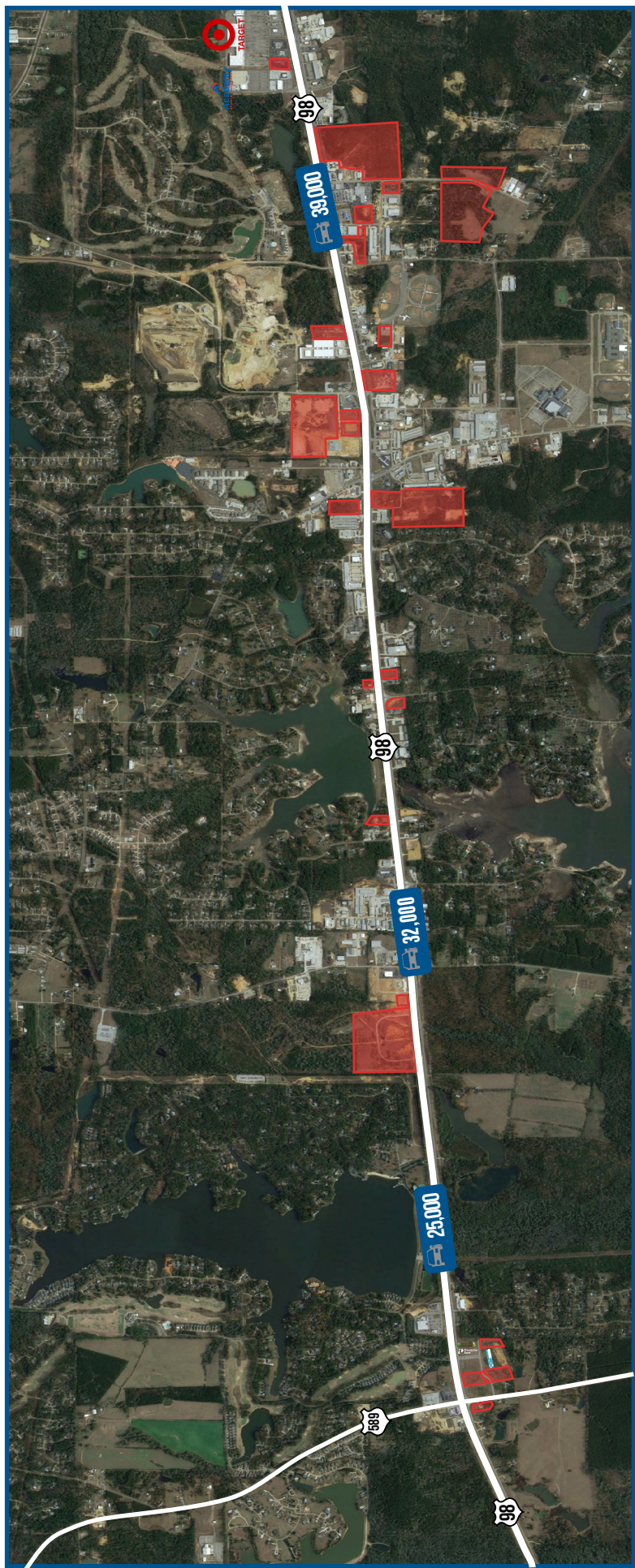


F TURTLE CREEK CORNER SHOPPING CENTER



**GREATER
HATTIESBURG PULLS
IN OVER \$3.3B IN
RETAIL SALES**

AVAILABLE PROPERTY



\$63,801
GREATER HATTIESBURG
AVERAGE HOUSE
HOLD INCOME

(ESRI 2018)



150,000
POPULATION
WITHIN THE MSA

(ESRI 2018)



32,000
AVERAGE TRAFFIC COUNT
(MDOT)

29%

LOWER COST OF LIVING
THAN NATIONAL AVERAGE
(COLI 2018)



83.7
ANNUAL COST OF
LIVING 2017
(COLI 2018)



AVAILABLE PROPERTY



PROPERTY A

1.5 ACRES



HIGHWAY 98 AT HIGHWAY 589

- 1.5 acres +/- total
- Ideally located at major intersection
- Access from Highway 98 and Highway 589
- Protective retail corridor codes in place
- For sale: \$1,485,000



NATIONAL LAND REALTY

- Contact: Matt Anderson
- Cell: 601.408.5155
- Email: mattanderson@nationallandrealty.com



PROPERTY B

2-3.5 ACRES



HIGHWAY 98 AT HIGHWAY 589

- 2.15 acres fronting Highway 98
- 3.5 acres to the west of Hattiesburg Clinic
- 2.4 acres to the east of Hattiesburg Clinic
- Ideally located at major intersection
- Located next to new medical clinic, gas station & banks
- Protective retail corridor codes in place



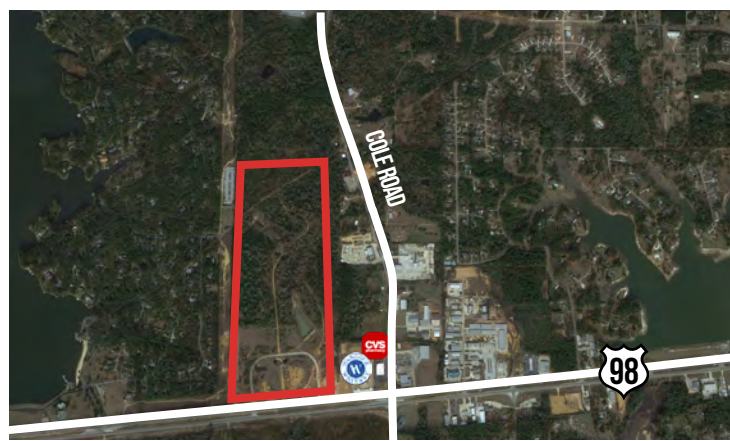
LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



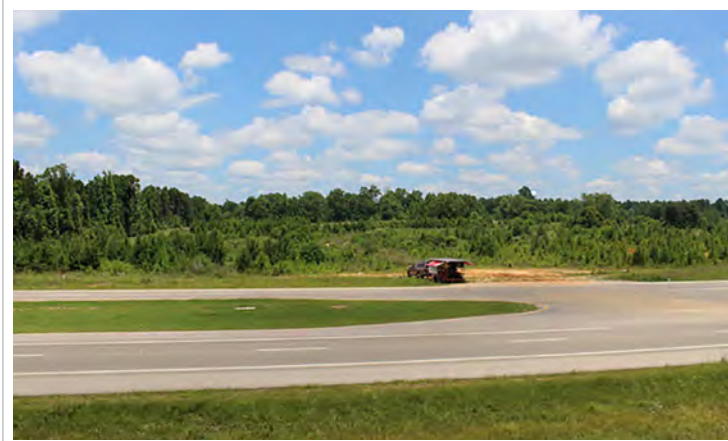
PROPERTY C

110 ACRES



HIGHWAY 98 AT COLE ROAD

- 1-110 acres +/- total
- Excellent mixed-use site
- Numerous retail out parcels
- Protective retail corridor codes in place



PRIVATE LAND OWNER

- Please contact the ADP for more information

AVAILABLE PROPERTY



PROPERTY D

1 ACRE



HIGHWAY 98 AT COLE ROAD

- 1 acre +/- total, will divide
- 166 ft of frontage on Highway 98
- Boulevard and infrastructure in place
- Protective retail corridor codes in place



LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



PROPERTY E

2 ACRES



HIGHWAY 98 AT COLE LAKE

- For sale - \$1,137,500
- 1.75 acres +/-
- Highway 98 frontage
- North Lake at the back of the property

LIAN REALTY

- Contact: Simon Lian
- Cell: 601.325.4111



LIAN REALTY

PROPERTY F

1 ACRE



HIGHWAY 98 FRONTAGE

- 0.68 acres +/-
- Located near intersection of Highway 98 and Serene Boulevard
- Annual Average Daily Traffic Count: 32,000

LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



**LONDON
& STETELMAN**

AVAILABLE PROPERTY



PROPERTY G

2 ACRES



6633 HIGHWAY 98

- 1-2 acres +/-
- Beautiful property located on lake & Highway 98 W
- Includes 7,000 sq. ft. home, 4-plex and retail frontage
- For lease



LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



PROPERTY H

2 ACRES



HIGHWAY 98 FRONTAGE

- 1.3 acres +/-
- For sale: \$849,420
- For lease: \$7,000/mo
- Infrastructure in place
- 225 ft of Highway 98 frontage



SVN | SOUTHGATE REALTY, LLC

- Contact: Steve Floyd
- Office: 601.264.4622 x 212
- Cell: 601.297.2004
- Email: sfloyd@svn.com



PROPERTY I

5 ACRES



HIGHWAY 98 FRONTAGE AT KING ROAD

- 4.7 acres +/-
- Frontage on Highway 98
- Access easement to King Road
- Near traffic signal
- Daily traffic count of 32,000



DENNIS PIERCE

- Contact: Dennis Pierce
- Office: 601.264.6800
- Email: dennis@dennispierce.com



AVAILABLE PROPERTY



PROPERTY J

23 ACRES



HIGHWAY 98 AT OLD HIGHWAY 11

- 23.1 acres +/- total, will divide
- Price negotiable
- 16th section land
- Highway 98 frontage
- Access from Highway 98 and Old Highway 11



PRIVATE OWNER

- Contact: Katherine Driskell
- Office: 601.261.9236
- Cell: 601.818.5166
- Email: Kdriskell@havardpest.com



PROPERTY K

1.5 ACRES



HIGHWAY 98 FRONTAGE

- 1.4 acres +/- located on Highway 98
- Lighted access through traffic signal at Gravel Pit Rd
- For Sale: \$975,000

CBRE

- Contact: Lee Norman
- Cell: 601.936.7135
- Email: lee.norman@cbre.com



CBRE

PROPERTY L

22 ACRES



TOYOTA DEALERSHIP OUT PARCELS

- 1 acre +/- frontage on Highway 98
- 21 acres behind frontage property
- Will divide 21 acre parcel
- Daily traffic count of 32,000
- Between 2 major traffic signals

PIERCE REALTY, INC

- Contact: Darian Pierce, President
- Office: 601.264.6800
- Email: darian@piercerealtyinc.com



AVAILABLE PROPERTY



PROPERTY M

6 ACRES



HIGHWAY 98 AT INTERSECTION SIGNAL

- 6.12 acres +/-
- 16th Section Land
- Located at red light
- Former concrete plant



LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



PROPERTY N

2 ACRES



HIGHWAY 98 NEAR EXISTING RETAIL

- 1-2 acres +/-
- 1 acre vacant land for sale: \$87,120
- 1 acre with 8,993 sq. ft building for sale: \$495,000
- Section 16 ground lease
- At closing adjacent properties may be able to be combined



LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



PROPERTY O

4 ACRES



HIGHWAY 98 FRONTAGE ROAD

- 4 acres +/-
- Frontage on Highway 98
- Existing median cut in front of property



PRIVATELY OWNED

- Contact: Josh Morris
- Cell: 601.310.3979
- Email: joshmorris0235@bellsouth.net

AVAILABLE PROPERTY



PROPERTY P

2 ACRES



HIGHWAY 98 NEAR EXISTING RETAIL

- 2 acres +/-
- 150 feet of frontage on Highway 98
- Connects Hegwood Road and Willow Lake Lane



PRIVATELY OWNED

- Contact: Josh Morris
- Cell: 601.310.3979
- Email: joshmorris0235@bellsouth.net



PROPERTY Q

2 ACRES



HIGHWAY 98 NEAR EXISTING RETAIL

- 2 acres +/- total
- Located less than 400 ft from Highway 98



PRIVATELY OWNED

- Contact: Josh Morris
- Cell: 601.310.3979
- Email: joshmorris0235@bellsouth.net

PROPERTY R

2 ACRES



LAMAR BOULEVARD EXISTING RETAIL

- 2 acres +/-
- Located just off Highway 98 near additional retail, office, car dealership and Region's Bank mortgage operations facility
- For sale: \$700,000



SVN | SOUTHGATE REALTY

- Contact: Steve Floyd
- Office: 601.264.4622 x 212
- Cell: 601.297.2004
- Email: sfloyd@svn.com



AVAILABLE PROPERTY



PROPERTY S

29 ACRES



MILLER'S POINTE WEST & EAST

- West Property: 22 acres +/- total
- East Property: 7 acres +/-
- Located near Region's Bank mortgage operations facility
- Frontage on Lamar Boulevard
- For sale West: \$5,250,000
- For sale East: \$1,500,000

SVN | SOUTHGATE REALTY

- Contact: Steve Floyd
- Office: 601.264.4622 x 212
- Cell: 601.297.2004
- Email: sfloyd@svn.com



PROPERTY T

34 ACRES



HIGHWAY 98 NEAR EXISTING RETAIL

- 34 acres +/- total
- 2 access points at Highway 98 and Lamar Blvd
- Will divide
- Existing median cut at northeast corner
- Recently cleared



SOUTHERN DEVELOPMENT OF MS

- Contact: Jason Graham
- Office: 601.794.5468
- Cell: 601.408.3280
- Email: jason@thegrahambuilding.com



PROPERTY U

1.5 ACRES



HIGHWAY 98 AT TURTLE CREEK CROSSING

- 1.5 acres +/-
- Conceptual master plan in place
- Located in high traffic retail strip



STIRLING PROPERTIES

- Contact: Rhonda Sharkawy
- Office: 601.268.8770 ext. 208
- Email: rsharkawy@stirlingprop.com





WEST HATTIESBURG

AVAILABLE RETAIL SPACE
GREATER HATTIESBURG, MISSISSIPPI



AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS

AVAILABLE RETAIL SPACES



RETAIL SPACE A

1,420 - 6,190 SQ. FT.



RIDGE AT TURTLE CREEK

- 1,420 - 6,190 sq. ft. retail space available
- Co-tenants include Academy Sports + Outdoors, Massage Envy, Mattress Express and Salad Station



JLL

- Contact: Buff Teague
 - Office: 251.342.1611
 - Email: buff.teague@am.jll.com
- Contact: Leigh Dale Younce
 - Office: 251.301.7249
 - Email: leighdale.younce@am.jll.com



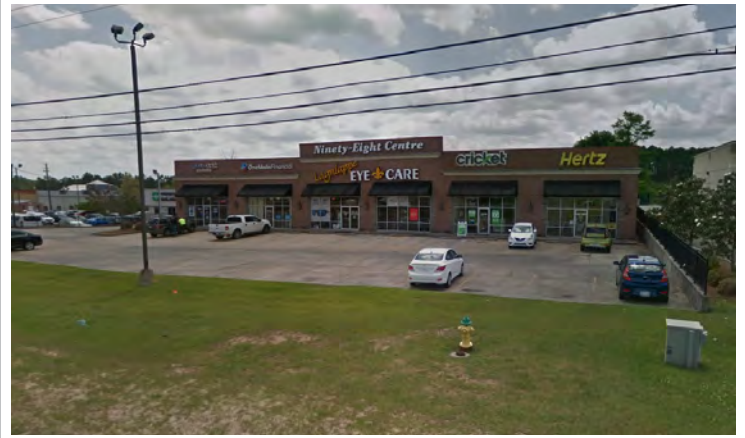
RETAIL SPACE B

1,766 SQ. FT.



NINETY-EIGHT CENTRE

- 1,766 sq. ft.
- For lease: \$2,207 base/month
- Located in main retail corridor



LONDON AND STETELMAN

- Contact: Stephen Stetelman
- Office: 601.268.8770
- Cell: 601.606.7676
- Email: stephen@londonandstetelman.com



RETAIL SPACE C

5,011 SQ. FT.



PRIME RETAIL SPACE WITH HIGHWAY FRONTAGE

- 5,011 sq.ft +/- on 1.30 acres
- Currently being utilized as T.G.I Fridays
- Sublease available for \$22/sq.ft/year
- Base monthly rate \$9,186
- Located near anchors such as Target, Academy Sports + Outdoors, Kohls and Old Navy



SOUTHEAST COMMERCIAL REAL ESTATE

- Contact: Tim Carlson
- Office: 228.276.2700
- Email: tcarlson@southeastcommercial.net
- Contact: Monte Luffey
- Office: 228.276.2700
- Email: mluffey@southeastcommercial.net



RETAIL SPACE C

TURTLE CREEK CROSSING



RETAIL SPACE D

1,600 - 5,000 SQ. FT.



TURTLE CREEK CROSSING

- 1,600 to 6,000 sq. ft.. space available
- Located in major retail center with Target, Academy's, Kohls, Old Navy and other top name retailers

STIRLING PROPERTIES

- Contact: Rhonda Sharkawy
- Office: 601.268.8770 ext. 208
- Email: rsharkawy@stirlingprop.com

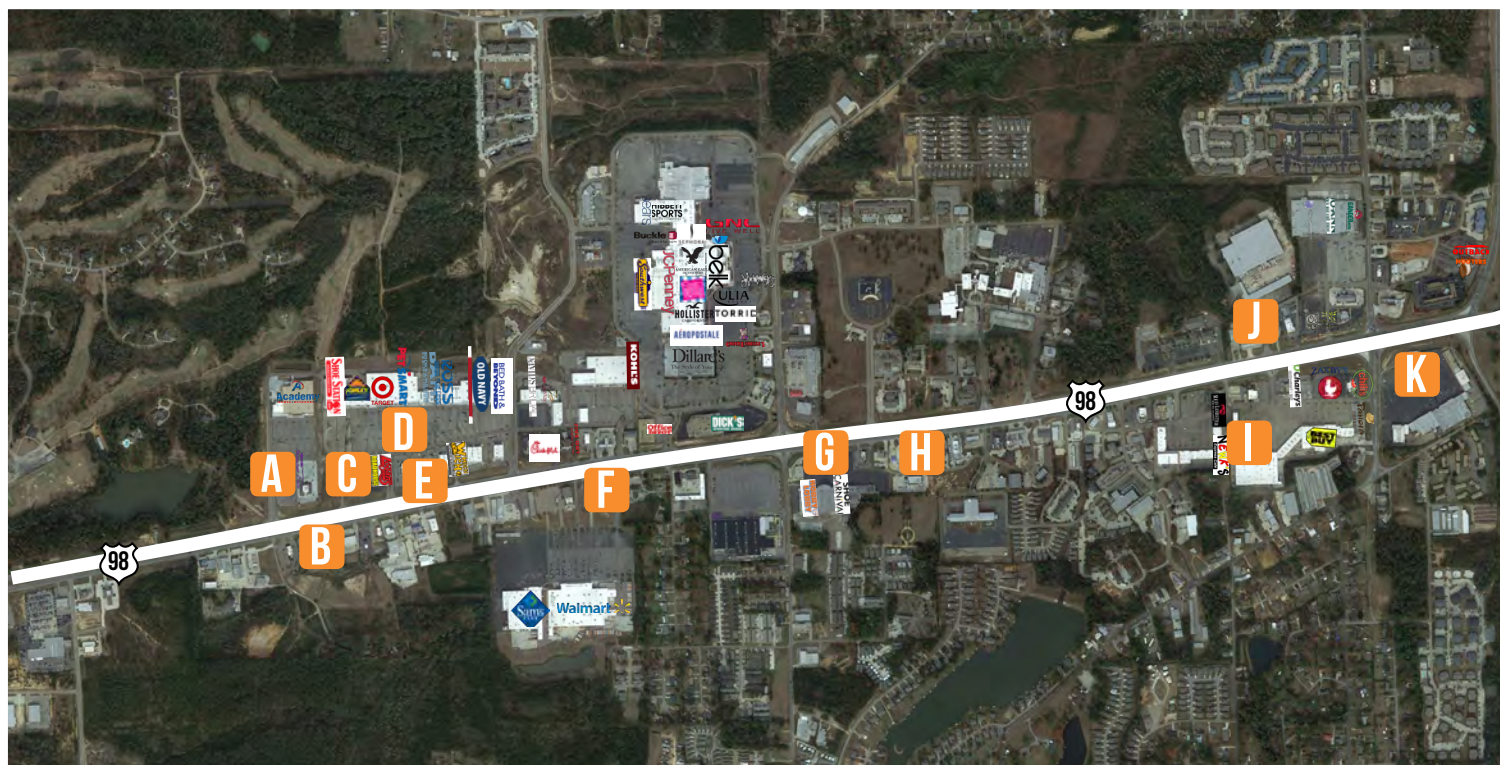


TURTLE CREEK CROSSING

AVAILABLE RETAIL SPACE



AVAILABLE RETAIL SPACES



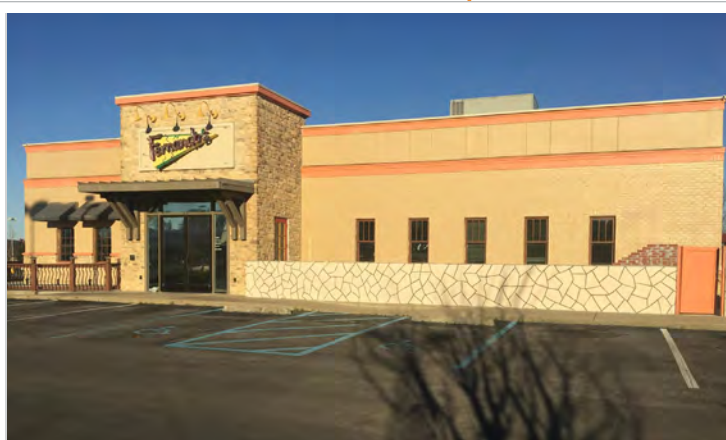
RETAIL SPACE E

4,325 SQ. FT.



RETAIL FRONTAGE RESTAURANT SPACE

- 4,325 sq. ft.
- For sale: \$1,550,000
- Located near large retail anchors such as Target and Old Navy
- Prime frontage on Highway 98 with annual average daily traffic count of 39,000



MAIN STREET REALTY

- Contact: Chris Curlee
- Office: 601.849.3226
- Email: chris@teammsr.com



RETAIL SPACE F

4,500 SQ. FT.



WALMART ANCHORED RETAIL SPACE

- 4,500 sq. ft.
- Formerly Neblett's Art & Frame
- Located near additional retailers such as Walmart, Sam's Club, Target, Kohls, Old Navy and more.



ESTES GROUP

- Contact: John Madden
- Office: 601.362.5504
- Cell: 601.624.7783
- Email: john@estesgroup.net



RETAIL SPACE G

1,050 SQ. FT.



TURTLE CREEK CORNER

- 1,050 sq. ft.
- For lease: \$1,225/month
- Co-tenant includes Sweet Peppers Deli, Hobby Lobby, Shoe Carnival and TJ Max



SVN | SOUTHGATE REALTY

- Contact: Gene Carothers
- Office: 601.264.4622
- Cell: 601.270.4307
- Email: gene.carothers@svn.com



AVAILABLE RETAIL SPACES



RETAIL SPACE H

29,000 SQ. FT.



5020 HIGHWAY 98

- 28,993 sq. ft.
- For sale: \$2,400,000
- Single tenant building



LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



RETAIL SPACE I

29,264 SQ. FT.



OAK GROVE SHOPPING CENTER

- 29,264 sq. ft.
- Former Gattitown
- Located in the heart of West Hattiesburg near anchor tenants such as Best Buy and PetCo
- Over 51,000 average annual daily traffic count



SVN | SOUTHGATE REALTY

- Contact: Joshua Blackledge, CCIM
- Office: 601.264.4622
- Cell: 601.323.0157
- Email: jblackledge@svn.com



RETAIL SPACE J

5,151 SQ. FT.



FREE STANDING RETAIL SPACE

- 5,151 sq. ft.
- Located in the heart of West Hattiesburg near established retail, restaurants and offices
- For lease: \$10,731



LONDON AND STETELMAN

- Contact: Stephen Stetelman
- Office: 601.268.8770
- Cell: 601.606.7676
- Email: stephen@londonandstetelman.com



AVAILABLE RETAIL SPACES



RETAIL SPACE K

5,900 SQ. FT.



4404 HARDY ST

- 5,900 sq. ft.
- For sale: \$1,250,000
- Former Georgia Blue Restaurant
- Located on main retail-corridor of Hattiesburg at Hardy St and I-59
- Average Annual Daily Traffic Count of 62,000



HERRINGTON REALTY

- Contact: Tim Herrington
- Cell: 251.510.2277
- Email: tim@herringtonrealty.net



HERRINGTON REALTY



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% | |
| Households by Income | 2018 | | 2023 | | | |
| | 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 | | | |
| Population by Age | Census 2010 | | 2018 | | 2023 | |
| | 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% |
| Race and Ethnicity | Census 2010 | | 2018 | | 2023 | |
| | 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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