



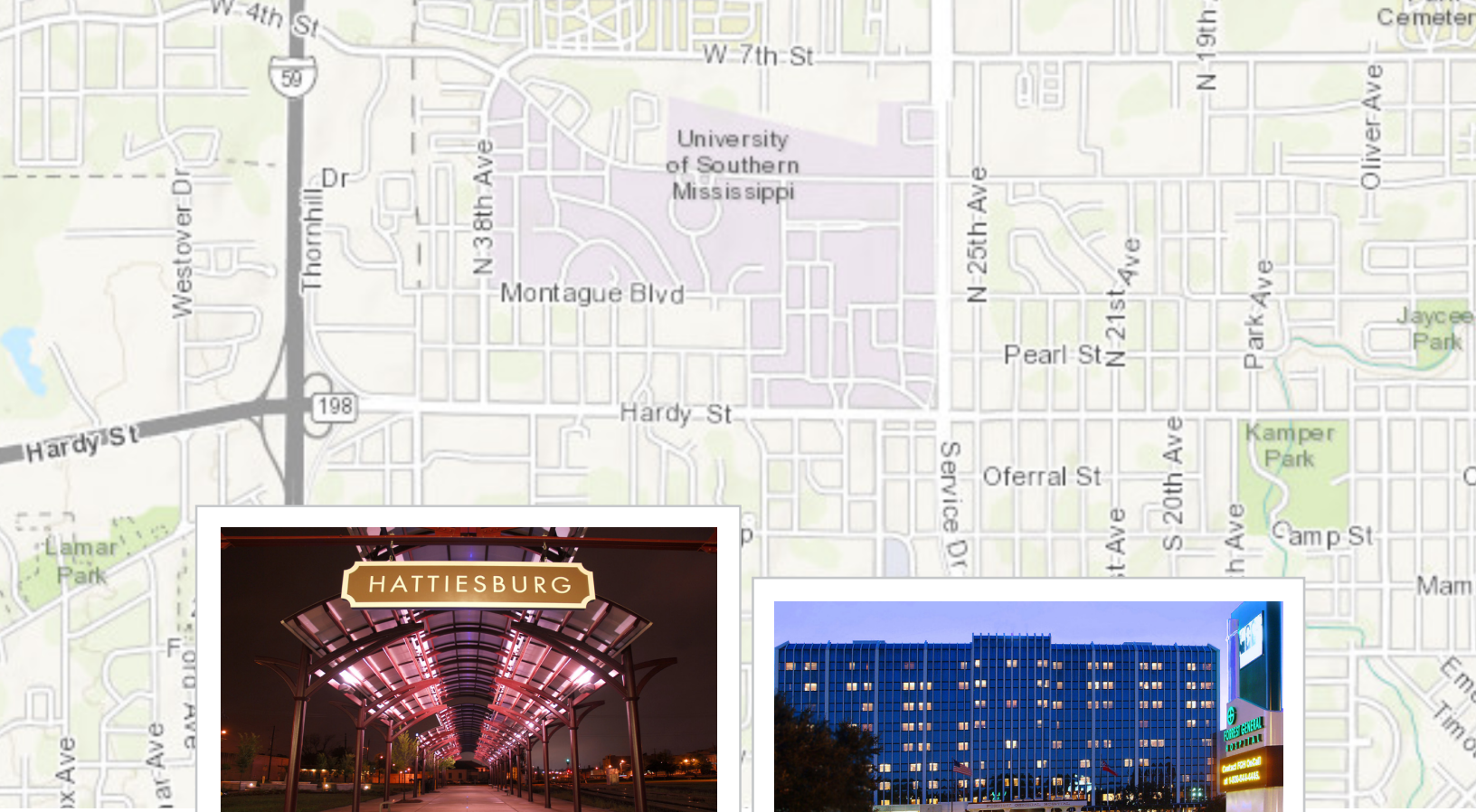
MIDTOWN

RETAIL PROPERTIES

GREATER HATTIESBURG, MISSISSIPPI



AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS



CONTENT

- 04** Area Overview
- 05** Retail Competition
- 06** Midtown Hattiesburg
- 08** Available Properties
- 14** 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, Perry and Covington Counties, with a population of over 170,000. 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 realtor's 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.



CONTACT US



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MIDTOWN HATTIESBURG

AT A GLANCE



100K

VISITORS PER MONTH TO
NEARBY MEDICAL FACILITIES



71,418

POPULATION WITHIN
5 MILES
(ESRI 2022)



14,000

COLLEGE STUDENTS
WITHIN WALKING
DISTANCE



REGIONAL
HUB

FOR HEALTHCARE AND
EDUCATION



OVER
7,500

EMPLOYEES WITHIN
~5 BLOCKS



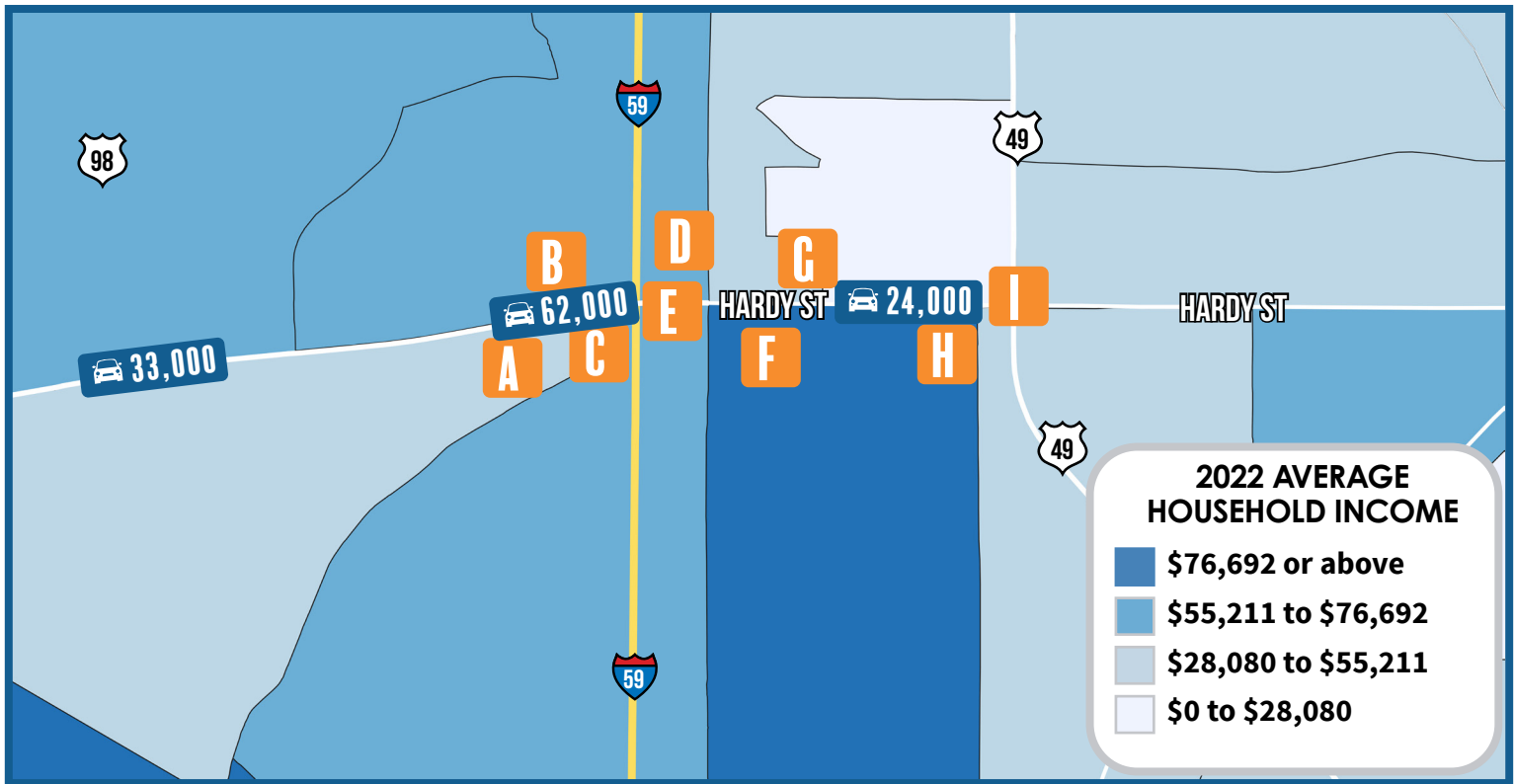
GREATER HATTIESBURG
BOASTS OVER

\$2.18B

IN RETAIL SALES
(MDOR FY 2021)

MIDTOWN HATTIESBURG

RETAIL COMPETITION



A BEST BUY SHOPPING CENTER



B WESTOVER



C WESTWOOD SQUARE SHOPPING CENTER



D DOLEAC DRIVE



E I-59 & HARDY STREET



F MIDTOWN MARKET



G HARDY STREET

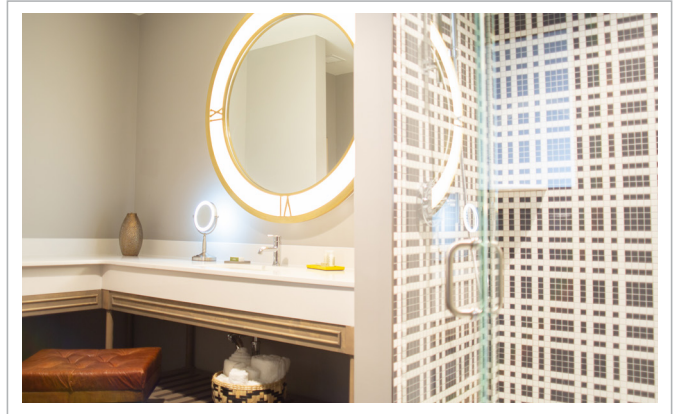
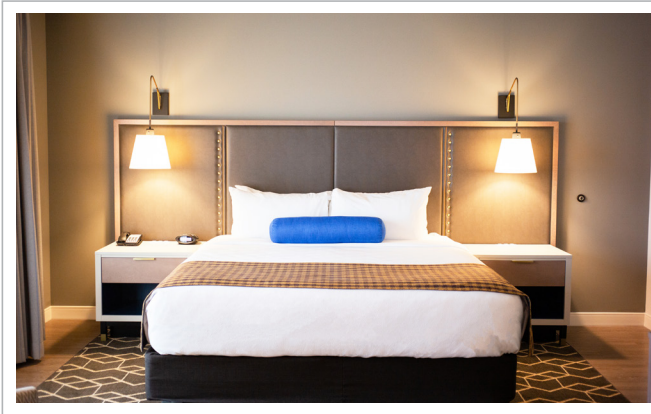
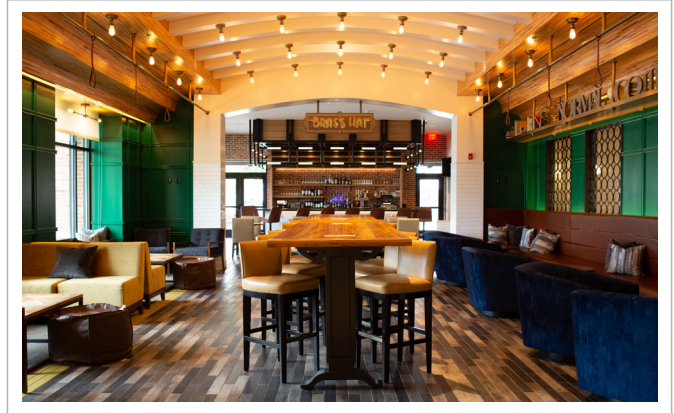


H MIDTOWN



I HIGHWAY 49 & HARDY STREET





“Travelers from all over have long made their way to Hattiesburg, whether for timber, the railroad, education or military service. Now, in the shade of its legendary Mississippi longleaf pines, a re-energized Hub city rolls on fueled by the momentum of today’s forward thinkers.”





RETAILERS AND RESTAURANTS:

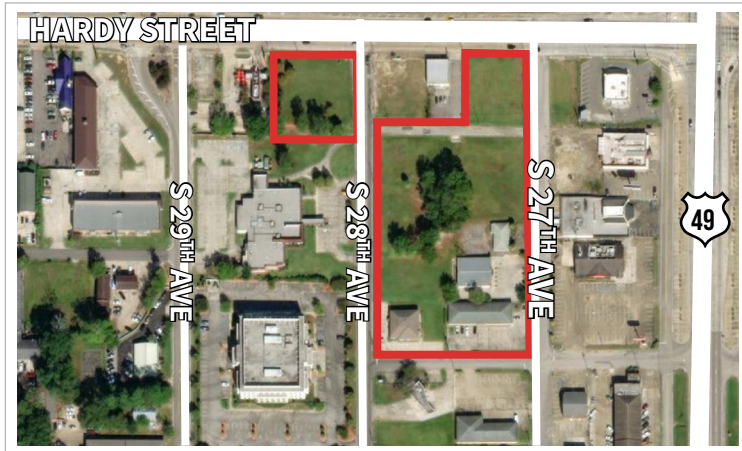


AVAILABLE PROPERTY



PROPERTY A

3.37 ACRES



HARDY STREET FRONTAGE

- 2 Parcels
- Directly across from The University of Southern Mississippi
- Located next to Checker's and additional retail



FORREST GENERAL HOSPITAL

- Contact: Jeff Cook, Vice President and General Counsel
- Office: 601.288.4453
- Email: jwcook@forrestgeneral.com



PROPERTY B

0.30 ACRES



HARDY STREET REDEVELOPMENT

- Recently cleared lot
- Great visibility from Hardy St. and Highway 49
- Adjacent to University of Southern Mississippi and Forrest General Hospital



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- Contact: Jeff Cook, Vice President and General Counsel
- Office: 601.288.4453
- Email: jwcook@forrestgeneral.com



PROPERTY C

0.43 ACRES



GREENFIELD SITE OPPORTUNITY

- 0.43 acres
- Located in close proximity to medical offices and additional retail



LONDON AND STETELMAN

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



AVAILABLE PROPERTY



PROPERTY C

0.25 ACRES



MIXED USE

- 0.25 acres
- Located in close proximity to medical offices and additional retail
- Mixed-use with recently cleared areas



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MIDTOWN

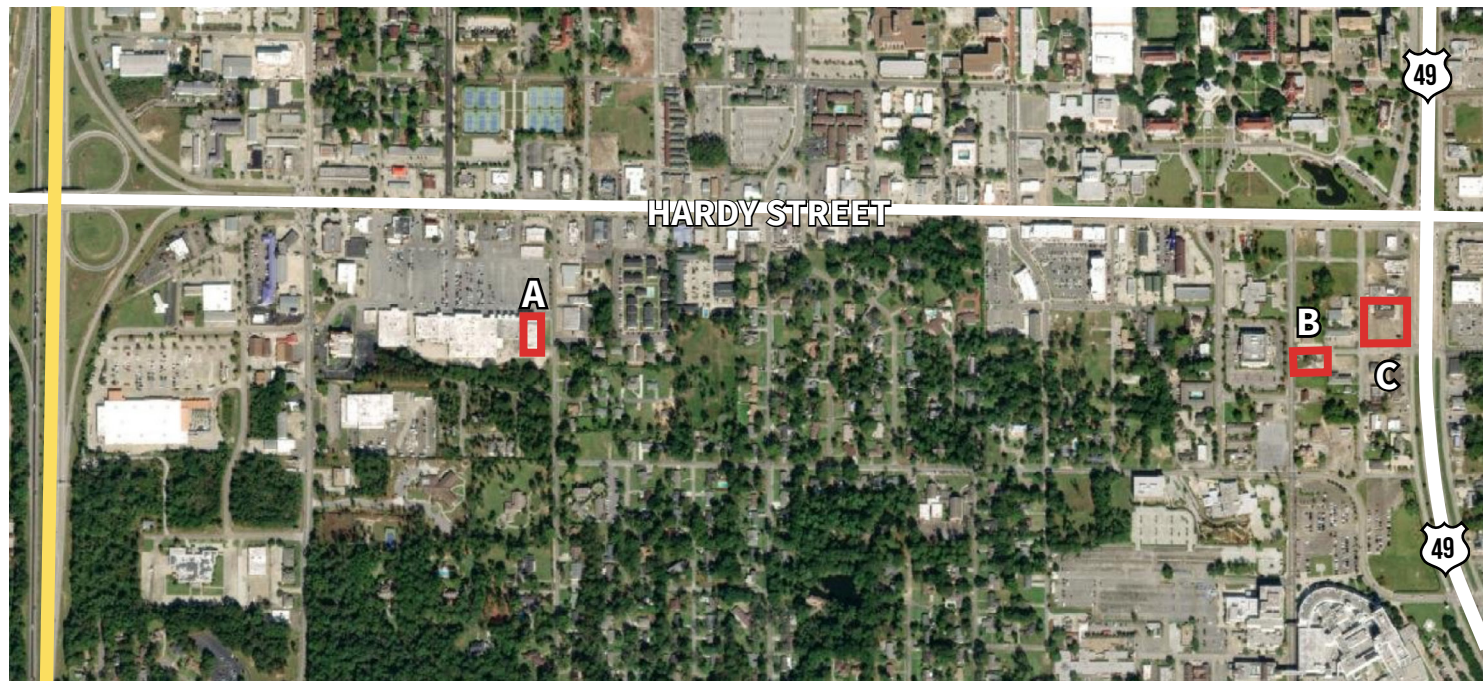
RETAIL SPACES

GREATER HATTIESBURG, MISSISSIPPI



AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS

AVAILABLE RETAIL SPACE



RETAIL SPACE A

17,000 SQ. FT.



MIDTOWN MARKET REDEVELOPMENT

- 17,000 sq. ft. +/-
- Located in Midtown Market which is currently undergoing upgrades
- Anchored by Corner Market Grocery, Starbucks and additional retail and high-end restaurants
- Annual Average Daily Traffic count over 30,000



RETAIL SPACE B

600 SQ. FT.



200 S 28TH AVE

- Building Size: 600 SF
- Free- Standing Building
- Lease Rate: \$3,000



LONDON AND STETELMAN

- Contact: Lou Mapp
- Office: 601.520.2400
- Email: lou@londonandstetelman.com



PROPERTY C

5,879 SQ. FT.



INVESTMENT OPPORTUNITY

- 5,879 SQ. FT.
- Rare stand alone retail opportunity in the heart of Hattiesburg
- Directly across from The University of Southern Mississippi's campus
- Prior use as a restaurant
- For sale: \$1,320,000

CBRE

- Contact: Grant Ridgway
- Office: 601.899.2801
- Email: grant.ridgway@cbre.com

Demographic and Income Profile

Hattiesburg, MS Metropolitan Statistical Area
Hattiesburg, MS Metropolitan Statistical Area (25620)
Geography: CBSA

Prepared by Esri

Summary		Census 2010		Census 2020		2022		2027	
Population		162,409		172,231		173,435		175,201	
Households		62,391		66,945		67,582		68,536	
Families		41,226		-		43,272		43,762	
Average Household Size		2.53		2.47		2.47		2.46	
Owner Occupied Housing Units		41,203		-		42,700		43,581	
Renter Occupied Housing Units		21,188		-		24,882		24,955	
Median Age		33.2		-		35.3		36.7	
Trends: 2022-2027 Annual Rate				Area		State		National	
Population		0.20%				-0.07%		0.25%	
Households		0.28%				0.07%		0.31%	
Families		0.23%				0.01%		0.28%	
Owner HHs		0.41%				0.22%		0.53%	
Median Household Income		2.67%				2.34%		3.12%	
Households by Income						2022		2027	
						Number	Percent	Number	Percent
<\$15,000				9,049		13.4%		6,953	
\$15,000 - \$24,999				7,172		10.6%		6,290	
\$25,000 - \$34,999				8,310		12.3%		7,510	
\$35,000 - \$49,999				9,046		13.4%		8,350	
\$50,000 - \$74,999				12,614		18.7%		13,393	
\$75,000 - \$99,999				6,070		9.0%		6,194	
\$100,000 - \$149,999				8,525		12.6%		10,417	
\$150,000 - \$199,999				3,756		5.6%		5,717	
\$200,000+				3,040		4.5%		3,712	
Median Household Income				\$50,277				\$57,351	
Average Household Income				\$75,048				\$88,592	
Per Capita Income				\$29,446				\$34,856	
Population by Age		Census 2010				2022		2027	
		Number	Percent	Number	Percent	Number	Percent		
0 - 4		11,919		7.3%		11,102		6.4%	
5 - 9		10,932		6.7%		11,187		6.5%	
10 - 14		10,886		6.7%		10,796		6.2%	
15 - 19		12,459		7.7%		12,027		6.9%	
20 - 24		15,200		9.4%		14,106		8.1%	
25 - 34		23,745		14.6%		26,810		15.5%	
35 - 44		19,998		12.3%		22,387		12.9%	
45 - 54		20,964		12.9%		19,035		11.0%	
55 - 64		16,946		10.4%		19,739		11.4%	
65 - 74		10,861		6.7%		15,299		8.8%	
75 - 84		6,216		3.8%		8,053		4.6%	
85+		2,283		1.4%		2,894		1.7%	
Race and Ethnicity		Census 2010		Census 2020		2022		2027	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		109,630		67.5%		108,113		62.8%	
Black Alone		47,241		29.1%		51,215		29.7%	
American Indian Alone		369		0.2%		460		0.3%	
Asian Alone		1,219		0.8%		2,010		1.2%	
Pacific Islander Alone		72		0.0%		86		0.0%	
Some Other Race Alone		1,957		1.2%		3,628		2.1%	
Two or More Races		1,921		1.2%		6,719		3.9%	
Hispanic Origin (Any Race)		4,330		2.7%		6,192		3.6%	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

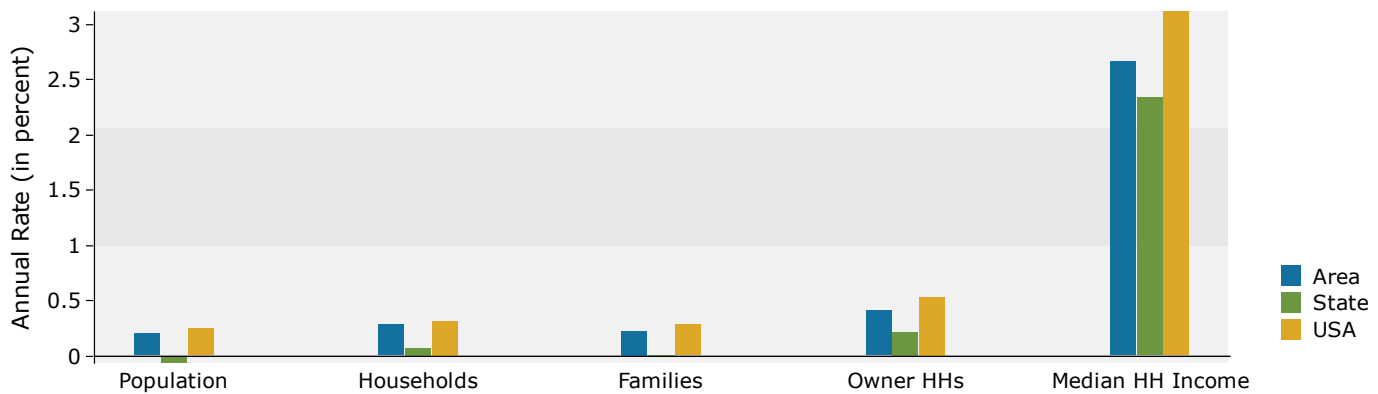
July 21, 2022

Demographic and Income Profile

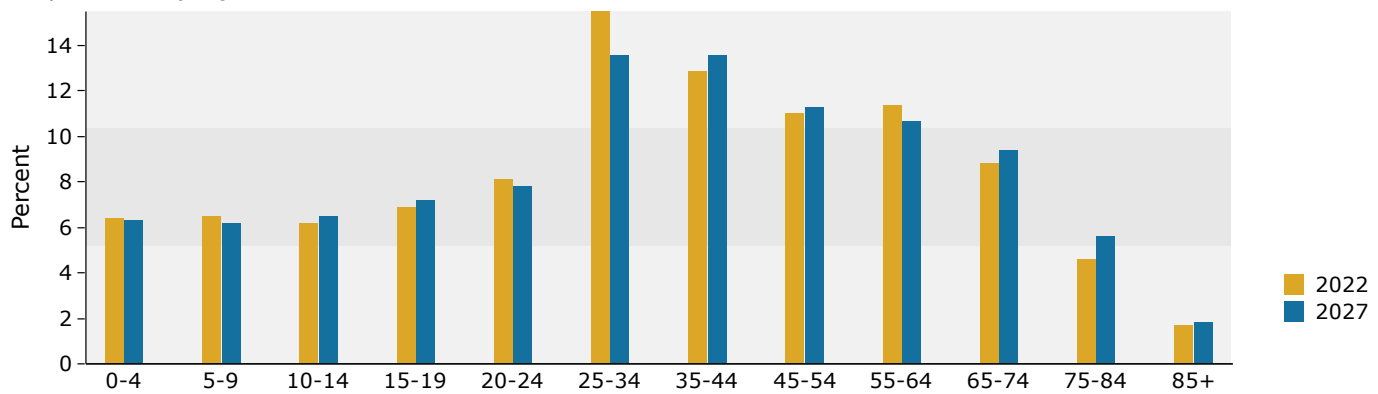
Hattiesburg, MS Metropolitan Statistical Area
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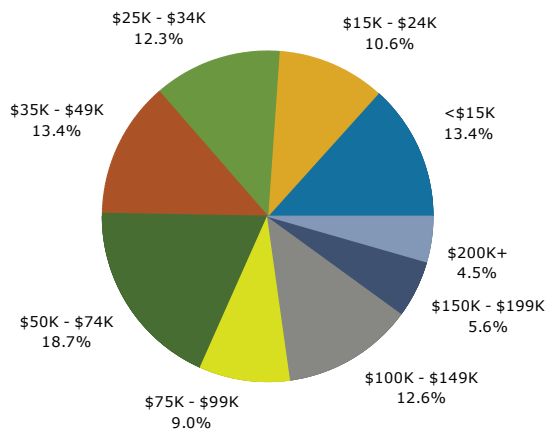
Trends 2022-2027



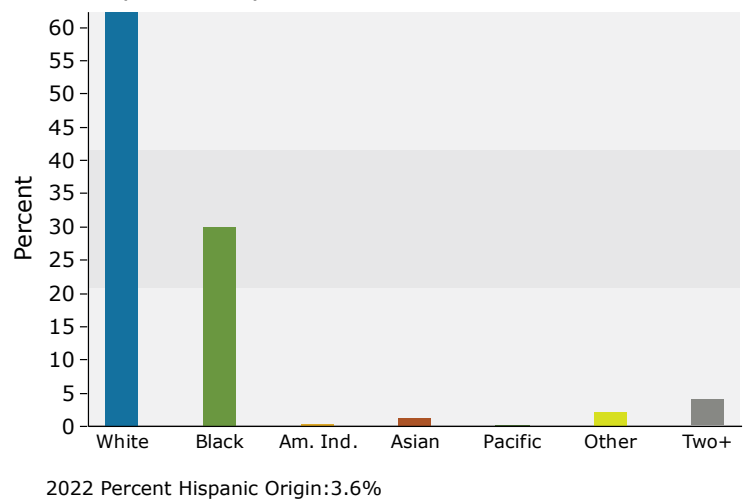
Population by Age



2022 Household Income



2022 Population by Race



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 21, 2022



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GREATER HATTIESBURG MS



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