



OAK GROVE PROFESSIONAL PLAZA

6026 HWY 98
HATTIESBURG, MS 39402

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Google Earth

Property Summary

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



OFFERING SUMMARY

Available SF: 1650 - 12,450 SF

Lease Rate: Negotiable

Lot Size: 2.41 Acres

Zoning: B-5

Market: Hattiesburg

Submarket: West Hattiesburg

Traffic Count 39,000-51,000

PROPERTY OVERVIEW

Great location for office or retail. 11 units available from 620 SF to 2,670 SF. TI is available by negotiation. The max contiguous is 18,298 SF.

LOCATION OVERVIEW

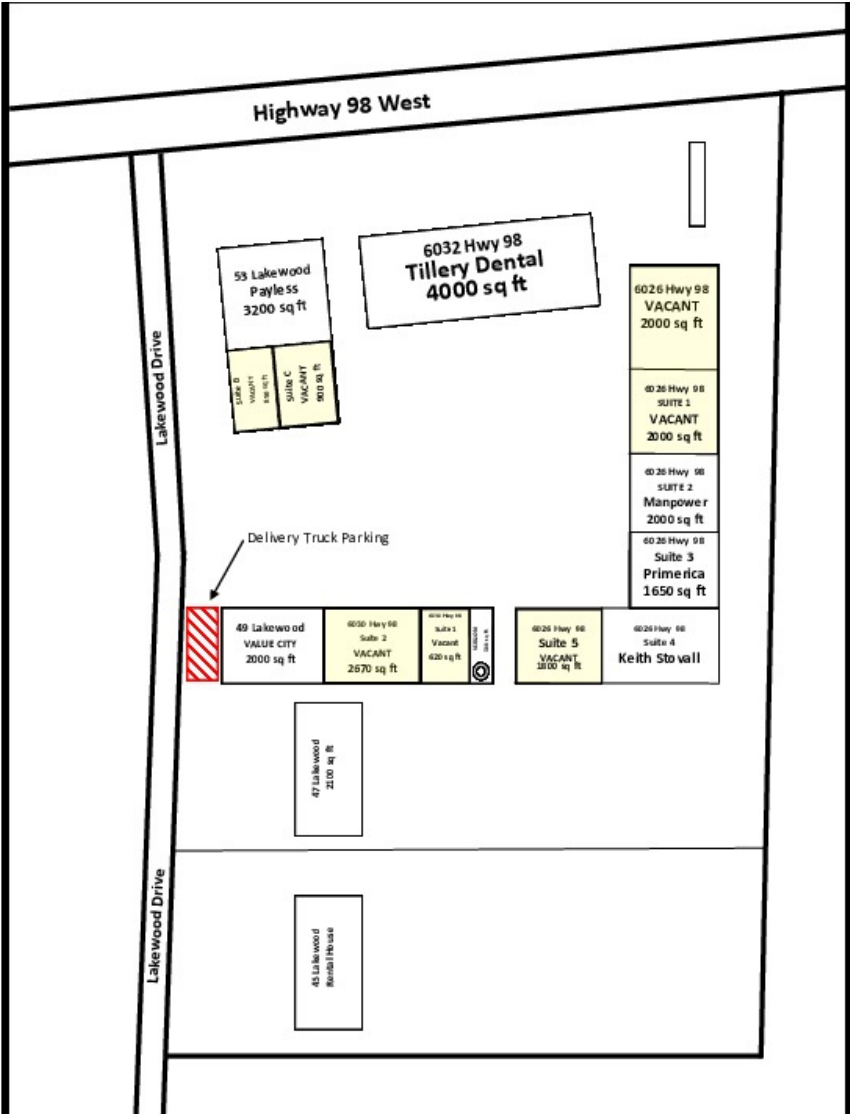
The 2.41 acre site is located at the lighted instection of Hwy 98 W and Lakewood Drive in Hattiesburg, MS.

PROPERTY HIGHLIGHTS

- Great Location for Office/Retail/Medical
- TI Available by Negotiation
- Amongst an abundance of retail/office

Available Spaces

LEASE TYPE -		LEASE SPACE -	
LEASE TERM Negotiable		LEASE RATE Negotiable	
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE



Building Photos



View from Lakewood Drive



Open Parking



Hwy 98 frontage



Light at corner of Hwy 98 and Lakewood

Suite 2

THE UNIVERSITY OF SOUTHERN MISSISSIPPI

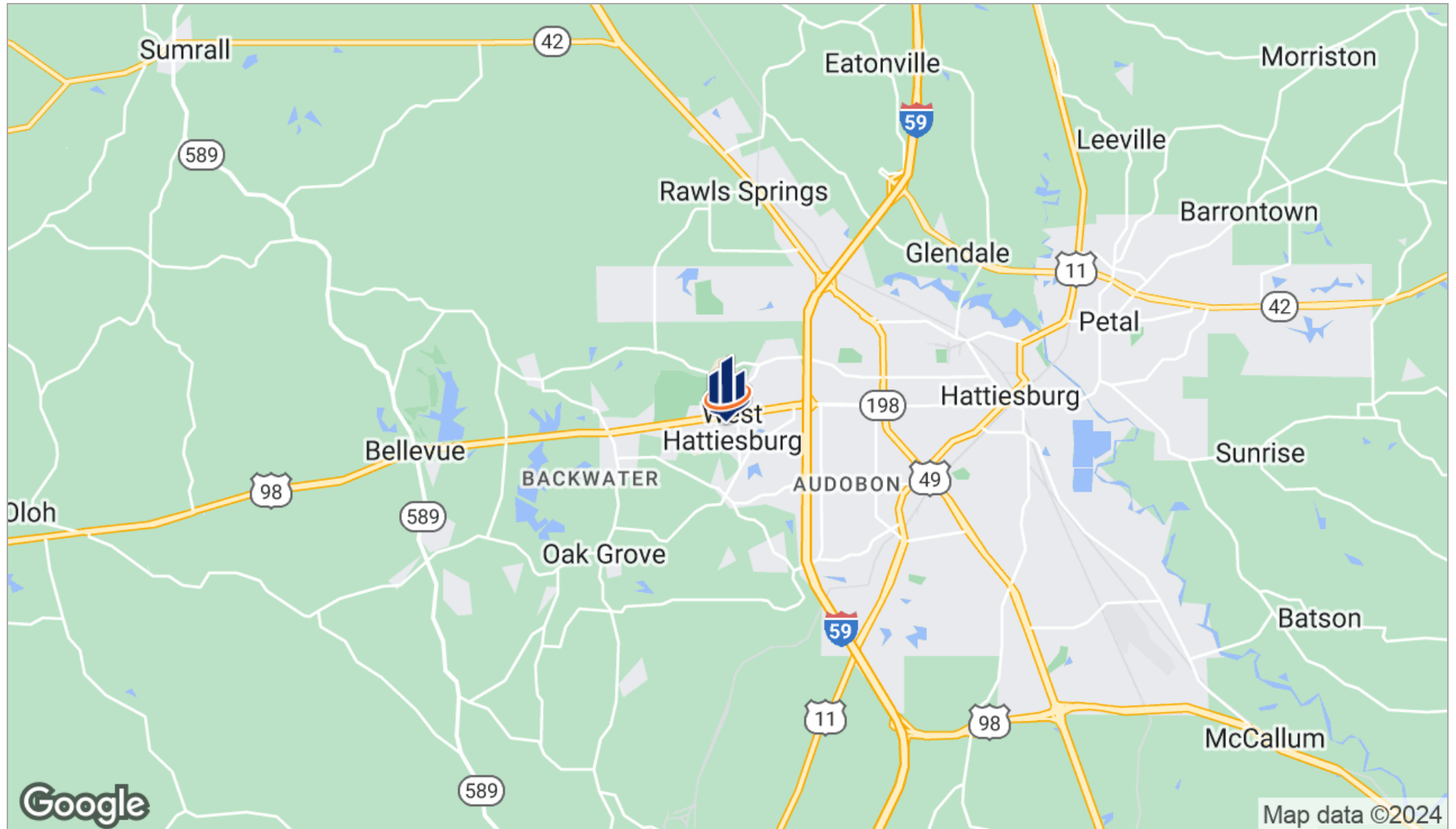


5 Offices | 2 RR's | Large open area

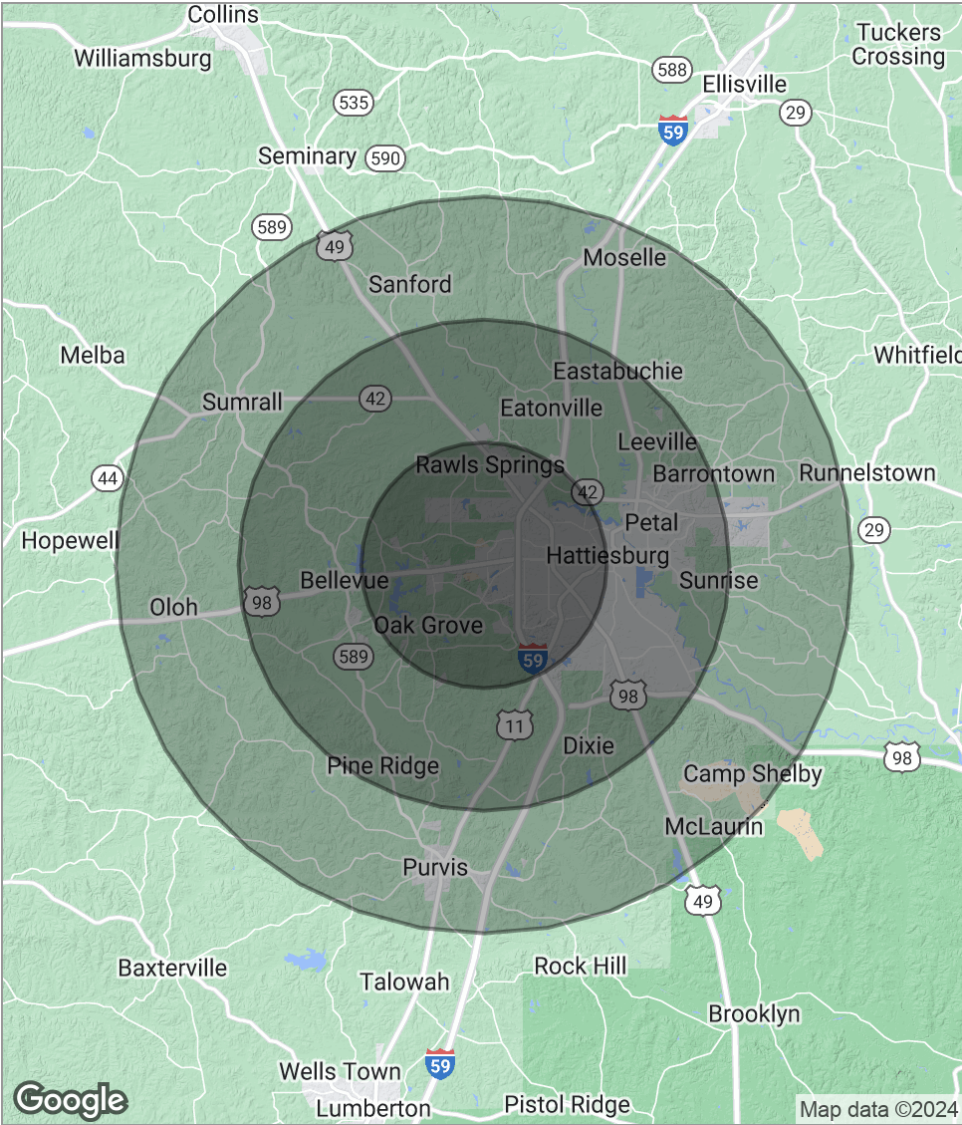
Location Photos



Regional Map



Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	53,886	103,273	133,283
Median age	31.1	32.3	32.7
Median age [Male]	30.9	31.7	31.9
Median age [Female]	31.7	33.0	33.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	22,174	40,427	50,629
# of persons per HH	2.4	2.6	2.6
Average HH income	\$57,330	\$56,855	\$56,298
Average house value	\$164,183	\$154,481	\$159,083

** Demographic data derived from 2020 ACS - US Census*

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PROFESSIONAL BACKGROUND

Chamberlan is a leading source for multifamily investments in the Gulf South markets. Chamberlan is focused on advising Southgate's clients throughout the investment cycle by sourcing investment opportunities, providing owners with real-time market information, and delivering invaluable, property-specific recommendations. Company, community, and investors are his priority, which allows him to be a trusted authority and advocate in the Real Estate Industry.

MEMBERSHIPS & AFFILIATIONS

CCIM
Institute of Real Estate Management
National Apartment Association
Mississippi Apartment Association
National Association of Realtors
MS Commercial Association of Realtors
The Area Development Partnership