



# OAK GROVE PROFESSIONAL PLAZA

6026 HWY 98  
HATTIESBURG, MS 39402

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# 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



# Building Photos



View from Lakewood Drive



Open Parking



Hwy 98 frontage



Light at corner of Hwy 98 and Lakewood

# Suite 2

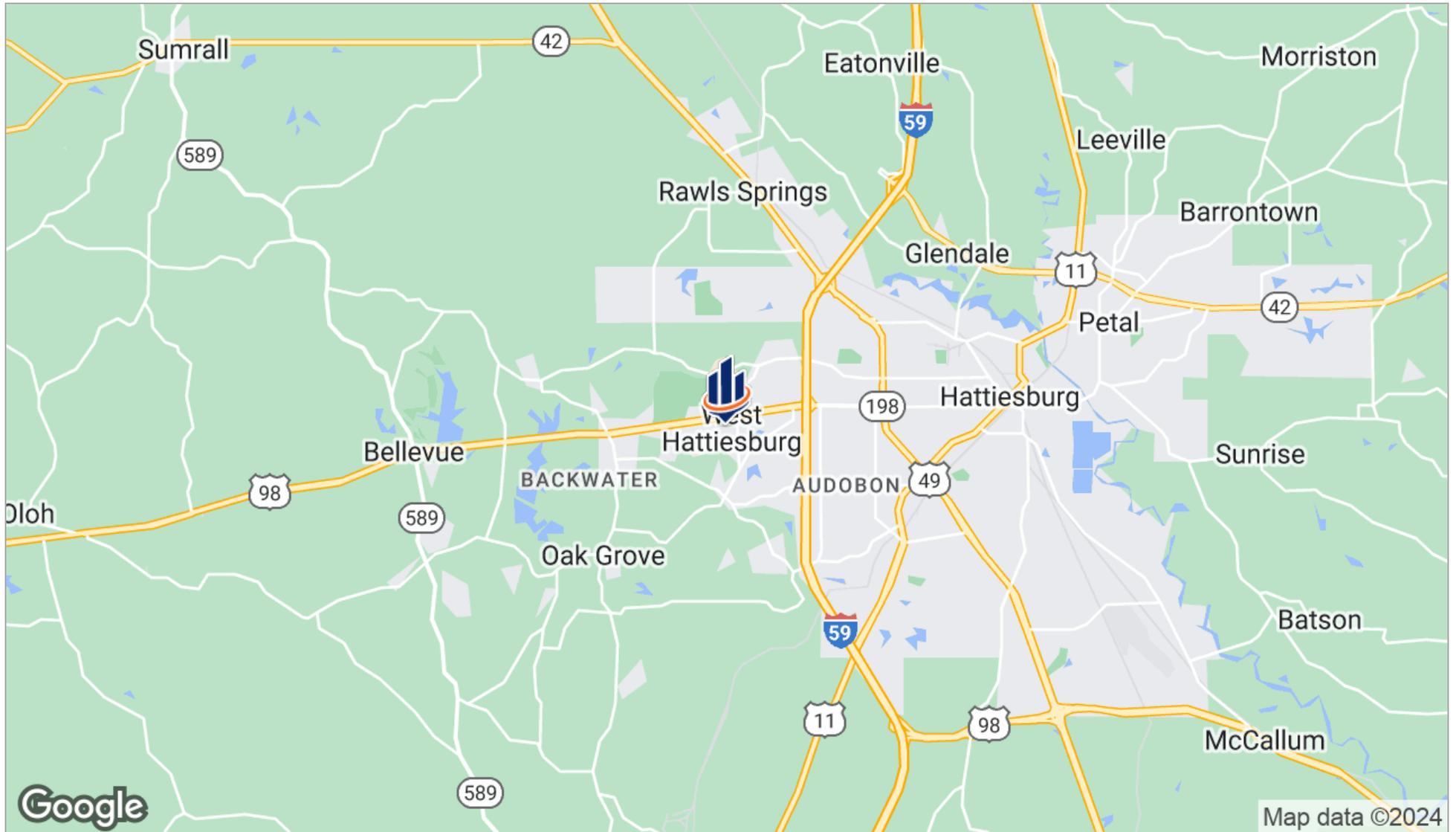


5 Offices | 2 RR's | Large open area

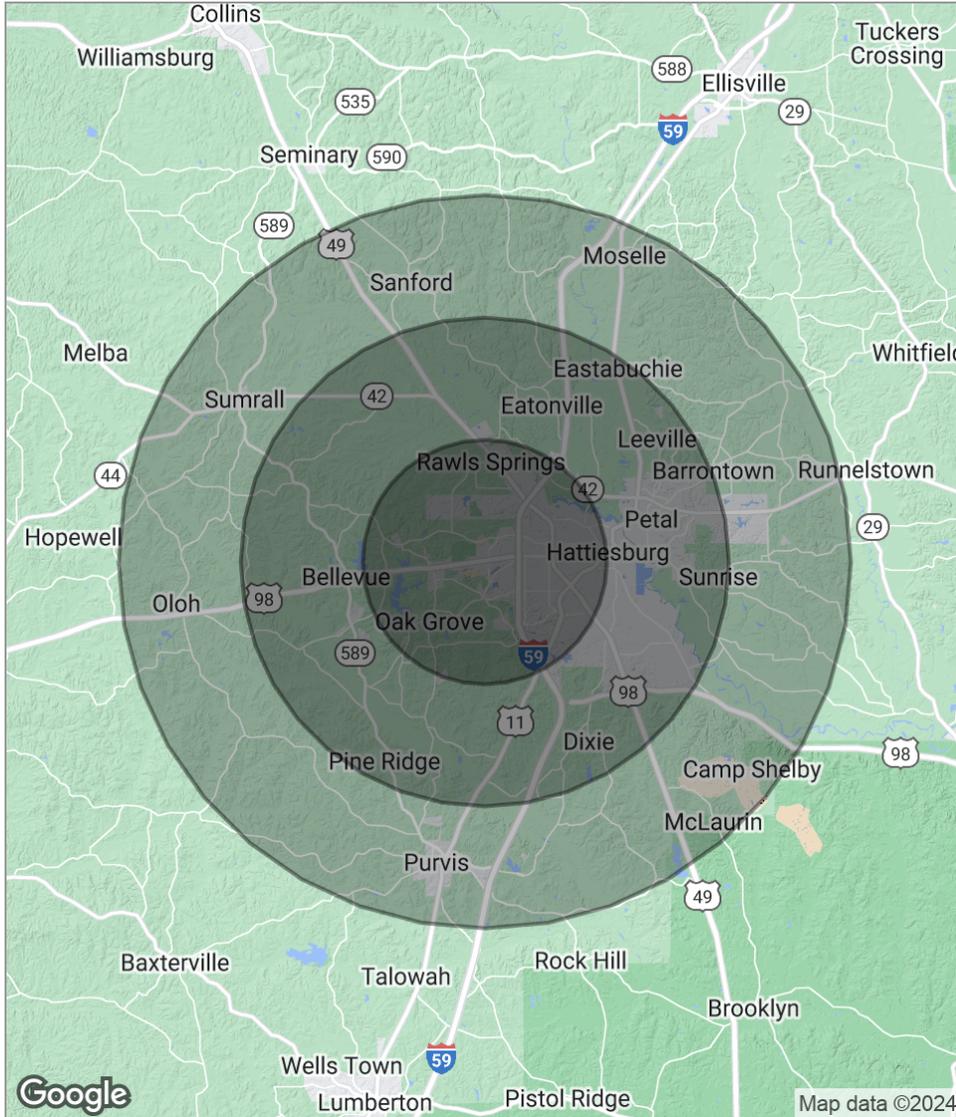
# Location Photos



# Regional Map



# Demographics



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
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*



## CHAMBERLAN CAROTHERS, CCIM, CPM

Managing Director



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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