



OFFICE/RETAIL SPACE - HIGHWAY 49

6218 HWY 49

HATTIESBURG, MS 39401

Chamberlan Carothers, CCIM, CPM

Managing Director

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Property Summary



OFFERING SUMMARY

Sale Price:	\$189,000
Lease Rate:	\$1300/mth Gross
Lot Size:	0 SF
Year Built:	1955
Building Size:	1,384 SF
Zoning:	B-2
Market:	Hattiesburg
Submarket:	Midtown
Price / SF:	\$136.56

PROPERTY OVERVIEW

Great location for office/retail. This site is located directly across from the University of Southern Mississippi along Hwy 49. The structure is approximately 1,384 SF and located on .193 acres.

LOCATION OVERVIEW

The address is also known as 327 N 26th Ave.

PROPERTY HIGHLIGHTS

- Great Location with Visibility
- Across from the University of Southern Mississippi
- Amongst an abundance of medical and retail

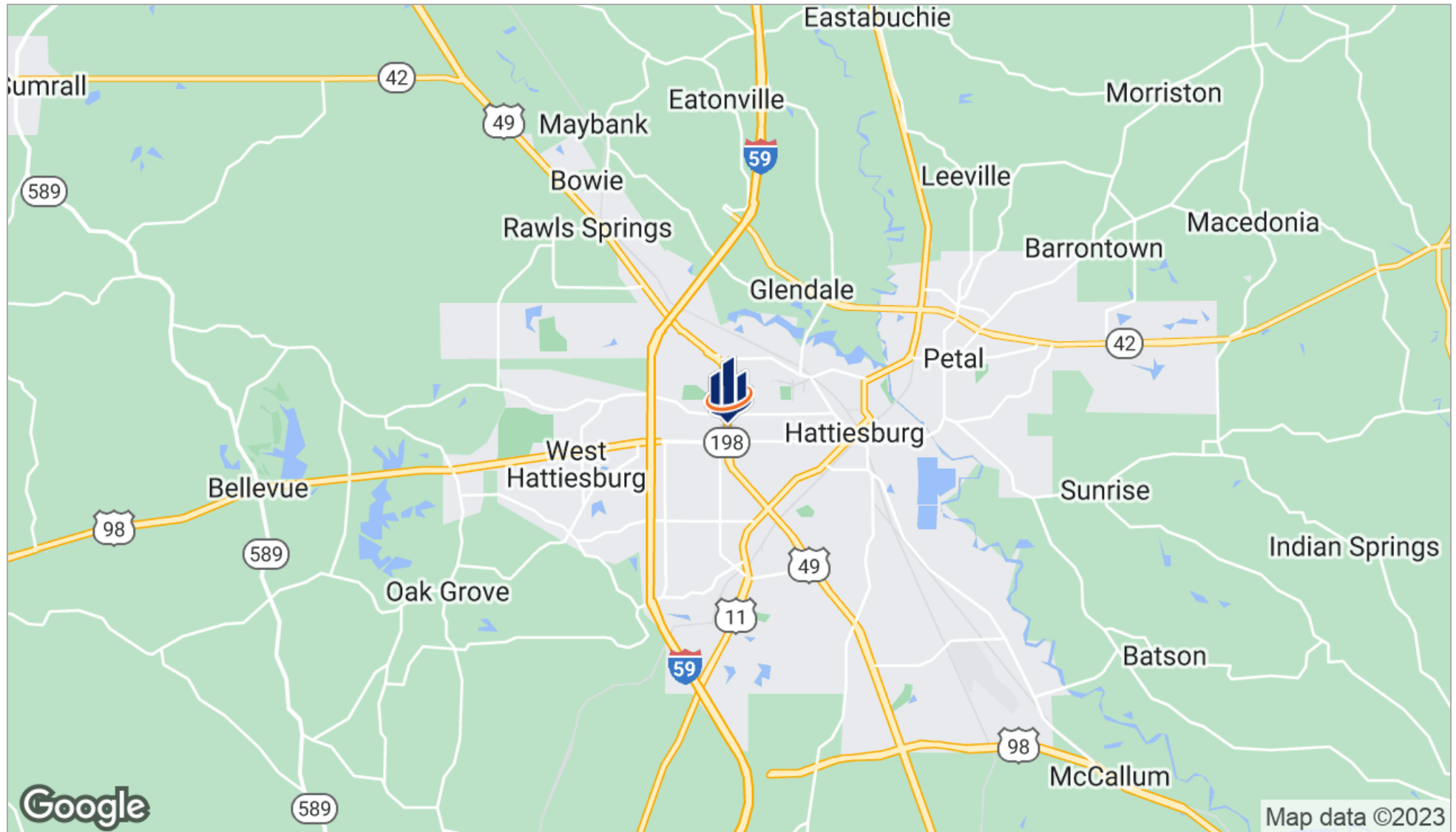
Photos





139.5'	130'
70' <u>173</u>	100' <u>163</u> 100'
139.5'	130'
65' <u>174</u>	60' <u>162</u> 60'
139.5'	130'
60' <u>175</u>	60' <u>161</u> 60'
139.5'	130'
90' <u>176</u>	60' <u>160</u> 60'
139.5'	130'
80' <u>177</u>	60' <u>159</u> 60'
139.5'	130'
	60' <u>158</u> 60'

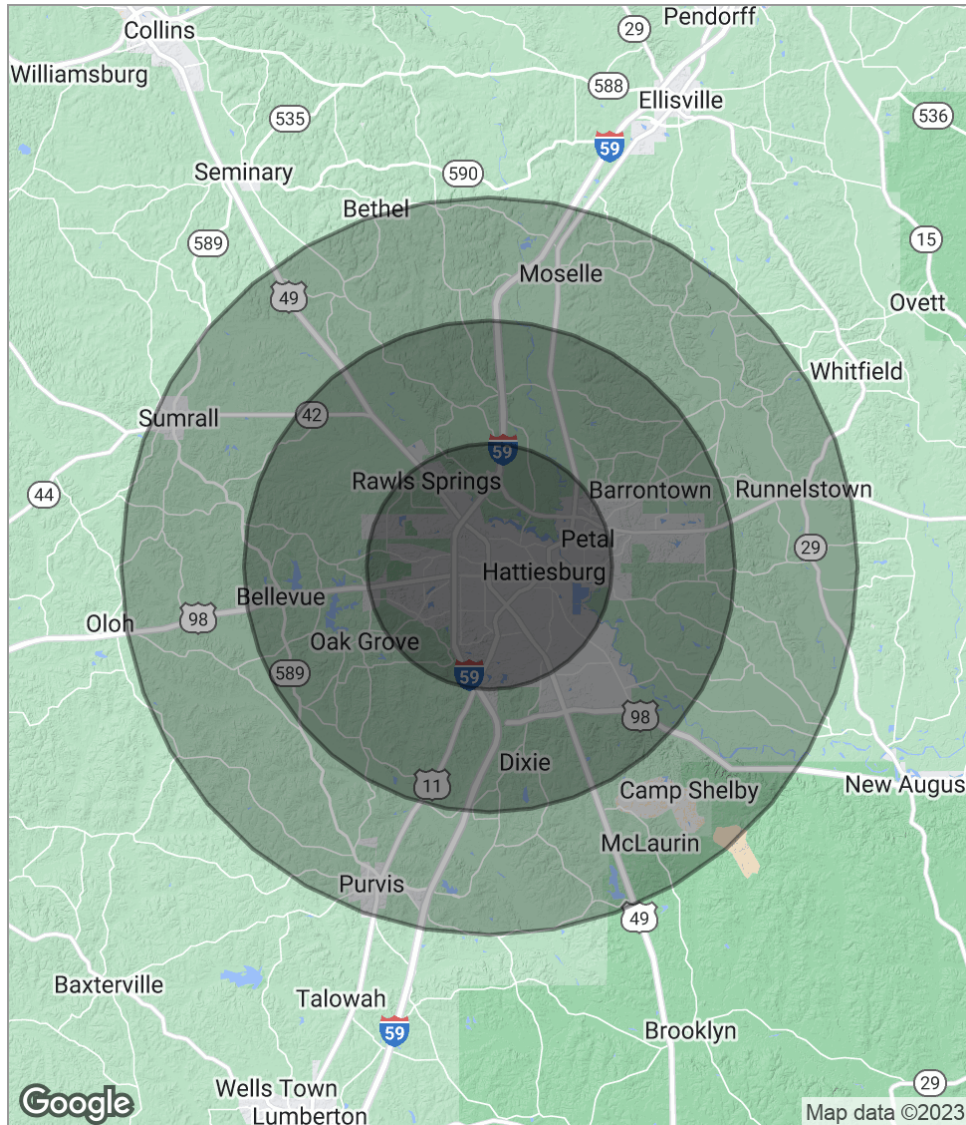
Location Map



Aerial Map



Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	62,493	106,683	133,189
Median age	30.1	32.3	32.8
Median age [Male]	29.3	31.8	32.0
Median age [Female]	31.0	33.0	33.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	24,977	41,452	50,513
# of persons per HH	2.5	2.6	2.6
Average HH income	\$45,426	\$56,678	\$56,378
Average house value	\$149,795	\$158,426	\$157,929

* 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