

CLASS B OFFICE SPACE FOR SALE/LEASE

101 MADISON PLAZA

HATTIESBURG, MS 39401

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Property Summary



OFFERING SUMMARY

Asking Price:	\$457,500
Lease Rate:	\$10.50 SF/yr (NNN) [\$4,531.63/mth Base]
Building Area:	5,179 SF
2019 R/E Taxes:	\$10,093.95
Lot Size:	0.48 Acres
Parking Spaces	27 Marked
Year Built:	1987
Zoning:	B-1 (Professional Business District)

PROPERTY OVERVIEW

The site is improved with a 2-story professional office building containing 5,179 SF of Gross Leasable Area. The parcel contains approximately 21,000 SF (or .48 acres), with dimensions of 150' x 140'. The parcel is at road grade with 27 marked parking spaces. The layout consists of 20 offices, conference room, 2 restrooms on each floor, reception area, foyer/waiting area, kitchenette, and breakroom. Tenant will be responsible for utilities and services.

LOCATION OVERVIEW

Going south along 28th Ave from Hardy St, the property is located a few blocks on the left, at the corner of 28th Ave and Madison Plaza.

PROPERTY HIGHLIGHTS

- Located a few blocks from The University of Southern Mississippi, Forrest General Hospital, and Hattiesburg Clinic
- A few blocks south of the Midtown retail developments
- The remote area is steadily growing; primarily medical and housing developments

Property Details

LOCATION INFORMATION

Building Name	Office Space For Sale/Lease
Street Address	101 Madison Plaza
City, State, Zip	Hattiesburg, MS 39401
County/Township	Forrest/04N
Cross Streets	28th Ave
Range	13W
Section	17
Side Of Street	Northeast

BUILDING INFORMATION

Building Size	5,179 SF
Building Class	B
Tenancy	Single
Number Of Floors	2
Year Built	1987
Condition	Good
Roof	Gabled roof with asphalt shingle
Free Standing	Yes
Exterior Walls	Brick Veneer
Foundation	Slab

PROPERTY DETAILS

Property Type	Office
Zoning	B-1
Lot Size	0.48 Acres
APN#	2-039G-17-096.00
Lot Frontage	150
Lot Depth	140

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	27

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	Central HVAC
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Spire
Exterior Description	The structure is situated on a slab foundation, wood framed, with a gabled and asphalt shingle roof, and brick veneer exterior walls.
Interior Description	The layout consists of 20 offices, conference room, 2 restrooms on each floor, reception area, foyer/waiting area, kitchenette, restrooms, and storage area.

Interior



Boardroom



Boardroom



Typical Office



Typical Office

Interior



Typical Office Space



Stairs



File Room



Breakroom

Exterior View



Front Looking from Madison Plaza



Looking West



Looking East



Building Front Looking North along 28th Ave

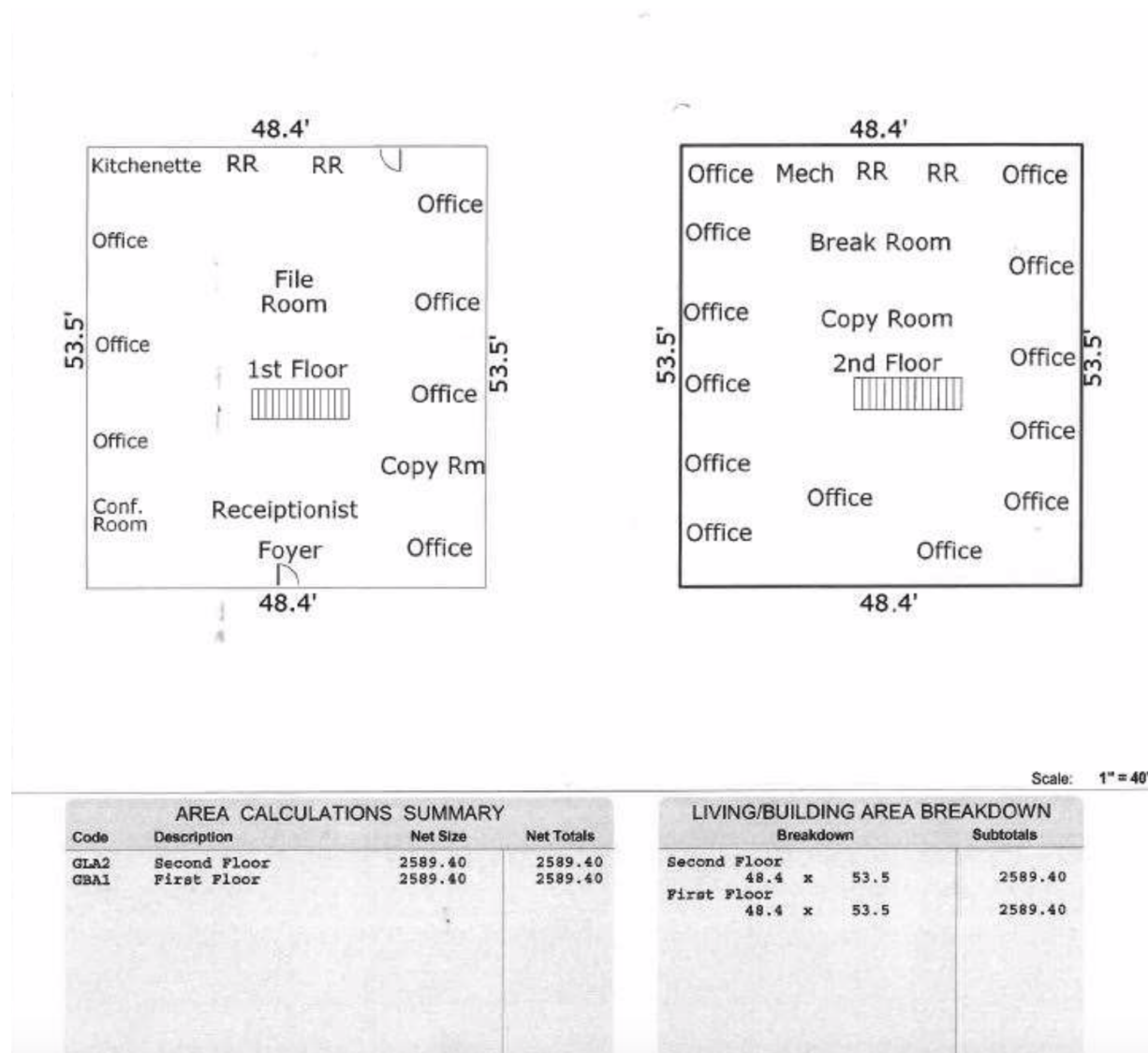


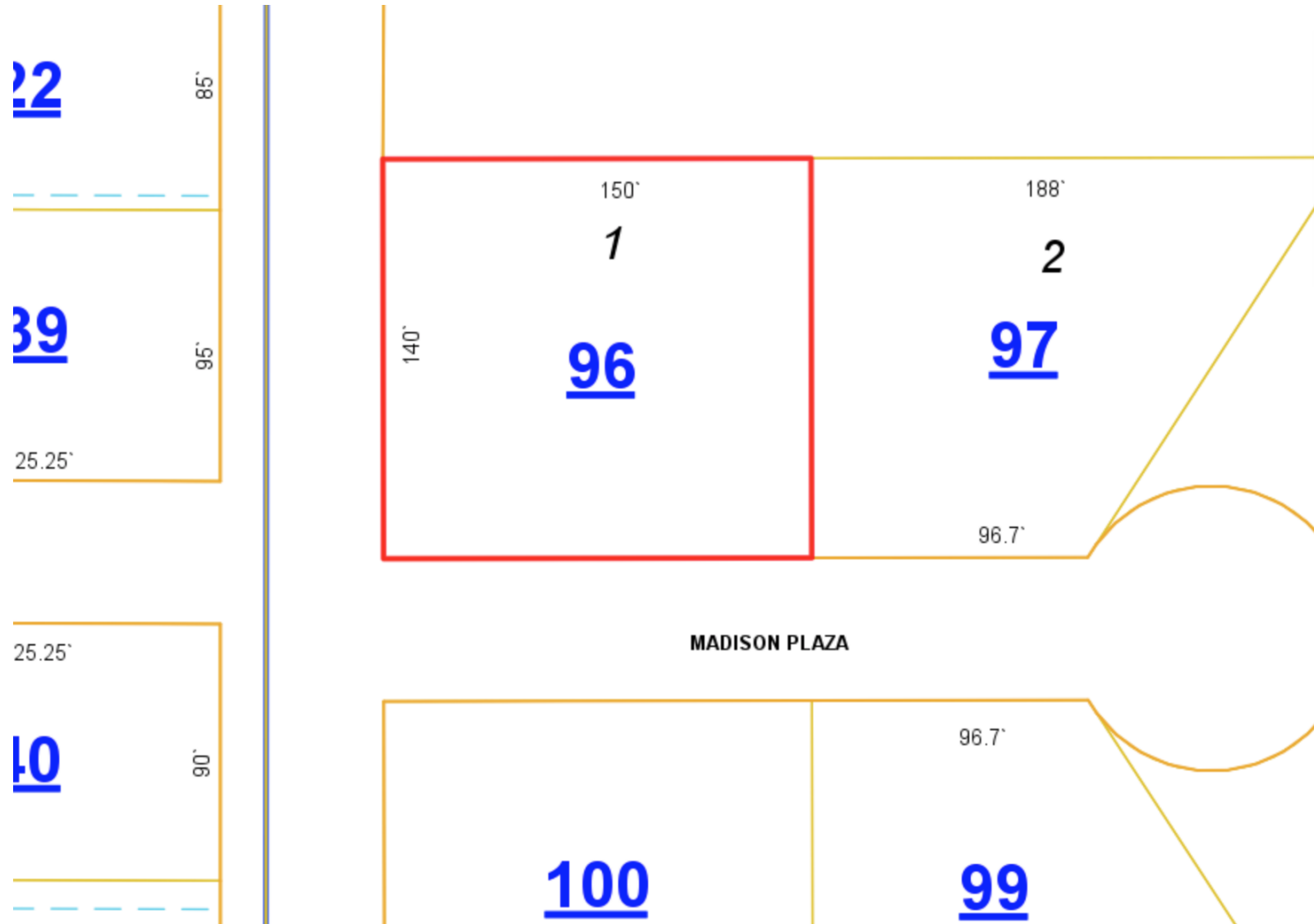
Looking East



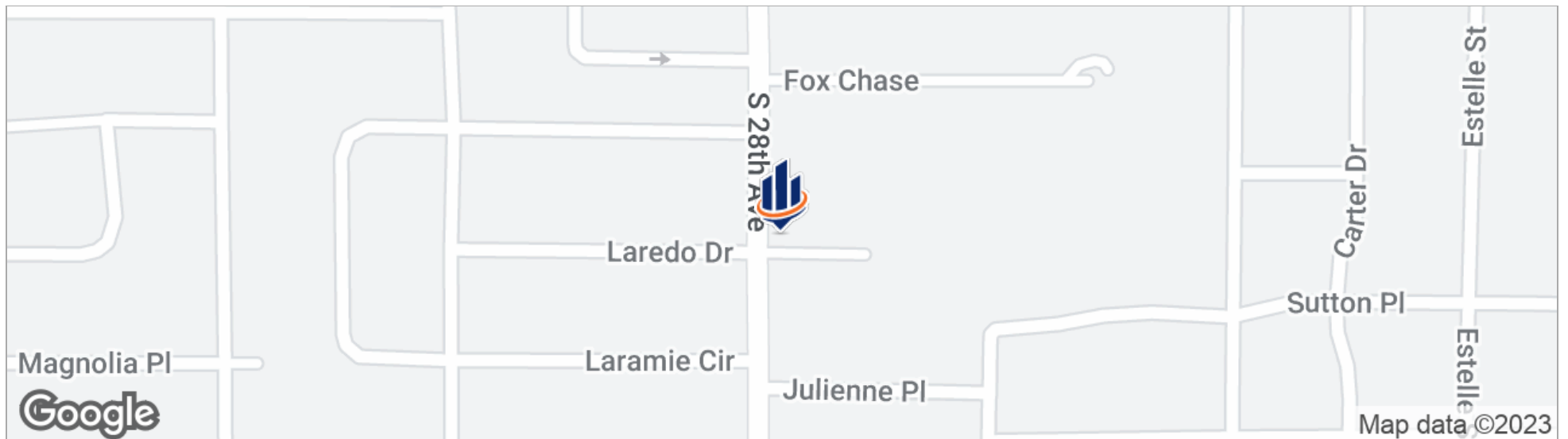
Rear of the Building

Floor Plan

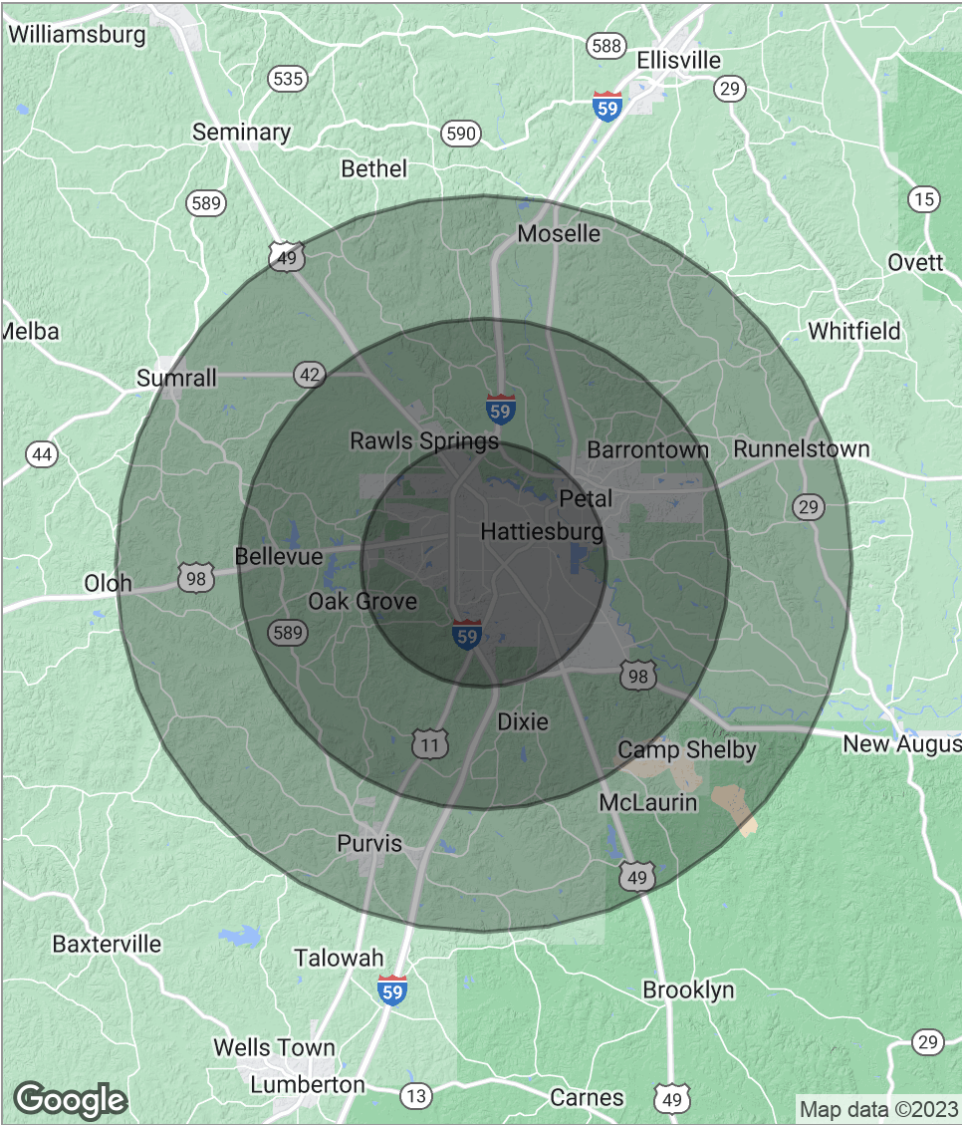




Location



Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	63,814	108,840	134,336
Median age	29.8	32.1	32.8
Median age [Male]	28.9	31.5	32.0
Median age [Female]	30.6	32.7	33.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	25,402	42,185	51,176
# of persons per HH	2.5	2.6	2.6
Average HH income	\$45,490	\$56,395	\$56,409
Average house value	\$150,476	\$158,464	\$160,926

** 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



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