



# RESTAURANT INVESTMENT OPPORTUNITY

6174 HWY 49  
HATTIESBURG, MS 39401

Chamberlan Carothers, CCIM, CPM  
Managing Director  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$980,000
Lot Size:	0.96 Acres
Year Built:	1993
Building Size:	4,048 SF
Zoning:	B-3
Market:	Hattiesburg
Submarket:	Midtown
Traffic Count:	29,000
Price / SF:	\$242.09

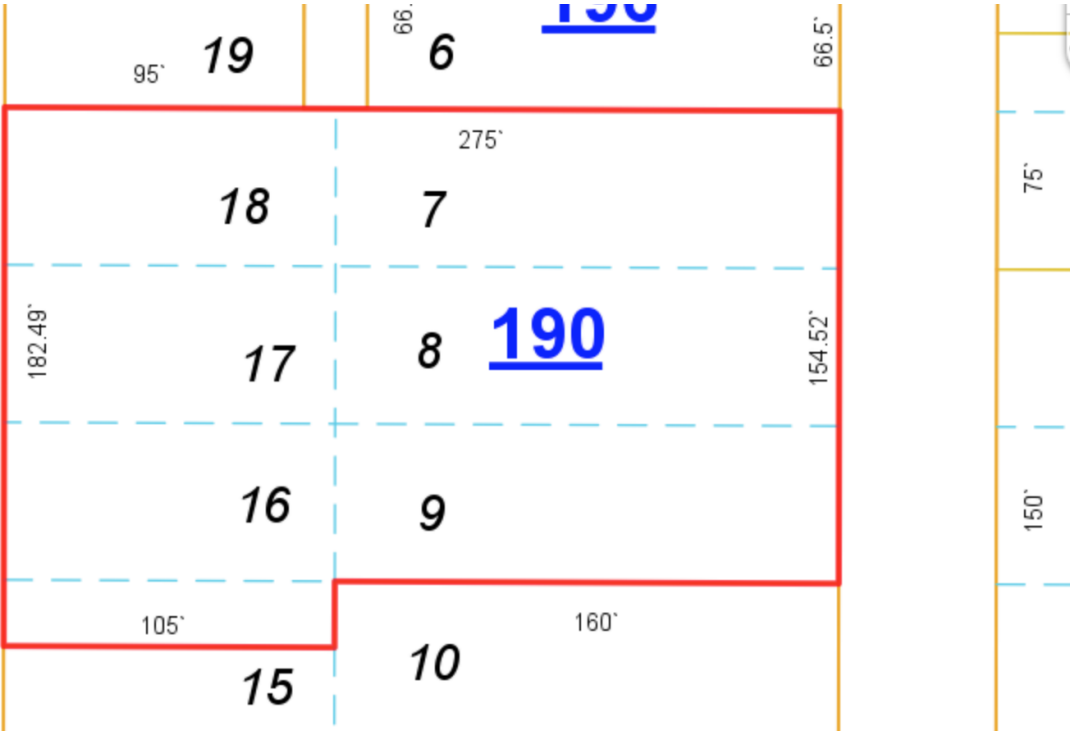
## PROPERTY OVERVIEW

Investment opportunity located across from The University of Southern Mississippi. The property is currently under NNN lease terms. Cash to seller.

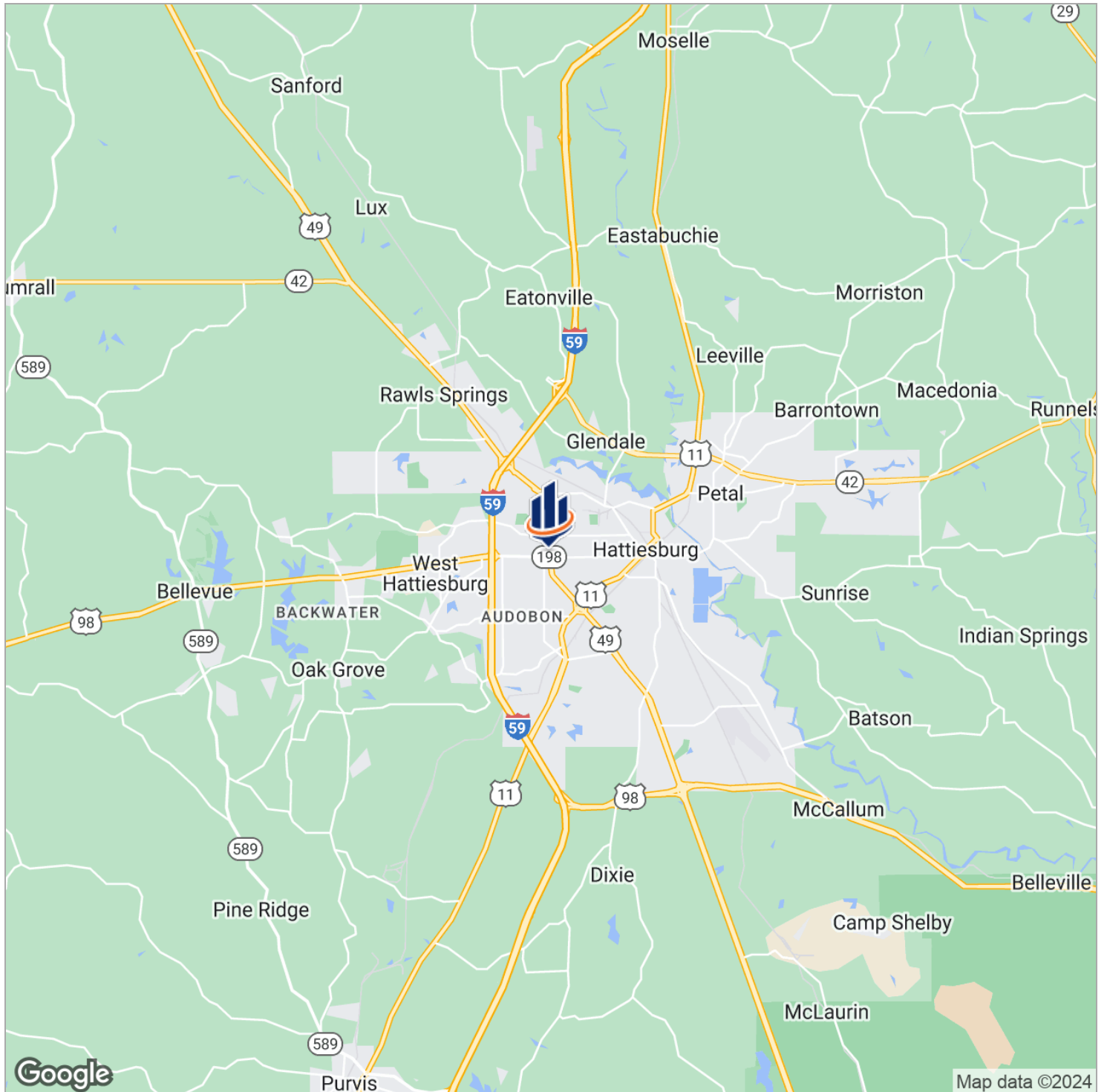
## PROPERTY HIGHLIGHTS

- Currently under NNN Lease terms with Glory Bound Gyro Company
- Stable-to-growing market and submarket
- Amongst an abundance of retail, medical, and residential developments
- Ample parking with ingress/egress from 25th Ave and the Hwy 49 frontage

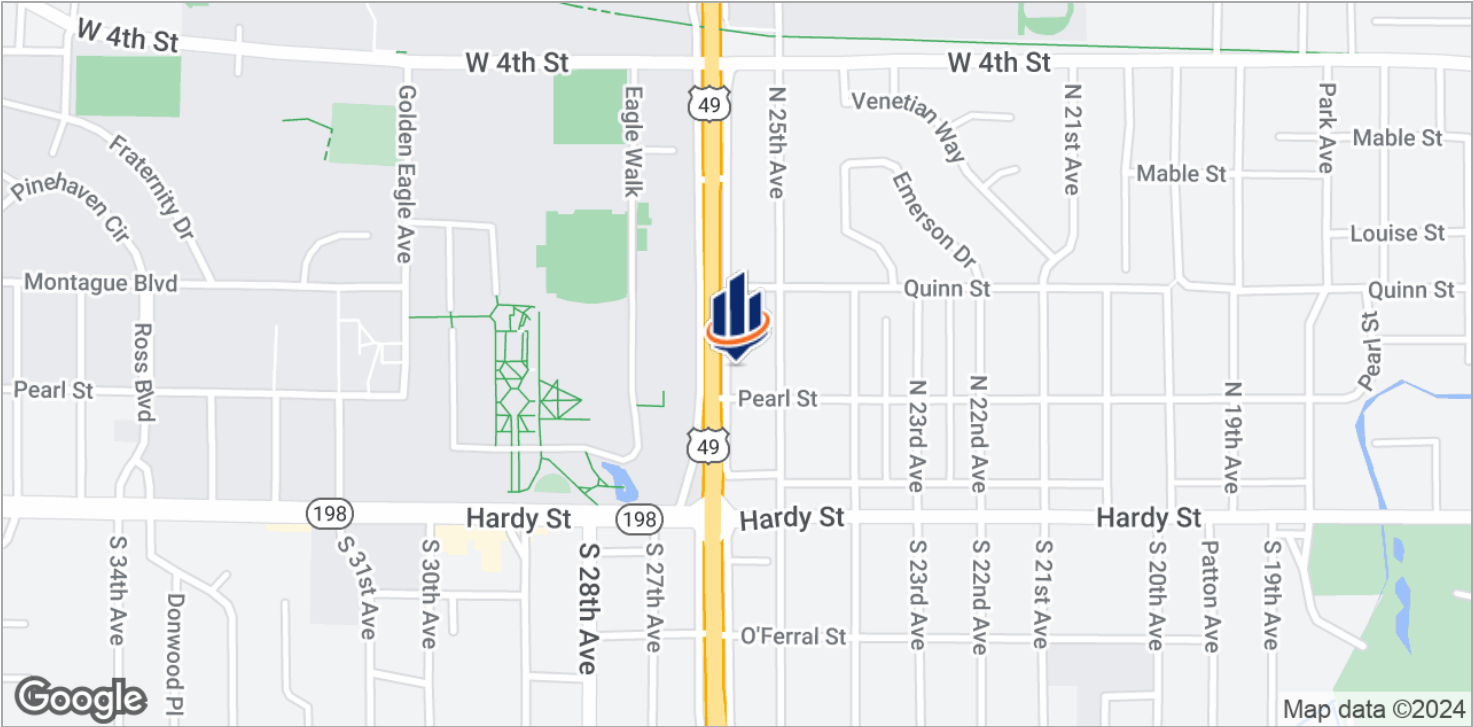
# Plats



# Regional Map



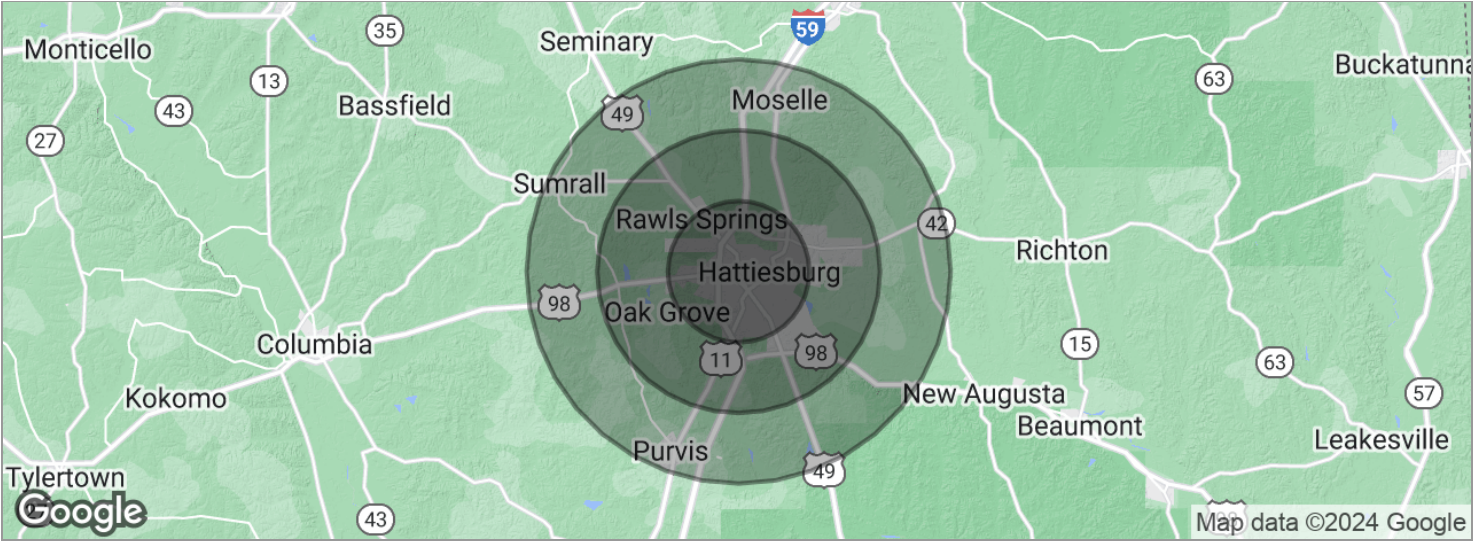
# Location Maps



# Aerial Map



# Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	62,738	106,798	132,451
Median age	30.1	32.3	33.1
Median age [Male]	29.2	31.8	32.2
Median age [Female]	30.9	33.0	33.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	25,084	41,486	50,749
# of persons per HH	2.5	2.6	2.6
Average HH income	\$45,383	\$56,714	\$56,682
Average house value	\$149,679	\$158,871	\$157,986

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio

## 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