



RESTAURANT/BAR FOR SALE

6208 HWY 49
HATTIESBURG, MS 39401

Greg Brett

Advisor

O: 601.264.4622

gbrett@svn.com

Chamberlan Carothers, CCIM, CPM

Managing Director

O: 601.264.4622 x205

ccarothers@svn.com

Property Summary



OFFERING SUMMARY

Sale Price: \$695,000

Lot Size: 0.71 Acres +/-

Building Size: (Restaurant Only) 4,981 SF

Zoning: B-3/B-2

Traffic Count: 29,000

PROPERTY OVERVIEW

This sale includes a move-in ready 4,981 SF restaurant/bar. The site for restaurant use is approximately .71 acres +/-, including rear parking lot off of S. 25th Ave. The zoning is B3/B2.

LOCATION OVERVIEW

Property fronts Highway 49 directly across from the University of Southern Mississippi campus in the city of Hattiesburg.

PROPERTY HIGHLIGHTS

- Great frontage across from The University of Southern Mississippi
- In a high growth and development area
- Within a few blocks from Forrest General Hospital and Hattiesburg Convention Center
- Separate Bar from the main dining area
- Outside Deck
- Access from both Hwy 49 and S. 25th Ave.
- FF&E is negotiable

Aerial View 1



Aerial View 2



VACANT RESTAURANT/BAR FOR SALE | 6208 HWY 49 HATTIESBURG, MS 39401

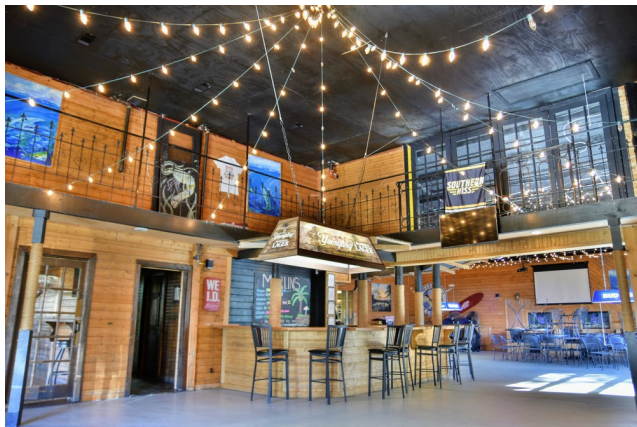
SVN | Southgate Realty, LLC | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

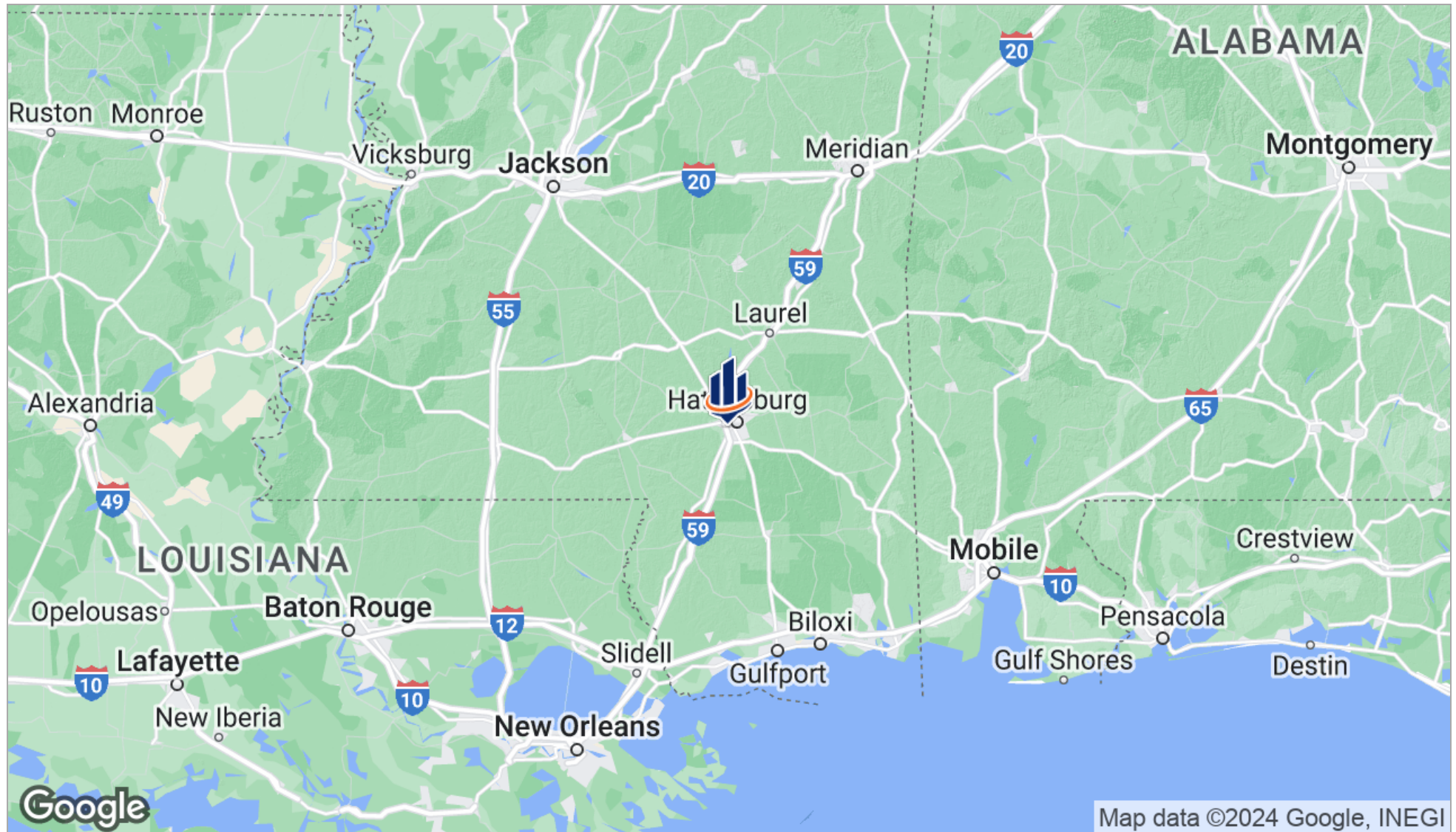
Exterior Photos



Interior Photos

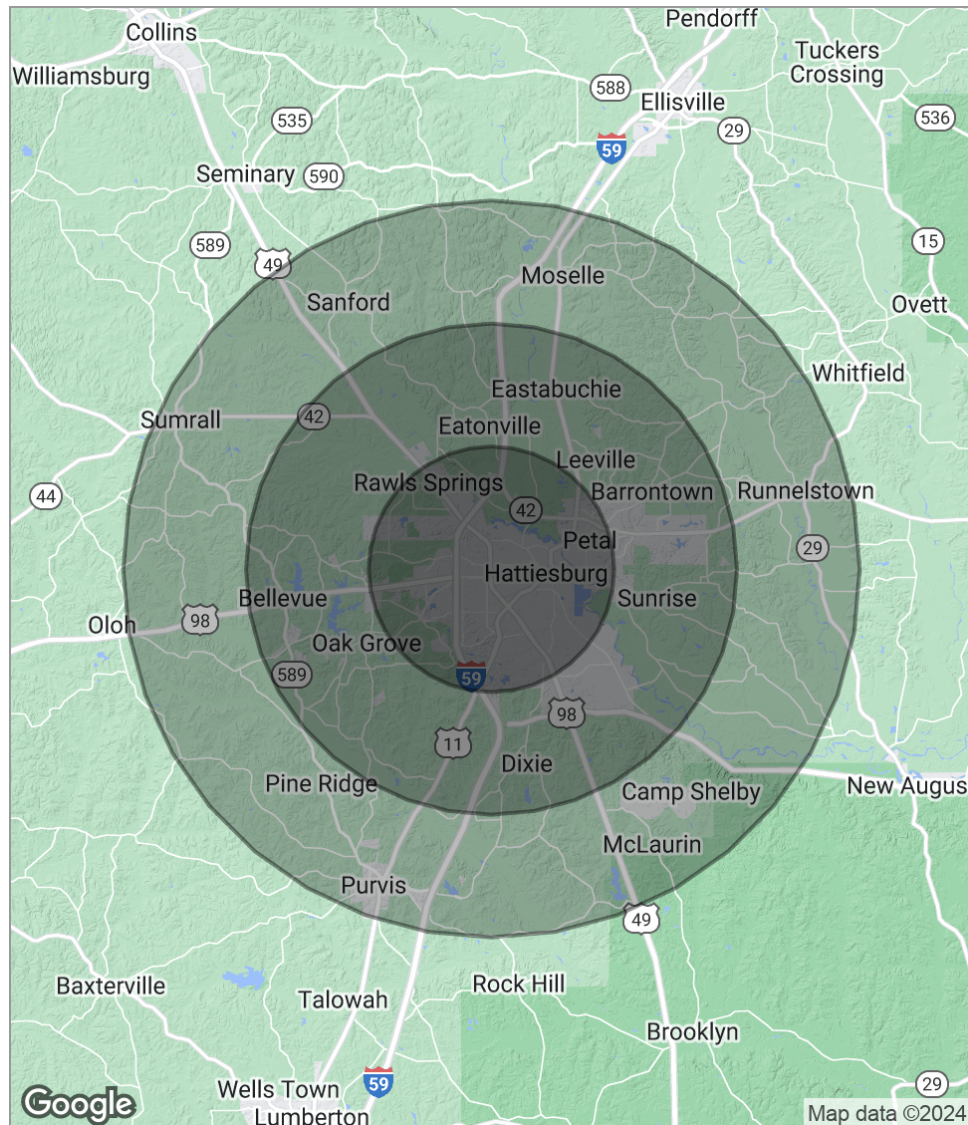


Regional Map





Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	62,905	107,687	133,182
Median age	30.0	32.2	32.9
Median age (Male)	29.1	31.7	32.1
Median age (Female)	30.8	32.9	33.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	25,065	41,682	50,688
# of persons per HH	2.5	2.6	2.6
Average HH income	\$45,144	\$56,455	\$56,456
Average house value	\$149,167	\$158,664	\$158,441

* Demographic data derived from 2020 ACS - US Census

GREG BRETT

Advisor



1700 S. 28th Avenue
Suite C
Hattiesburg, MS 39402
T 601.264.4622
C 601.297.1780
gbrett@svn.com

PROFESSIONAL BACKGROUND

Greg joined SVN | Southgate Realty 6 years ago after over 20 years in the Financial Services Industry. In addition to serving as the point person for accelerated and distressed asset sales for SVN | Southgate, Greg has experience in selling and leasing multiple asset classes throughout Mississippi.

Greg is a native of Hattiesburg, MS, and graduated with a B.S. in Business Administration from the University of Southern Mississippi. He and his wife are the proud parents of four boys.

CHAMBERLAN CAROTHERS, CCIM, CPM

Managing Director



1700 S. 28th Avenue
Suite C
Hattiesburg, MS 39402
T 601.264.4622 x205
C 601.329.6692
ccarothers@svn.com

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



1700 S. 28th Avenue, Suite C
Hattiesburg, MS 39402
601.264.4622
SouthgateRealtyLLC.com