



THE MARKET AT BELLEVUE

7127 HWY 98 WEST
HATTIESBURG, MS 39402

Chamberlan Carothers, CCIM, CPM
Managing Director
601.264.4622 x205
ccarothers@svn.com

Property Summary

CORNER MARKET



OFFERING SUMMARY

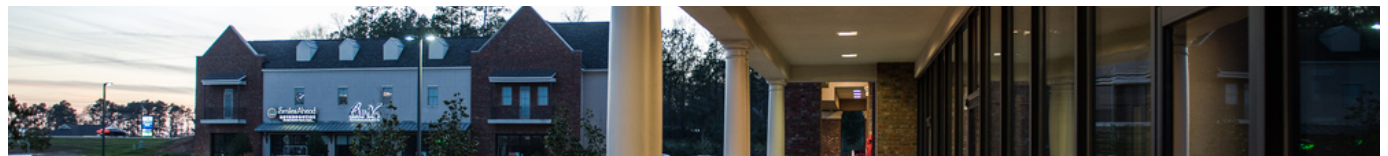
| | |
|----------------|---------------------|
| Available SF: | 2,598 SF |
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Lot Size: | 7 Acres |
| Year Built: | 2008 |
| Building Size: | 49,711 SF |
| Market: | Hattiesburg |
| Submarket: | Bellevue |
| Traffic Count: | 25,000 |

PROPERTY OVERVIEW

The Market at Bellevue sits on over 7 acres with over 515ft of unobstructed frontage of Hwy 98 West in Hattiesburg, MS. Frontage to Hwy 98 and the 25,000+ traffic count per day gives tenants at The Market at Bellevue wonderful exposure. The upscale residential communities of Canebrake, Bellegrass, and Sandstone are all within minutes of The Market at Bellevue. Center tenants include grocery anchor, bank and other medical offices.

PROPERTY HIGHLIGHTS

- Regional Grocery Anchored Shopping Center
- 25,000 Daily Traffic Count
- Architecturally Attractive
- End Cap available



Available Spaces

| | |
|-------------|--------------|
| LEASE TYPE | - |
| TOTAL SPACE | 2,598 SF |
| LEASE TERM | 36-60 months |
| LEASE RATE | Negotiable |



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--|--------|------------------|------------|---------------|---|
| Suite 7127-40 | - | 2,550 SF | NNN | \$14.00 SF/yr | |
| 7127-10 Hwy 98 West, Hattiesburg, MS 39402 | - | 2,598 - 5,058 SF | NNN | \$18.00 SF/yr | Premises has been occupied by an Orthodontist and finished out accordingly. |
| 7127-20 Hwy 98 West, Hattiesburg, MS 39402 | - | 2,460 - 5,058 SF | NNN | \$14.00 SF/yr | Premises is currently finished out for a medical office user. |

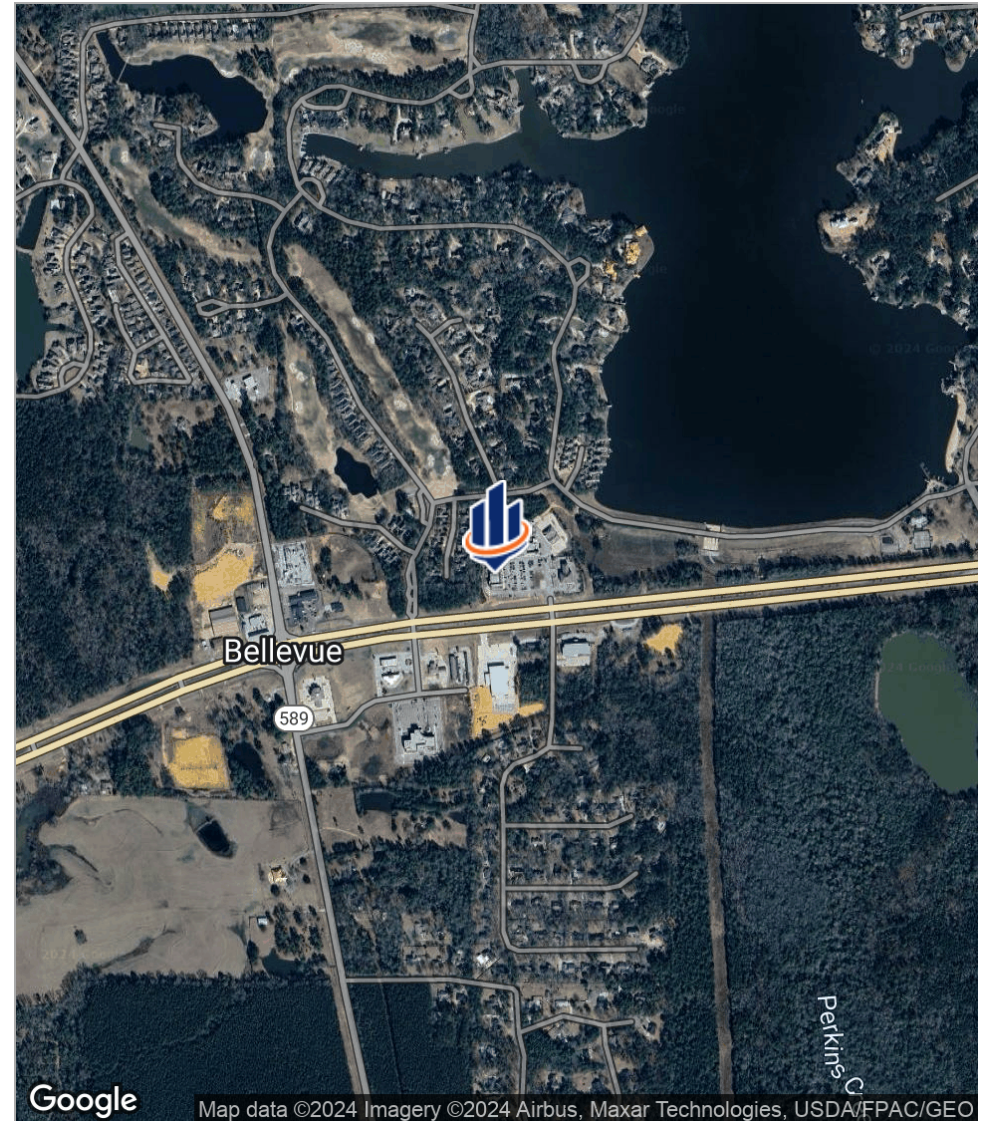
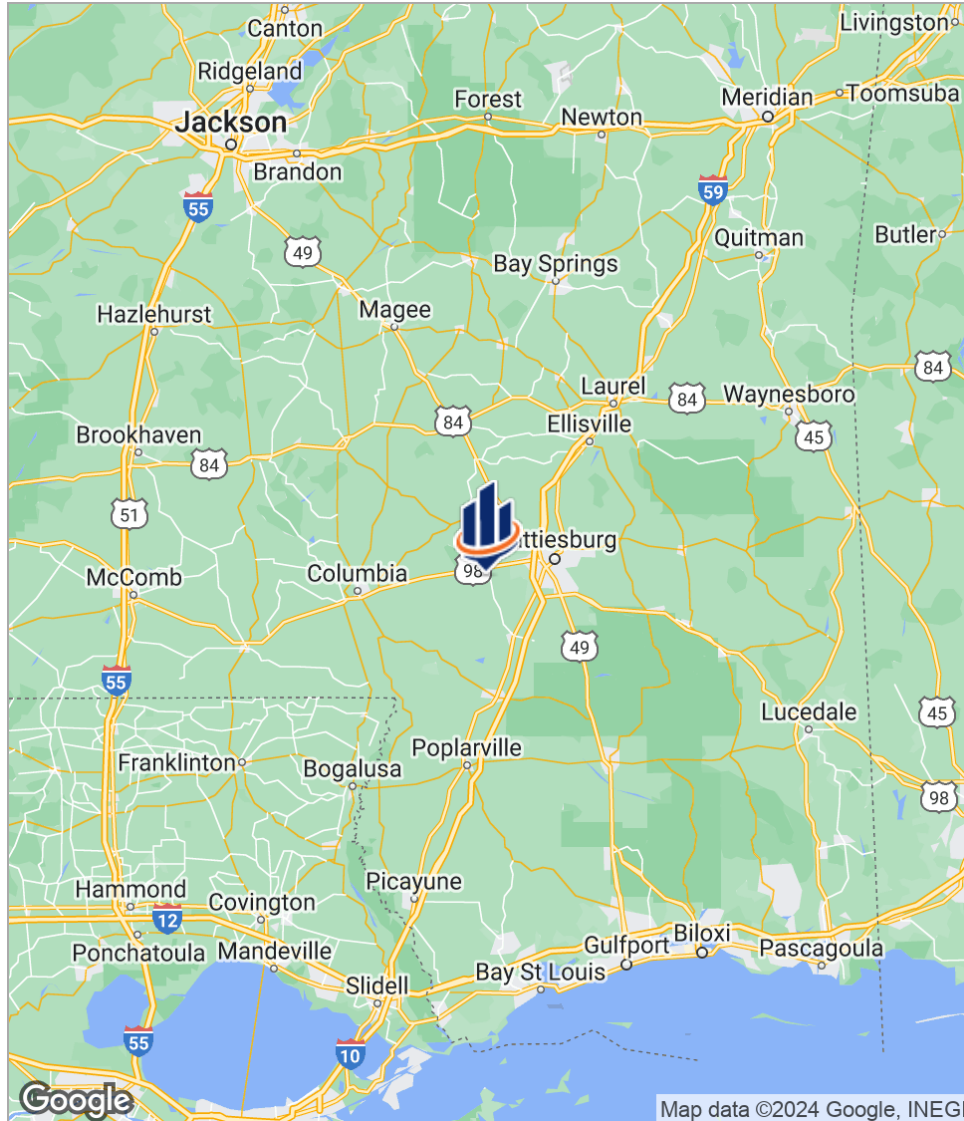
Additional Photos

The logo for Corner Market is mounted on a light-colored wall. It features a small triangular emblem with a house icon and the text "CORNER MARKET" in large, green, 3D block letters.



Location Maps

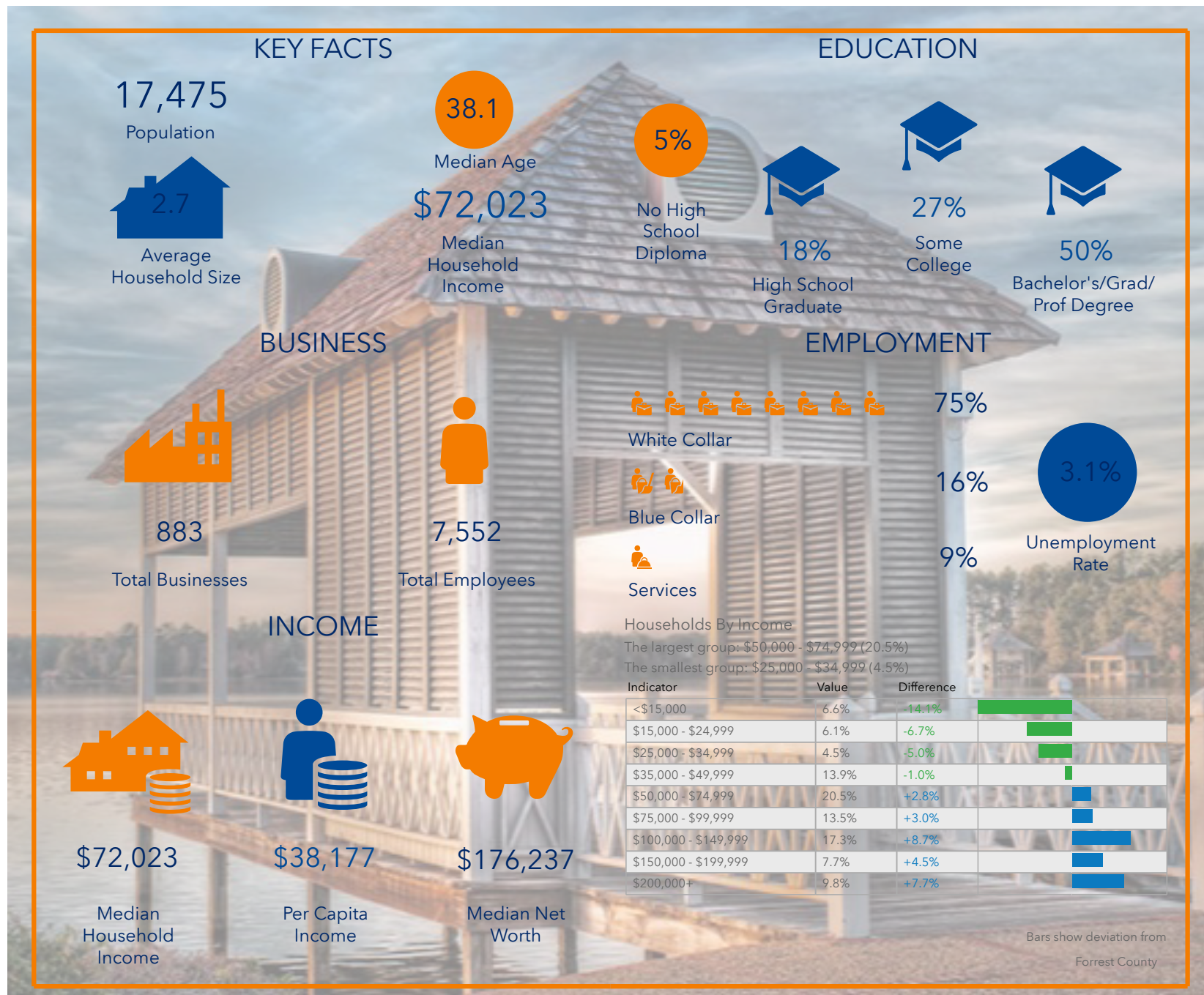
CORNER MARKET



10 Minute Drive Time Infographic for Market at Bellevue

The Market at Bellevue (10 minutes)
7127 US-98 W, Hattiesburg, Mississippi, 39402
Drive time of 10 minutes

Prepared by Chamberlan Carothers, CCIM, CPM
Latitude: 31.31325
Longitude: -89.47006



Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

The Market at Bellevue
7127 US-98 W, Hattiesburg, Mississippi, 39402
Drive Time: 10, 15, 20 minute radii

Prepared by Chamberlan Carothers, CCIM, CPM
Latitude: 31.31325
Longitude: -89.47006

| | 10 minutes | 15 minutes | 20 minutes |
|---|------------|------------|------------|
| Population | | | |
| 2000 Population | 10,122 | 25,481 | 59,865 |
| 2010 Population | 15,967 | 37,824 | 73,647 |
| 2018 Population | 17,475 | 40,427 | 77,147 |
| 2023 Population | 18,463 | 42,524 | 79,638 |
| 2000-2010 Annual Rate | 4.66% | 4.03% | 2.09% |
| 2010-2018 Annual Rate | 1.10% | 0.81% | 0.56% |
| 2018-2023 Annual Rate | 1.11% | 1.02% | 0.64% |
| 2018 Male Population | 48.1% | 48.3% | 48.1% |
| 2018 Female Population | 51.9% | 51.7% | 51.9% |
| 2018 Median Age | 38.1 | 34.6 | 32.9 |
| Median Age | | | |
| The median age in this area is 38.1, compared to U.S. median age of 38.3. | | | |
| Race and Ethnicity | | | |
| 2018 White Alone | 84.4% | 73.2% | 67.4% |
| 2018 Black Alone | 11.5% | 21.8% | 27.7% |
| 2018 American Indian/Alaska Native Alone | 0.2% | 0.2% | 0.2% |
| 2018 Asian Alone | 2.0% | 2.1% | 1.9% |
| 2018 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2018 Other Race | 0.4% | 0.9% | 1.0% |
| 2018 Two or More Races | 1.4% | 1.8% | 1.7% |
| 2018 Hispanic Origin (Any Race) | 2.3% | 3.0% | 2.9% |
| Households | | | |
| 2000 Households | 3,474 | 9,569 | 22,933 |
| 2010 Households | 5,855 | 14,819 | 29,392 |
| 2018 Total Households | 6,468 | 15,896 | 30,860 |
| 2023 Total Households | 6,858 | 16,747 | 31,833 |
| 2000-2010 Annual Rate | 5.36% | 4.47% | 2.51% |
| 2010-2018 Annual Rate | 1.21% | 0.85% | 0.59% |
| 2018-2023 Annual Rate | 1.18% | 1.05% | 0.62% |
| 2018 Average Household Size | 2.70 | 2.54 | 2.42 |
| Median Household Income | | | |
| 2018 Median Household Income | \$72,023 | \$59,075 | \$51,197 |
| 2023 Median Household Income | \$77,642 | \$66,312 | \$57,343 |
| 2018-2023 Annual Rate | 1.51% | 2.34% | 2.29% |
| Average Household Income | | | |

Source: Esri, U.S. Census



SVN | Southgate 2-Page Executive Summary

The Market at Bellevue
7127 US-98 W, Hattiesburg, Mississippi, 39402
Drive Time: 10, 15, 20 minute radii

Prepared by Chamberlan Carothers, CCIM, CPM
Latitude: 31.31325
Longitude: -89.47006

| | 10 minutes | 15 minutes | 20 minutes |
|-------------------------------|------------|------------|------------|
| 2018 Average Household Income | \$102,029 | \$81,210 | \$71,265 |
| 2023 Average Household Income | \$109,807 | \$89,921 | \$79,862 |
| 2018-2023 Annual Rate | 1.48% | 2.06% | 2.30% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$38,177 | \$32,062 | \$28,687 |
| 2023 Per Capita Income | \$41,253 | \$35,547 | \$32,081 |
| 2018-2023 Annual Rate | 1.56% | 2.09% | 2.26% |

Households by Income

Current median household income is \$72,023 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$77,642 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$102,029 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$109,807 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$38,177 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$41,253 in five years, compared to \$36,530 for all U.S. households

Housing

Currently, 68.1% of the 6,950 housing units in the area are owner occupied; 24.9%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 6,383 housing units in the area - 71.6% owner occupied, 20.1% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 3.85%. Median home value in the area is \$236,543, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.02% annually to \$261,427.

Source: Esri, U.S. Census

SVN Advisor Bios



Chamberlan Carothers, CCIM, CPM

Managing Director
SVN | Southgate Realty, LLC

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.

Phone: 601.264.4622 x205
Cell: 601.329.6692
Email: ccarothers@svn.com
1700 S. 28th Avenue
Suite C
Hattiesburg, MS 39402

Phone:
Cell:
Email: