



OFFICE SPACE | DOWNTOWN HATTIESBURG

623 MAIN STREET
HATTIESBURG, MS 39401

Greg Brett

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Property Summary

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



OFFERING SUMMARY

Available SF:

Lease Rate: To Be Determined

TIA: \$0 [Space is move-in ready]

Lot Size: 0.47 Acres

Year Built: 1900

Building Size: 11,300 SF

Zoning: B-4

Parking Spaces: 29

PROPERTY OVERVIEW

Office Building For Lease | Historic Main Street | Downtown Hattiesburg, MS . This 3 story building on Main Street offers over 11,300 sf of professional office space. Originally built c. 1900 as the Elks Lodge.

PROPERTY HIGHLIGHTS

- 3 Stories | 4216 SF [1st Floor] 3372 SF [Floors 2-3]
- 29 Available Parking Spaces
- Wired for High Speed Internet
- Elevator
- Close Proximity to Federal, County and City Office Buildings

Additional Photos



Additional Photos



Additional Photos

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



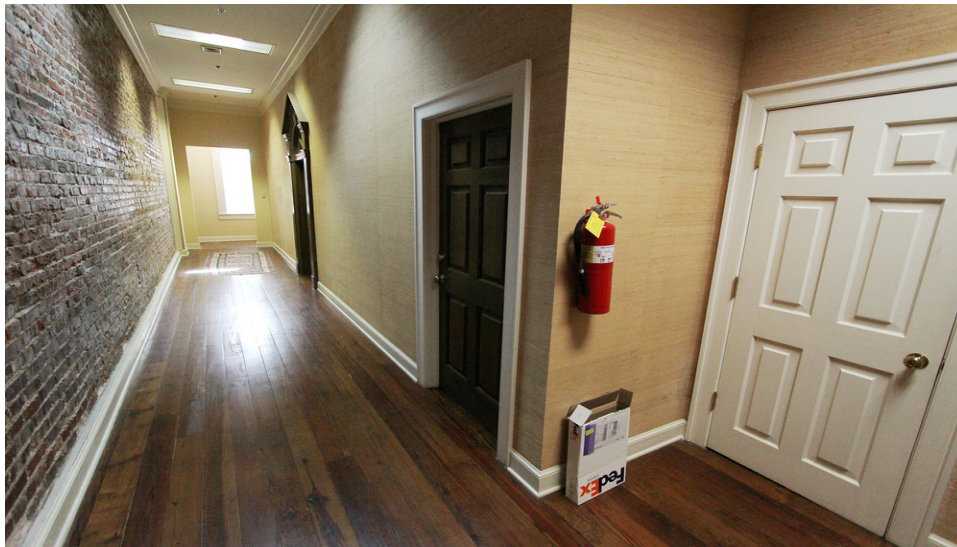
Additional Photos

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



Additional Photos

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Additional Photos



Aerial Map

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



DEMOGRAPHICS

623 Main Street
Hattiesburg, MS 39401

Demographics Report

THE UNIVERSITY OF SOUTHERN MISSISSIPPI

	1 MILE	3 MILES	5 MILES
Total population	5,572	31,921	59,496
Median age	31.5	29.8	30.8
Median age (male)	29.7	28.1	29.9
Median age (female)	32.9	31.1	31.6
Total households	2,143	12,223	23,156
Total persons per HH	2.6	2.6	2.6
Average HH income	\$35,141	\$37,555	\$44,615
Average house value	\$106,722	\$114,395	\$149,979

** Demographic data derived from 2020 ACS - US Census*

KEY FACTS

147,652

Population



2.5
Average
Household Size

34.6

Median Age

\$46,835

Median
Household
Income

11%

No High
School
Diploma



28%

High School
Graduate



31%

Some
College



30%

Bachelor's/Grad/
Prof Degree

BUSINESS



5,690

Total Businesses



71,843

Total Employees

EMPLOYMENT



61%

White Collar



23%

Blue Collar



15%

Services

6.5%

Unemployment
Rate

INCOME



\$46,835

Median
Household
Income



\$24,977

Per Capita
Income



\$48,772

Median Net
Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (3.1%)

Indicator	Value	Difference	
<\$15,000	16.8%	-3.9%	
\$15,000 - \$24,999	11.3%	-1.5%	
\$25,000 - \$34,999	9.4%	-0.1%	
\$35,000 - \$49,999	14.8%	-0.1%	
\$50,000 - \$74,999	18.2%	+0.5%	
\$75,000 - \$99,999	12.3%	+1.8%	
\$100,000 - \$149,999	10.5%	+1.9%	
\$150,000 - \$199,999	3.4%	+0.2%	
\$200,000+	3.1%	+1.0%	

Bars show deviation from
Forrest County

ADVISOR BIOS

623 Main Street
Hattiesburg, MS 39401

All Advisor Bios



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Greg Brett

Advisor
SVN | Southgate Realty, LLC

Greg joined SVN | Southgate Realty 5 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.



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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.



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