

Property Summary



OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	0.47 Acres
Year Built:	1900
Building Size:	13,700 SF
Zoning:	B-4
Taxes:	\$10,220.00

PROPERTY OVERVIEW

2 Office Buildings with parking [39 spots - 10 of which are currently lease to another business] located on Main Street in Downtown Hattiesburg, MS. This property is surrounded by federal and local government office buildings as well as a mix of residential, retail & professional office. Hattiesburg, commonly referred to as the "Hub City", is home to The University of Southern Mississippi as well as William Carey University. Hattiesburg is also home to one of the largest medical communities in Mississippi.

PROPERTY HIGHLIGHTS

- Opportunity Zone
- Potential Historic Tax Credit Opportunity
- 11,300 SF of office space split between 3 floors
- 2,400 SF building on Batson Street
- 5 Rest Rooms
- Elevator
- Wired for High Speed Internet
- 39 Parking Spaces [10 Currently Leased to another business]

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



"Mule Barn" Interior



Additional Photos



Aerial Map





HATTIESBURG



DEMOGRAPHICS

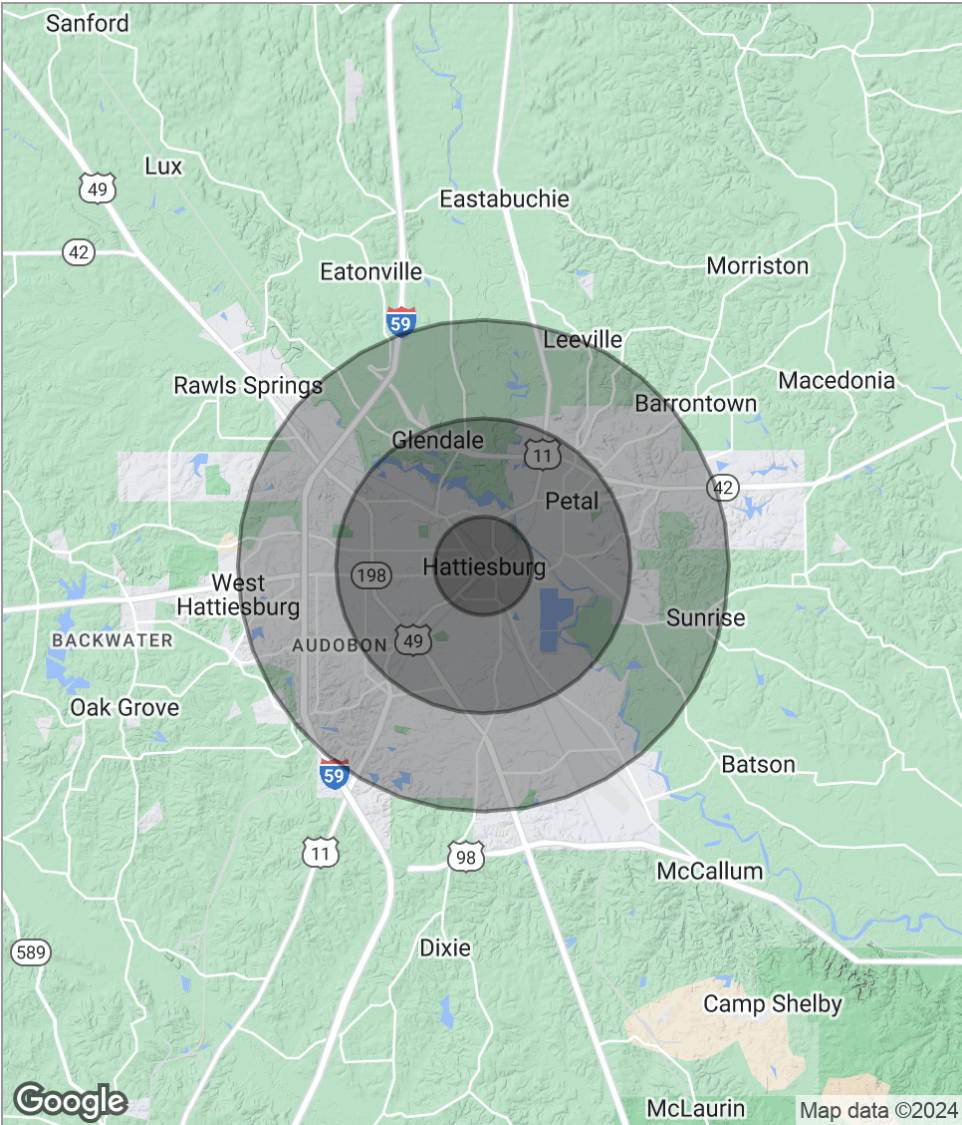
623 Main Street
Hattiesburg, MS 39401

Demographics Report

	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*

Demographics Map



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