



MIXED-USE SPACE FOR SALE/LEASE

6610 HWY 98
HATTIESBURG, MS 39402

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2.0m-\$2.5m
Lease Rate:	Negotiable
	Pricing Depends on Space & Build-Out
Building Size:	38,750 SF
Available SF:	38,750 SF
Lot Size:	2.74 Acres
Year Built:	1995
Zoning:	C-98 [Hwy 98/589 Corridor]
Market:	West Hattiesburg
Traffic Count:	32,000

PROPERTY OVERVIEW

This 2.74 acre site is host to a 38,750 SF multi-use building, not located within the City of Hattiesburg. There are 211.8 frontage feet along Hwy 98, with a traffic count of approximately 32,000 (per MDOT). The front portion of the building includes approximately 2,800 SF of Class A office, another 2,500 SF under renovations as an office/retail suite, and 9,700 SF of unfinished retail/showroom space. The rear portion consists of over 20,000 SF of warehouse/distribution space, including loading docks and roll-up doors.

LOCATION OVERVIEW

Going West along Hwy 98 from Old Hwy 11, the property is located on the south side of Hwy 98.

DEMOGRAPHICS

Total Households
Total Population
Average HH Income

5 MILES

11,283
28,378
\$77,657

10 MILES

36,677
93,455
\$57,990

15 MILES

49,403
128,012
\$56,958

Property Details

LOCATION INFORMATION

County	Lamar
Market	West Hattiesburg
Side of the Street	South
Road Type	Highway
Market Type	Medium

UTILITIES

Electrical	Mississippi Power
Water/Sewer	Lamar County
Gas	Spire

PARKING & AMENITIES

Parking	26 marked spots with additional parking in rear
Phase 3 Power	Yes
Loading Docks	Yes
Roll-up Doors	Yes

PROPERTY INFORMATION

Lot Frontage	211.8 ft
Traffic Count	32000
Traffic Count Street	Hwy 98 [per MDOT]
Office Space	5,300 SF
Warehouse Space	20,000 SF
Unfinished Space (retail/office)	9,700 SF

PROPERTY TAX ASSESSMENTS [2020]

Parcel IDs:	054A-17-063.000/054A-17-065.000
Section/Township/Range	17/04N/14W
Land Value:	470,440
Improvements:	499,650
Assessed:	145,515
Total Tax Amount:	\$18,065.76

Exterior Photos



Plat: Parcels 63 and 65



From Hwy 98



From Hwy 98

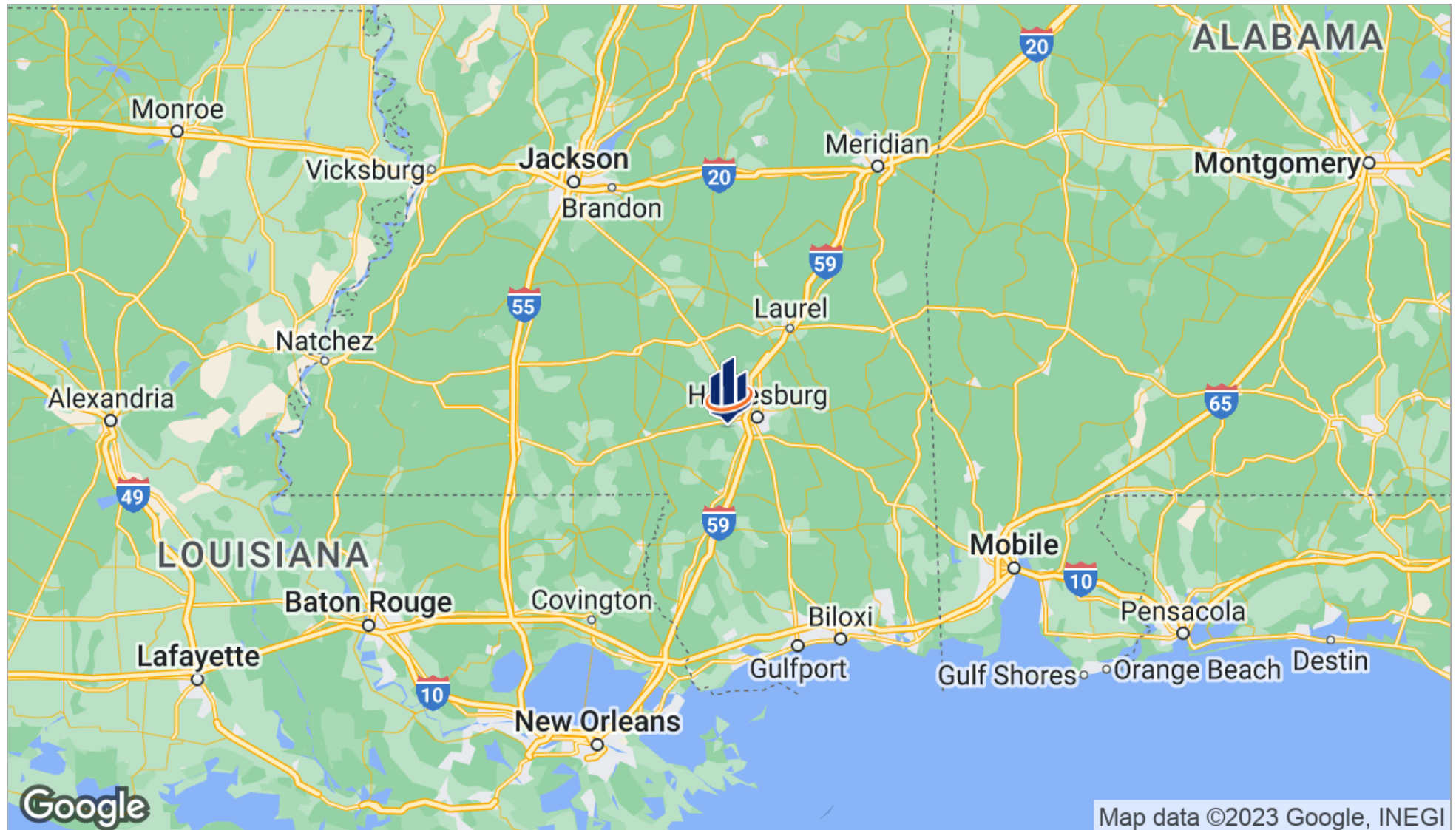
Class A Office



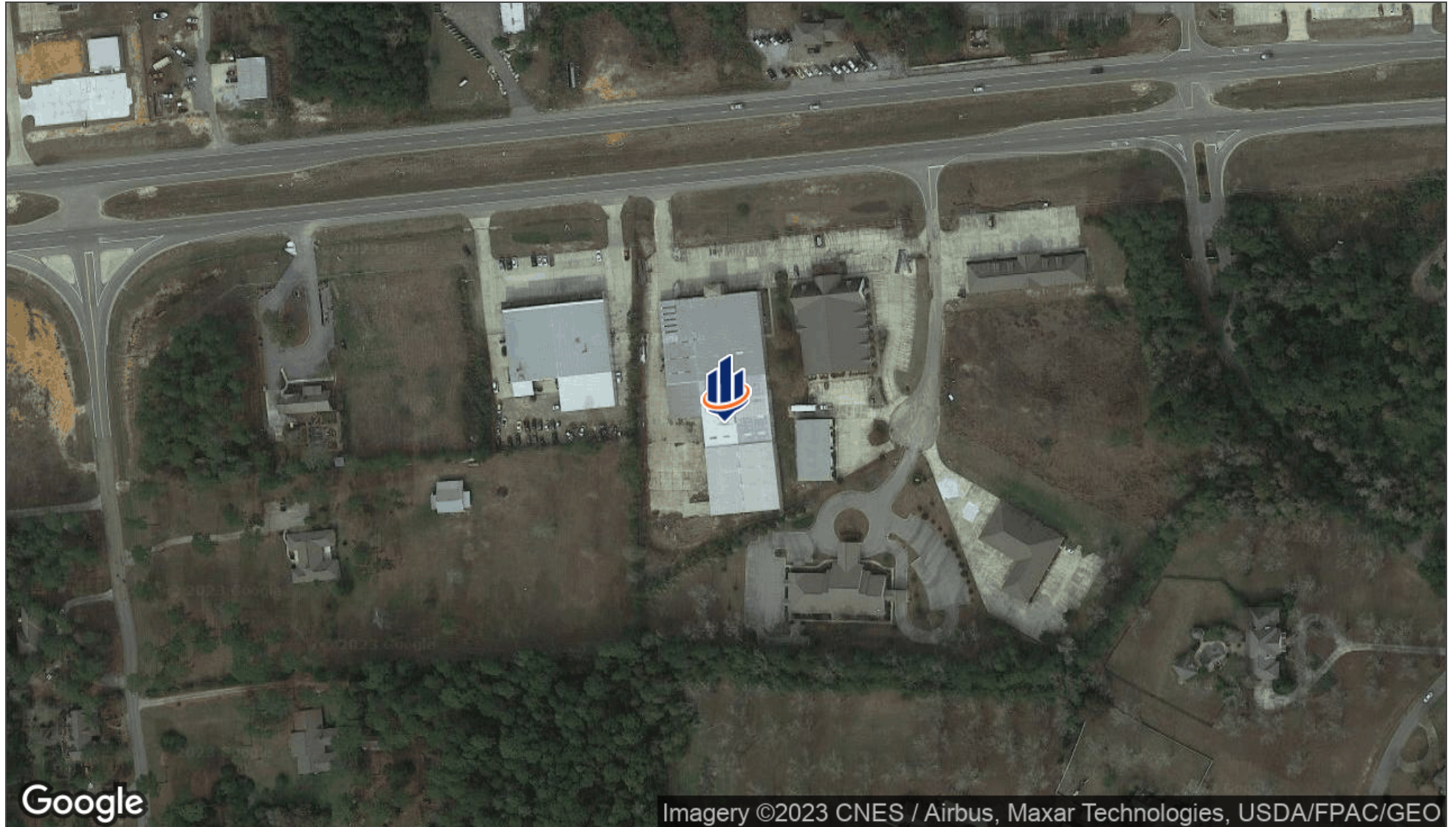
Warehouse/Showroom



Regional Map



Aerial Map





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