



MEDICAL OFFICE FOR SALE/LEASE

15 ORLEANS DR
HATTIESBURG, MS 39402

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Property Summary



Sale Price	NEGOTIABLE	PROPERTY OVERVIEW This 2.24 acre site is located in the cul-de-sac of the Orleans Park office complex, which is not located within the City of Hattiesburg. The 8904 SF medical facility is in move-in ready condition, with numerous amenities.			
OFFERING SUMMARY		LOCATION Going West along Hwy 98 from Old Hwy 11, turn south onto Orleans Dr. The subject site is located in the cul-de-sac.			
Lease Rate:	\$12.00/SF NNN	DEMOGRAPHICS			
Available SF:	8,904 SF	5 MILES			
Lot Size:	2.24 Acres	10 MILES			
Price / SF:	\$202.16	15 MILES			
Year Built:	2006	Total Households	11,293	36,620	49,169
Zoning:	C-2 [General Commercial]	Total Population	28,434	93,505	127,112
City Limits	No	Average HH Income	\$77,701	\$57,811	\$56,883

Property Details



Property Type	Medical Office/Clinic
Location	Lamar County, MS [West Hattiesburg]
APN	054-17-066.000/054A-17-060.000
Section/Township/Range	17/04N/14W
Annual Tax Amount [2019]	\$16,790.14
Building Class	A
Year Built	2006
Phase 3 Power	Yes
Flood Zoning	Out
Lead Insulated Radiology Room	Yes
Physical Therapy Pool	Yes



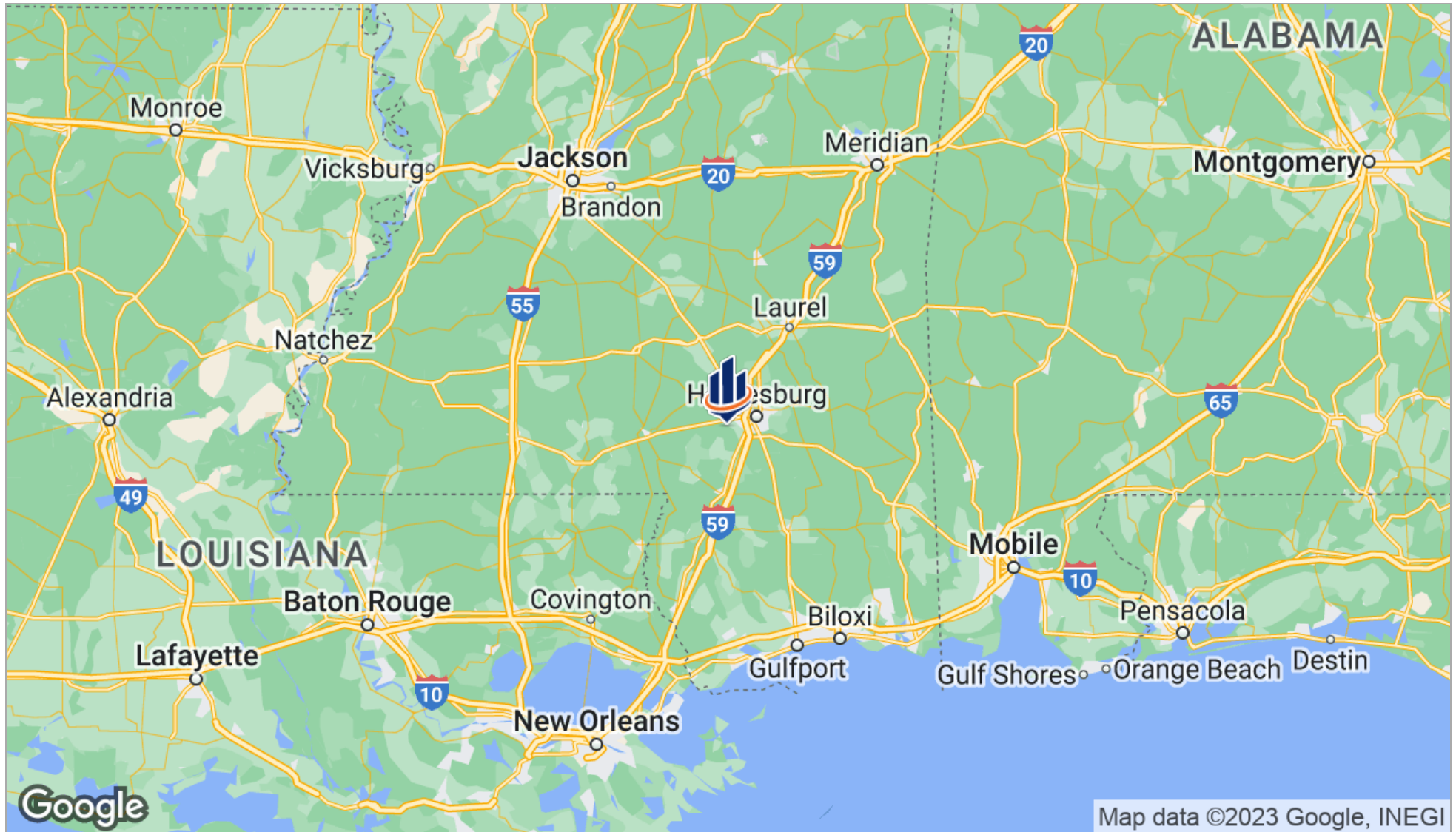
Interior Photos



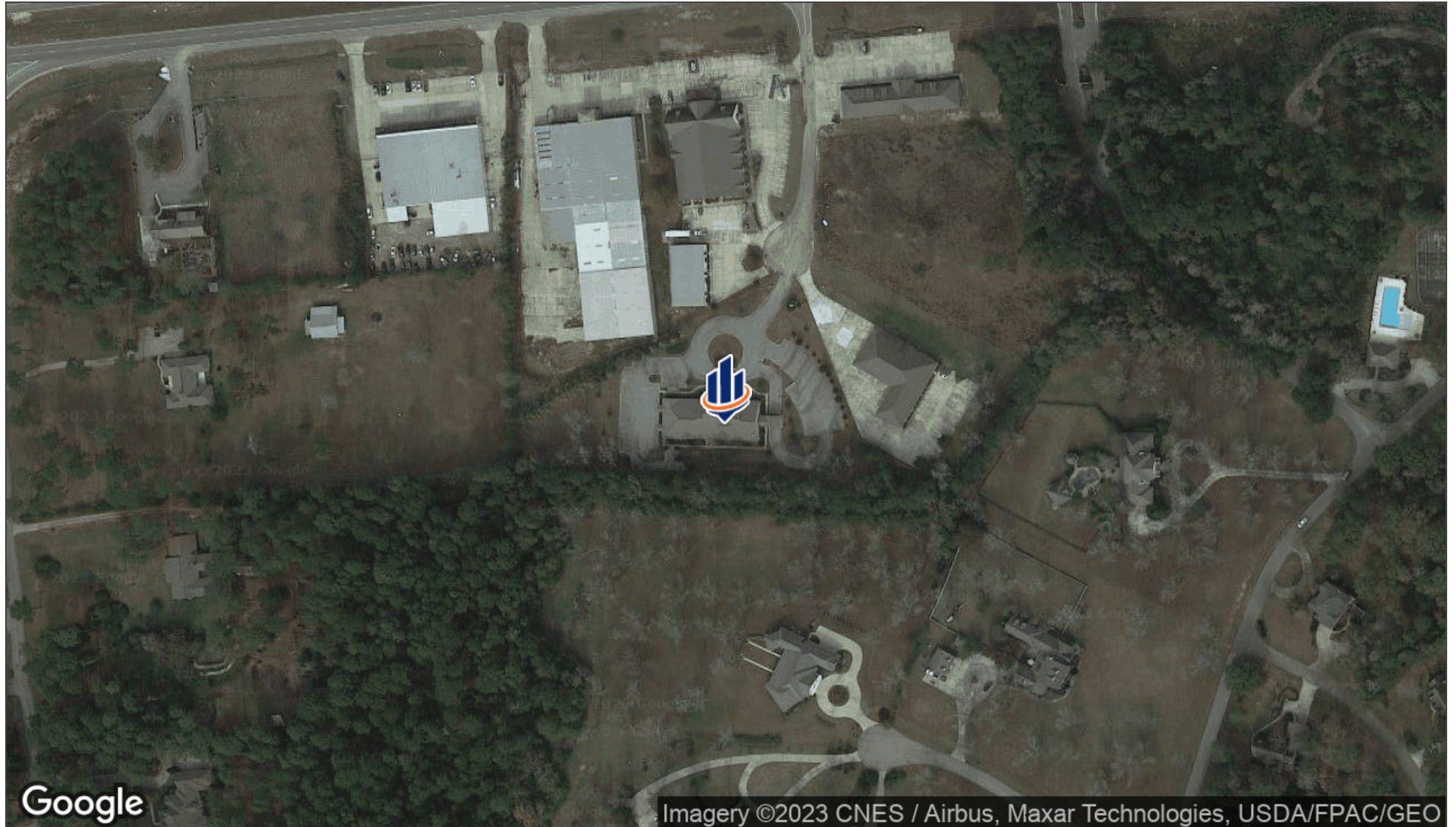
Interior Photos



Regional Map



Aerial Map



Advisor



CHAMBERLAN CAROTHERS, CCIM, CPM

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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

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

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