



THE ARBOR SHOPPING CENTER

4700 HARDY STREET
HATTIESBURG, MS 39402

Greg Brett

Advisor

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Managing Director

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1 PROPERTY INFORMATION

4700 Hardy Street
Hattiesburg, MS 39402

Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	73,679 SF
Available SF:	
Lot Size:	9.59 Acres
Year Built:	1988
Market:	Hattiesburg
Submarket:	Oak Grove
Traffic Count:	40,000
Video:	View Here

PROPERTY OVERVIEW

The Arbor is an attractive, well constructed and established shopping Center anchored by Cowboy Maloney's Electric City, Newk's Café, Plato's Closet and Once Upon A Child.

SPACES	LEASE RATE	SPACE SIZE	VIDEO
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Lease Spaces



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	1,200 - 7,497 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Additional Photos





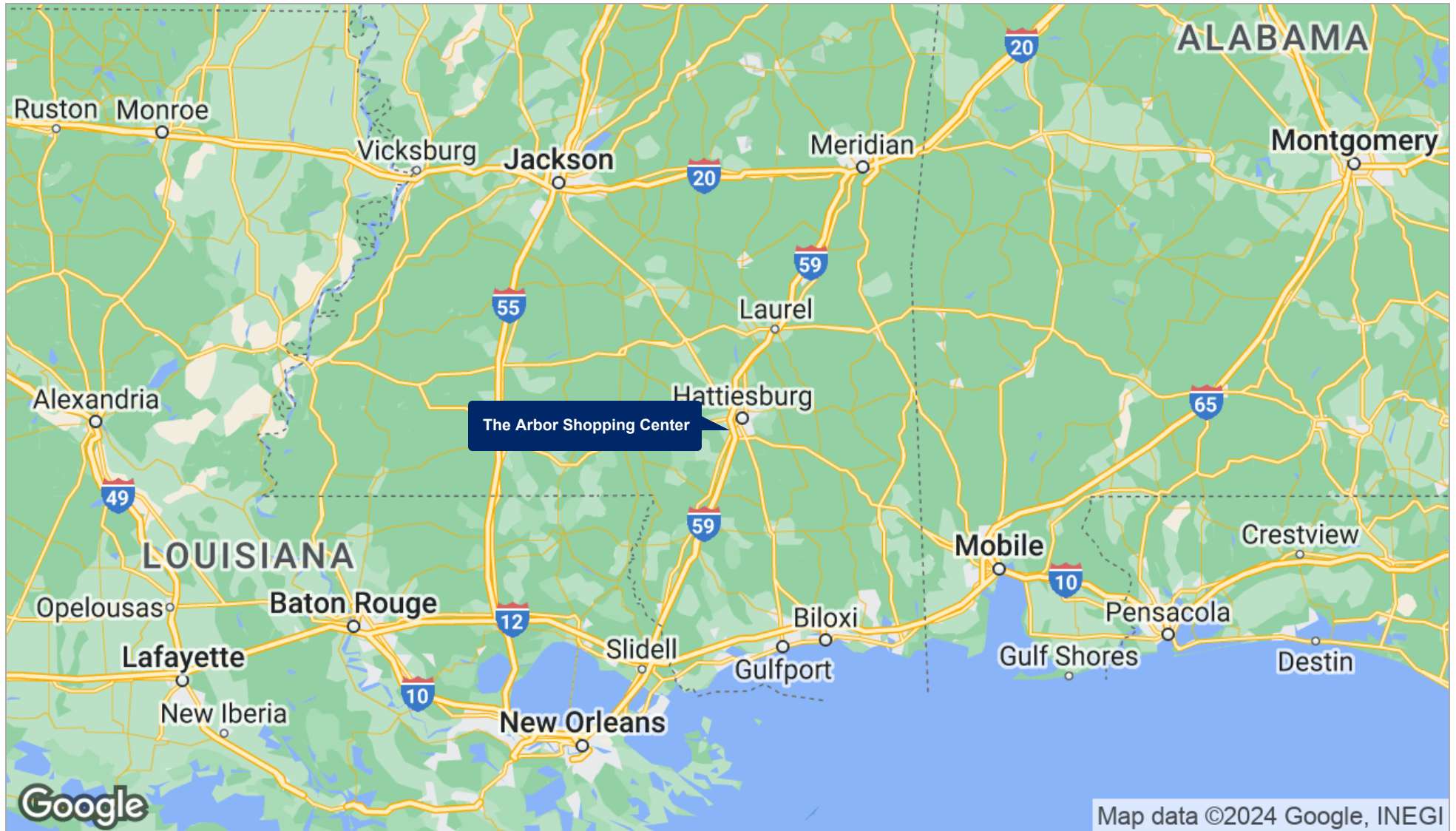
HATTIESBURG



2 LOCATION INFORMATION

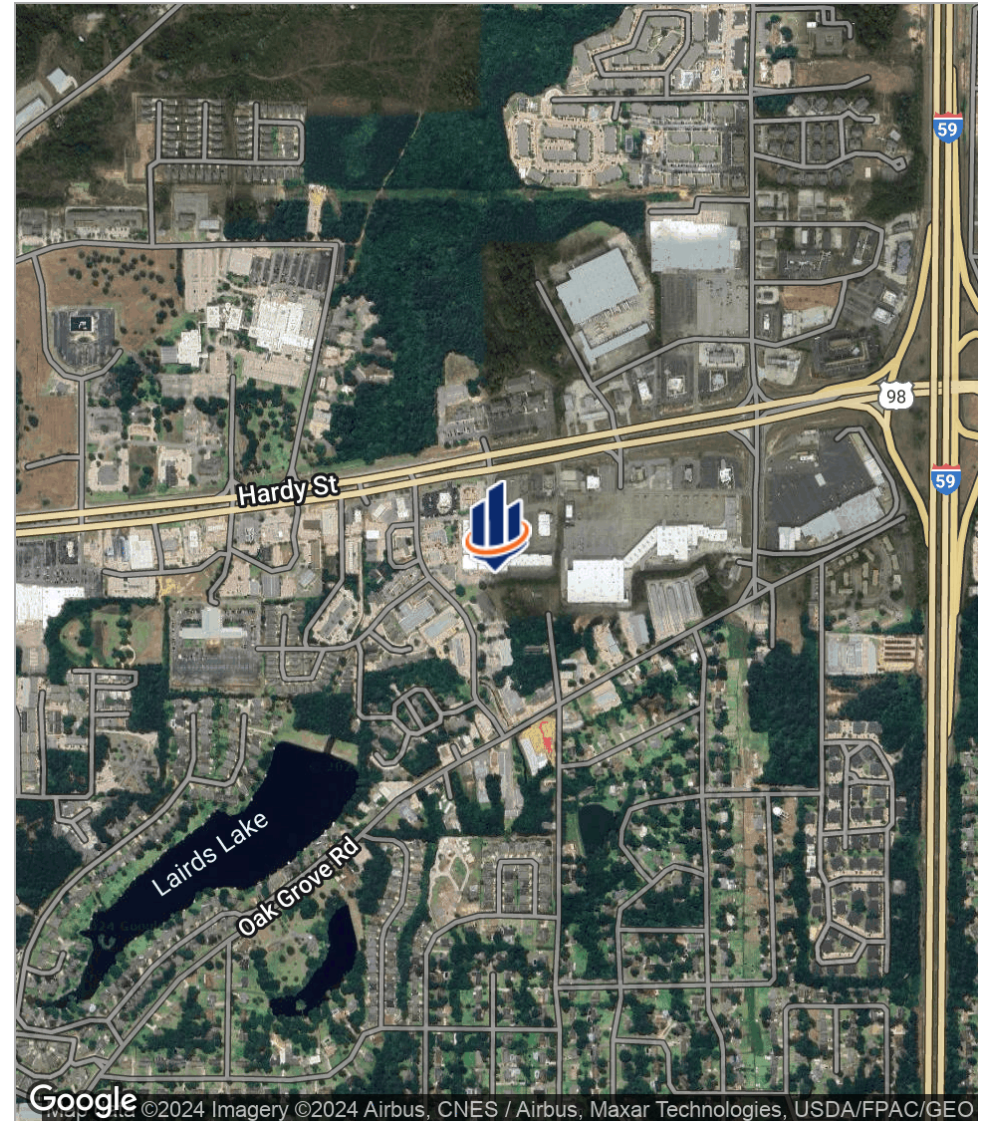
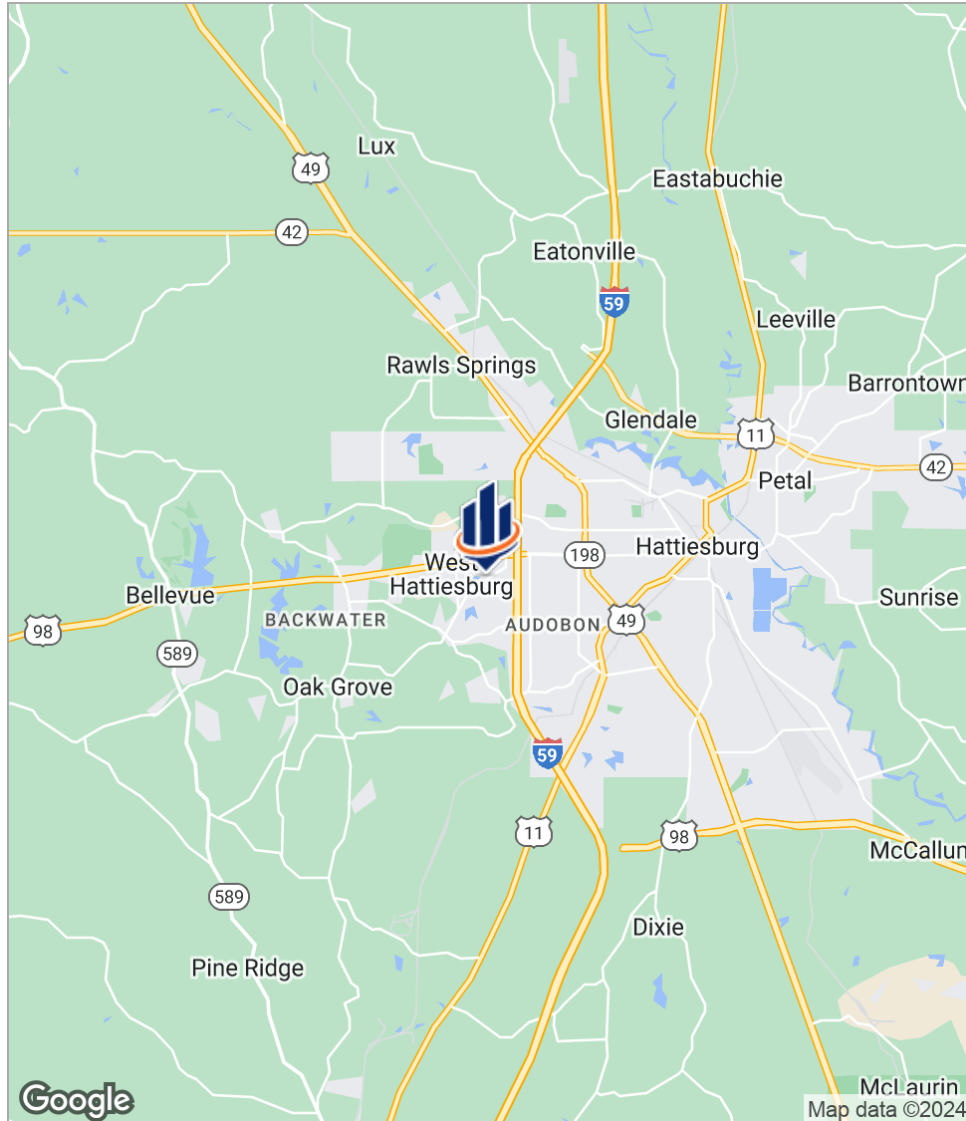
4700 Hardy Street
Hattiesburg, MS 39402

Regional Map



Location Maps

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



Retailer Map

THE UNIVERSITY OF SOUTHERN MISSISSIPPI

The Arbor - 4700 Hardy Street Hattiesburg



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DEMOGRAPHICS

4700 Hardy Street
Hattiesburg, MS 39402

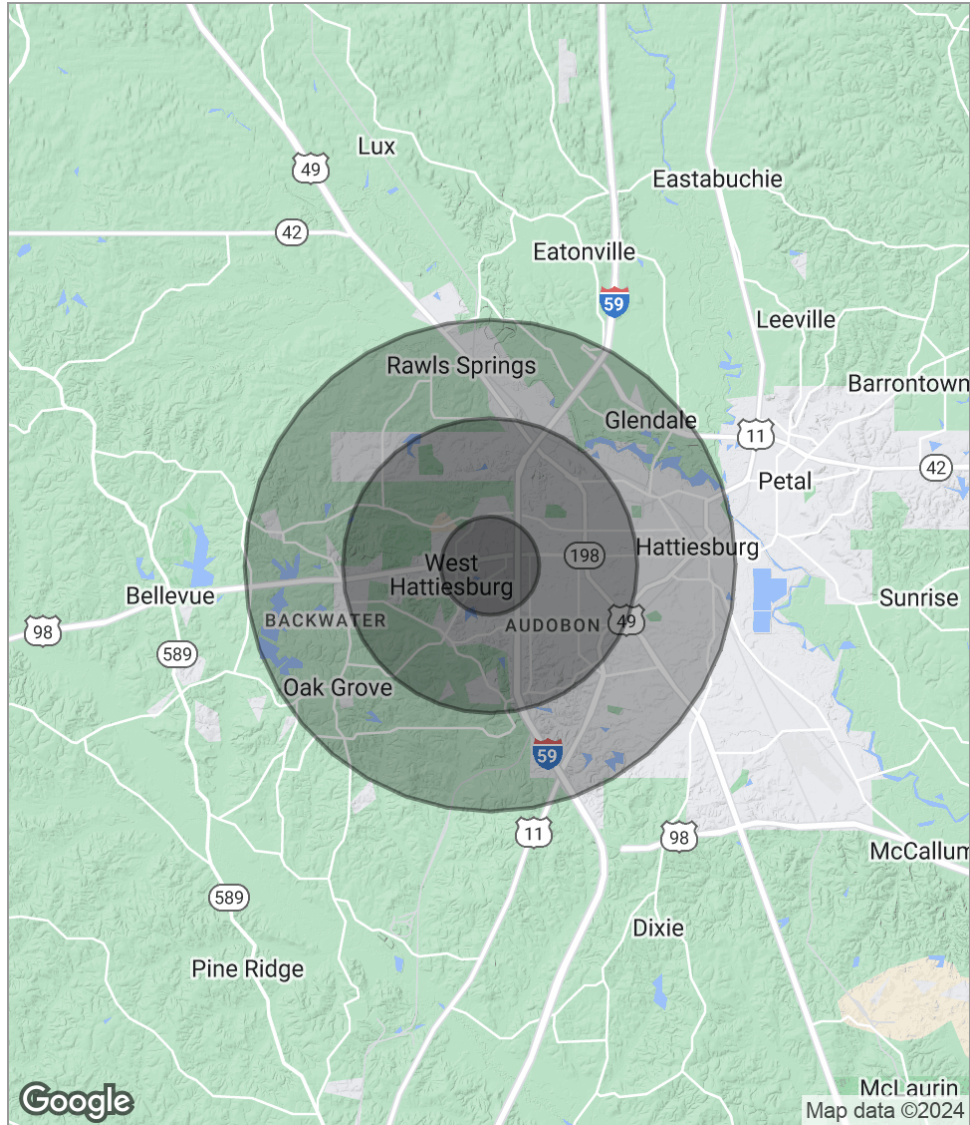
Demographics Report

THE UNIVERSITY OF SOUTHERN MISSISSIPPI

	1 MILE	3 MILES	5 MILES
Total population	5,091	37,091	64,471
Median age	38.1	33.0	34.2
Median age (male)	39.2	31.9	32.0
Median age (female)	40.3	35.3	36.3
Total households	2,308	16,882	28,481
Total persons per HH	2.2	2.2	2.3
Average HH income	\$56,275	\$51,517	\$55,093
Average house value	\$94,836	\$115,395	\$121,888

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

Demographics Map



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4 ADVISOR BIOS

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Advisor Bio



GREG BRETT

Advisor

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PROFESSIONAL BACKGROUND

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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Advisor Bio



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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