

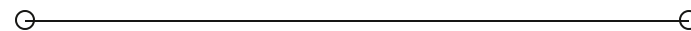


**LEASE**

## Outback Station

**6375 HWY 98 WEST**

Hattiesburg, MS 39402



**PRESENTED BY:**

**CHAMBERLAN CAROTHERS,  
CCIM, CPM**

O: 601.264.4622 x205

ccarothers@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	15,714 SF
AVAILABLE SF:	2,010 - 2,091 SF
YEAR BUILT:	2007
ZONING:	B-5
VIDEO:	<a href="#">View Here</a>

PROPERTY OVERVIEW

Attractive, well constructed retail strip center with local medical supply, self-storage office, nail salon, and pizza take-out/delivery restaurant.

PROPERTY HIGHLIGHTS

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## ADDITIONAL PHOTOS



**CHAMBERLAN CAROTHERS, CCIM, CPM**

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## LOCATION MAP



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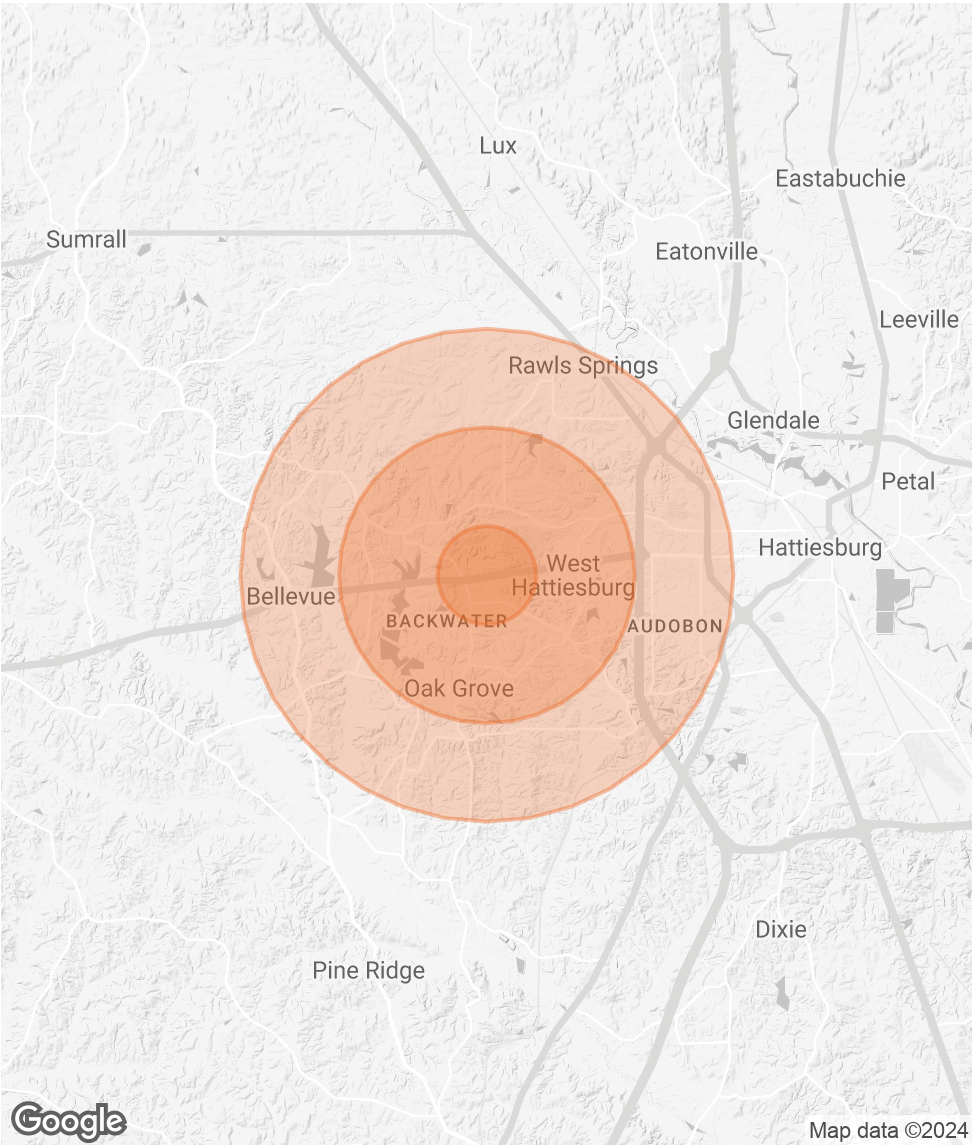
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**SVN | SOUTHGATE REALTY, LLC**

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,302	15,047	40,836
AVERAGE AGE	30.5	31.9	31.9
AVERAGE AGE (MALE)	30.4	31.8	32.0
AVERAGE AGE (FEMALE)	31.1	32.3	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	989	6,256	16,176
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$66,461	\$73,171	\$70,044
AVERAGE HOUSE VALUE	\$127,971	\$137,444	\$174,212

\* Demographic data derived from 2020 ACS - US Census



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