

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

LOT SIZE: 11.73 Acres

BUILDING SIZE: 45,927 SF

CEILING HEIGHT: 11.0 FT

YEAR BUILT: 2003

ZONING: B-5

PROPERTY DESCRIPTION

This is the only space available in a well anchored high traffic center that is in the heart of Hattiesburg's retail district containing national and regional tenants.

Complete Highlights

PROPERTY HIGHLIGHTS

- Well anchored shopping center
- 50,000 cars/day +/-
- Hattiesburg's primary retail corridor
- Previous retail use



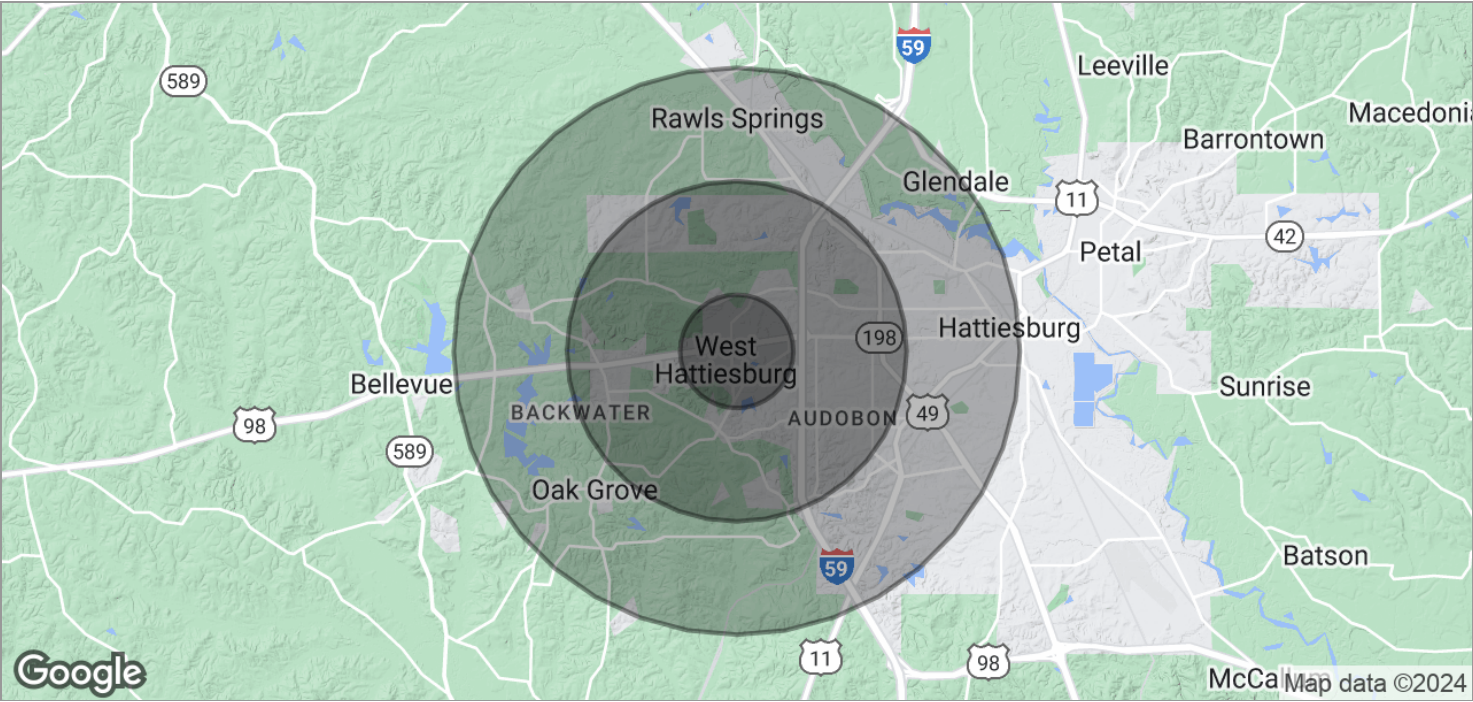
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,954	27,244	56,176
MEDIAN AGE	27.3	28.9	30.8
MEDIAN AGE (MALE)	26.8	28.9	30.4
MEDIAN AGE (FEMALE)	28.5	29.2	31.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,329	11,057	22,915
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$46,676	\$53,036	\$55,277
AVERAGE HOUSE VALUE	\$127,606	\$170,868	\$161,208