



C-STORE FOR SALE/LEASE

834 HWY 11
PETAL, MS 39465

Chamberlan Carothers, CCIM, CPM

Executive Summary



PROPERTY OVERVIEW

This 1.7 acre c-store site could be a great investment for an owner/user. It's located a short distance from downtown Petal and Hattiesburg, MS. Located in Flood Zone A and zoned I-2. Buyer/Tenant to verify any restrictions. The owner would entertain lease options.

PROPERTY HIGHLIGHTS

- 1.7 acre c-store location
- 4 underground storage tanks included
- Billboard included
- Decent traffic count between downtown Petal and downtown Hattiesburg
- Lease Options Available

PROPERTY SUMMARY

| | |
|----------------|--------------------------|
| SALE PRICE: | \$125,000 |
| LOT SIZE: | 1.7 Acres |
| BUILDING SIZE: | 1,040 SF |
| YEAR BUILT: | 1958 |
| ZONING: | I-2 |
| MARKET: | Petal |
| CROSS STREETS: | Hwy 11 And W Central Ave |
| TRAFFIC COUNT: | 21,000 |

Complete Highlights



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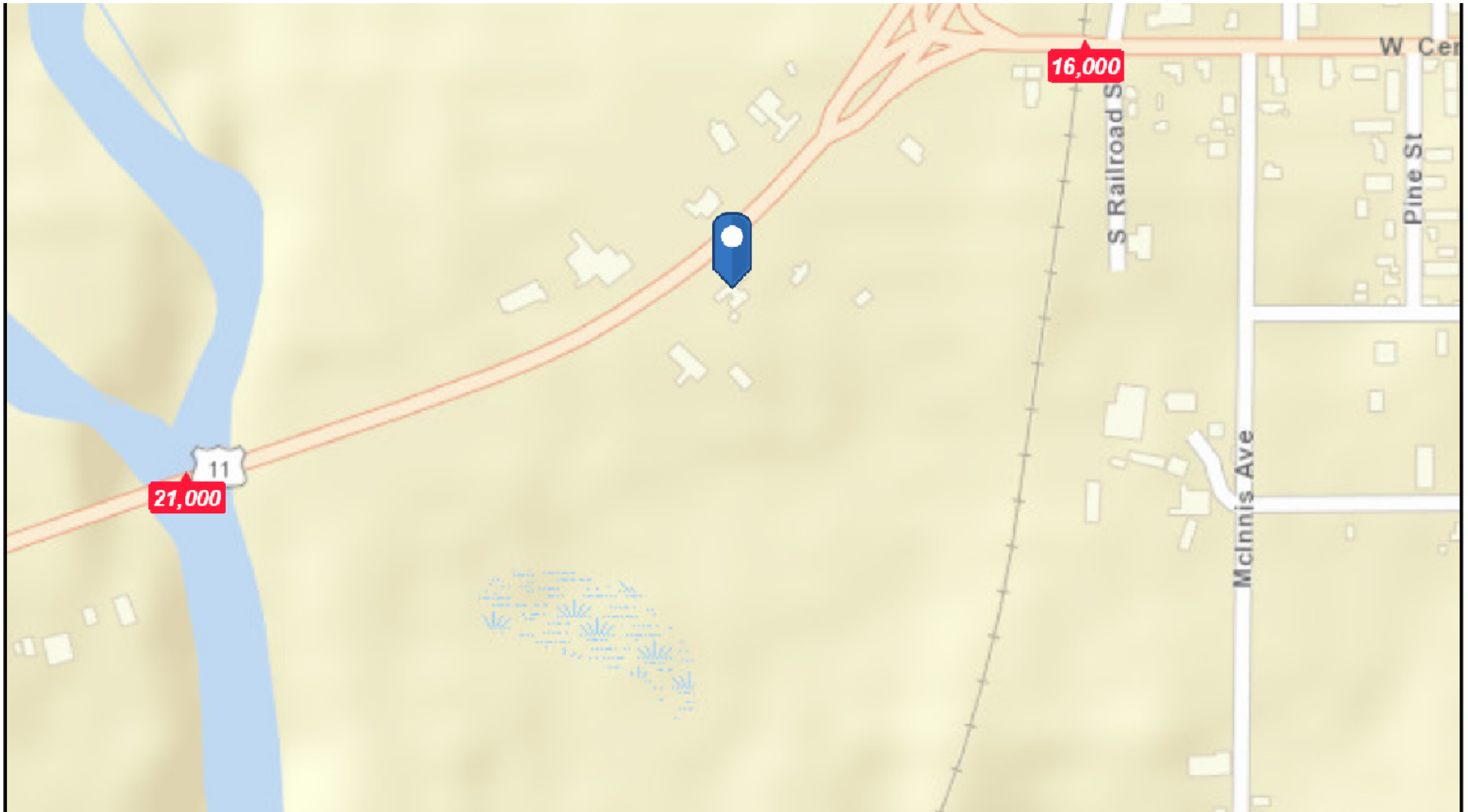
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Plat



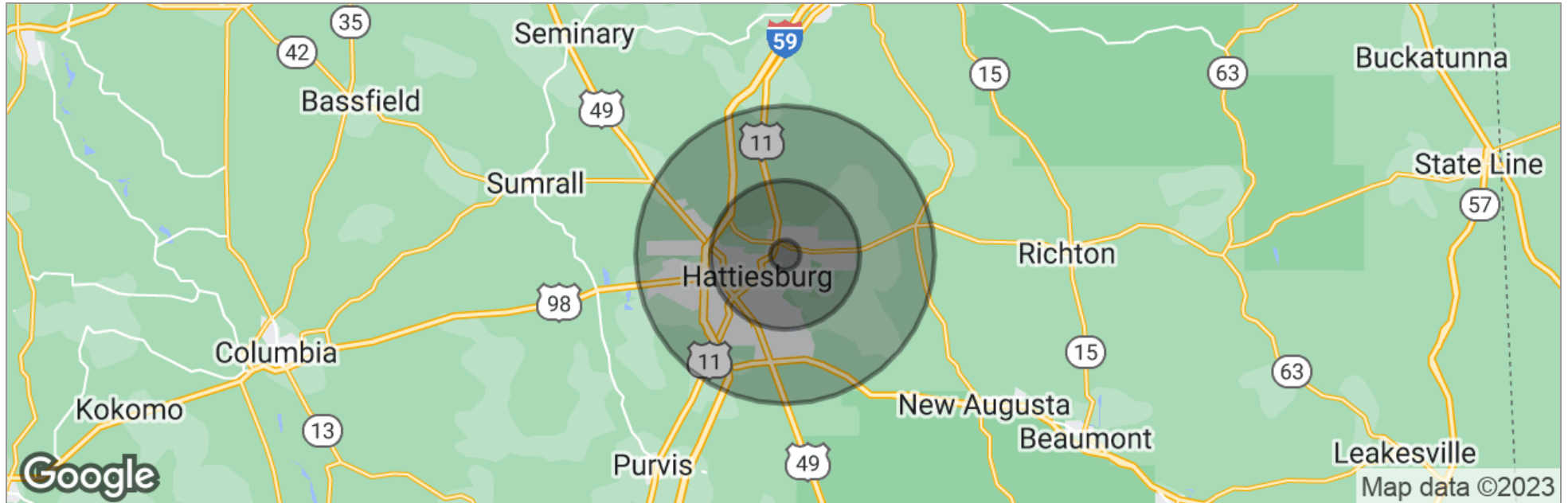
Traffic Count



Flood Map



Demographics



| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 2,049 | 51,110 | 97,585 |
| Population Density | 652 | 651 | 311 |
| Median Age | 33.4 | 30.2 | 31.6 |
| Median Age [Male] | 32.5 | 29.0 | 31.0 |
| Median Age [Female] | 33.8 | 31.2 | 32.3 |
| Total Households | 751 | 19,288 | 37,641 |
| # of Persons Per HH | 2.7 | 2.6 | 2.6 |
| Average HH Income | \$47,537 | \$41,139 | \$49,841 |
| Average House Value | \$115,072 | \$134,356 | \$160,266 |

* Demographic data derived from 2020 ACS - US Census

Photos



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Advisor Bio



Chamberlan Carothers, CCIM, CPM

Managing Director

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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 & Affiliations

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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