



RETAIL/OFFICE SPACE | DOWNTOWN HATTIESBURG

207 EAST FRONT STREET
HATTIESBURG, MS 39401

Greg Brett

Advisor

O: 601.264.4622

gbrett@svn.com

Chamberlan Carothers, CCIM, CPM

Managing Director

O: 601.264.4622 x205

ccarothers@svn.com

Property Summary - Suite 104



OFFERING SUMMARY

Lease Rate: \$1,350/mo Base Rent
NNN

Space Size: 1,278 SF

Available Date February 2023

Zoning: B-4

PROPERTY OVERVIEW

1,278 SF located on the first floor of the America Building (c.1907) in Historic Downtown Hattiesburg. Set up as a Live/Work Space, there is 550 SF in the front deemed a "work area" along with a bedroom, kitchen, full bathroom & washer/dryer in the back.

Along with it's sister property, the Carter Building (32 Lofts) - the America Building was refurbished in 2016 with 4 retail/office suites on the first floor and 20 beautiful 1 & 2 bedroom lofts on floors 2-5.

Suite 104



Suite 104



Suite 104 Entrance with Storefront Window



Work Area



Work Area



Steps to Kitchen and Bedroom

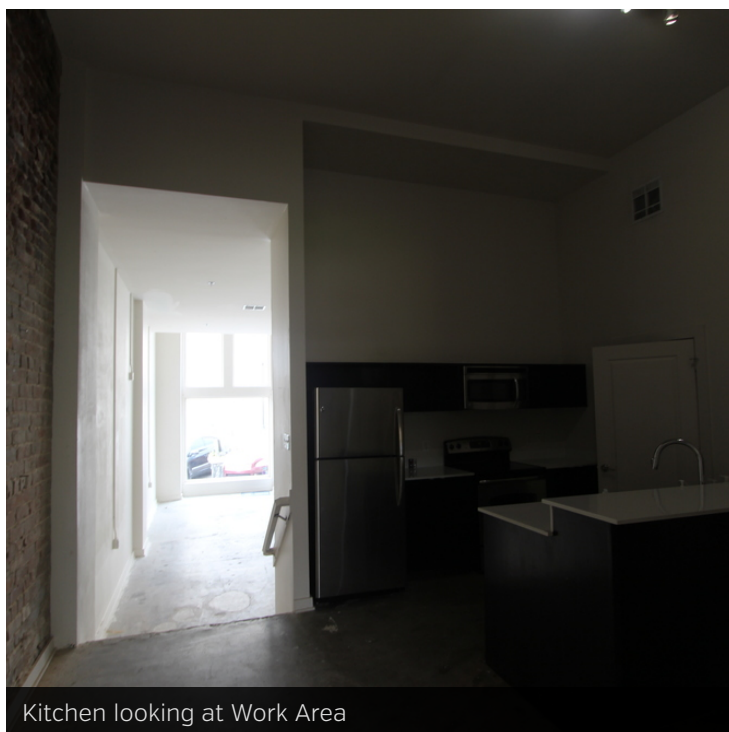
Suite 104



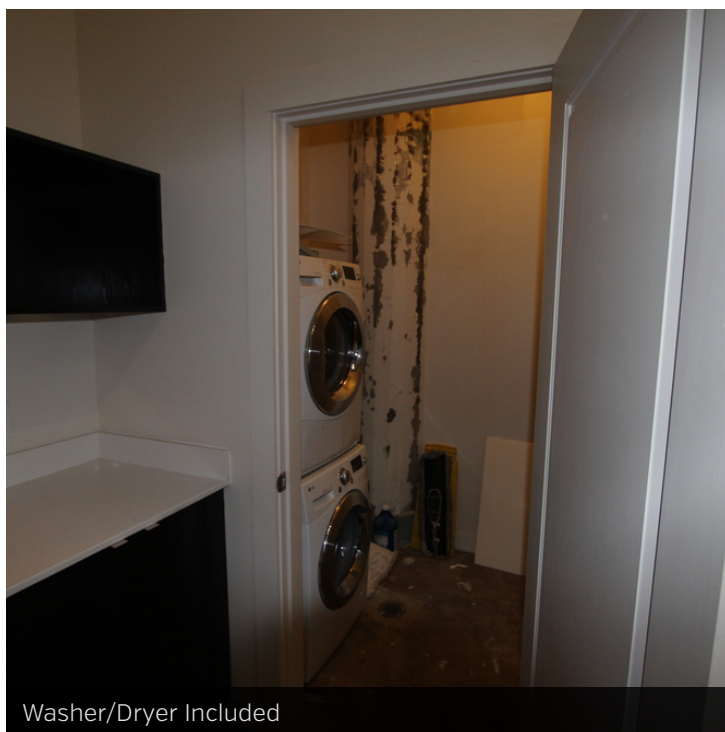
Kitchen and Full Bath



Kitchen

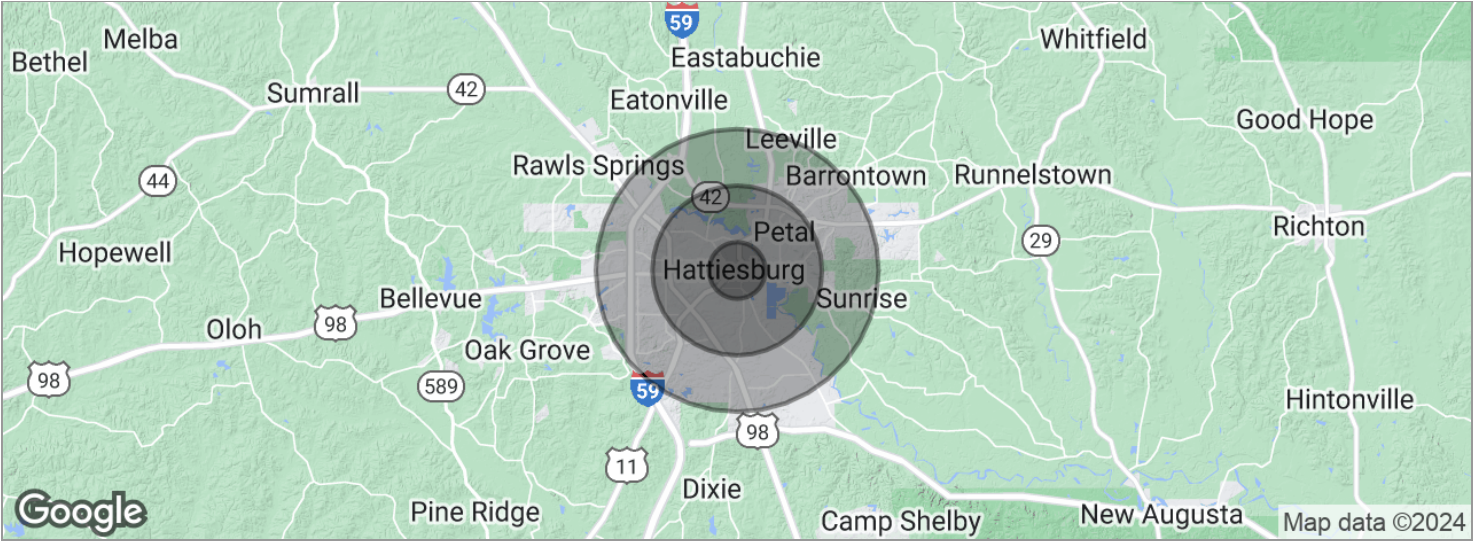


Kitchen looking at Work Area



Washer/Dryer Included

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,331	30,778	59,661
Median age	31.3	30.1	30.6
Median age [Male]	29.5	28.3	29.7
Median age [Female]	32.6	31.5	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,006	11,848	23,097
# of persons per HH	2.7	2.6	2.6
Average HH income	\$35,063	\$37,542	\$44,178
Average house value	\$106,267	\$112,724	\$148,789

* Demographic data derived from 2020 ACS - US Census