



RESTAURANT FOR SALE

6168 HWY 49
HATTIESBURG, MS 39401

Chamberlan Carothers, CCIM, CPM
Managing Director
O: 601.264.4622 x205
ccarothers@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.86 Acres
Year Built:	1988
Building Size:	6,970 SF
Renovated:	2008
Zoning:	B-3
Traffic Count:	29,000

PROPERTY OVERVIEW

Great restaurant opportunity across from The University of Southern Mississippi. This 6,970 SF facility is move-in ready.

LOCATION OVERVIEW

Located near the intersection of Hwy 49 and Hardy St. This facility faces the University of Southern Mississippi. Located on the corners of Pearl St, 25th Ave, and the frontage of Hwy 49.

PROPERTY HIGHLIGHTS

- Stable-to-growing market and submarket
- Amongst an abundance of retail, medical, and residential developments
- Corner lot with frontage access from Hwy 49
- Ample parking with ingress/egress from Pearl St, 25th Ave, and the Hwy 49 frontage

Property Details

HATTIESBURG

Sale Price

\$1,000,000

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
APN #	2-028J-08-189.00
Lot Frontage	129 ft
Lot Depth	274 ft
Corner Property	Yes
Traffic Count	29000
Traffic Count Street	Hwy 49
Waterfront	Yes
Power	Yes

LOCATION INFORMATION

Street Address	6168 Hwy 49
City, State, Zip	Hattiesburg, MS 39401
County	Forrest
Market	Hattiesburg
Township	04N
Range	13W
Section	08
Side of the Street	East
Road Type	Highway
Market Type	Medium
Nearest Highway	HWY 49

TAX INFORMATION 2019

Land Value	132,170
Improvements	317,440
Total Value	449,6
Assessed	
Annual Tax Amount	\$12,294.00

BUILDING INFORMATION

Tenancy	Single
Year Built	1988
Year Last Renovated	2008
Gross Leasable Area	6,970 SF
Free Standing	Yes
Number of Buildings	1

HATTIESBURG

Photos



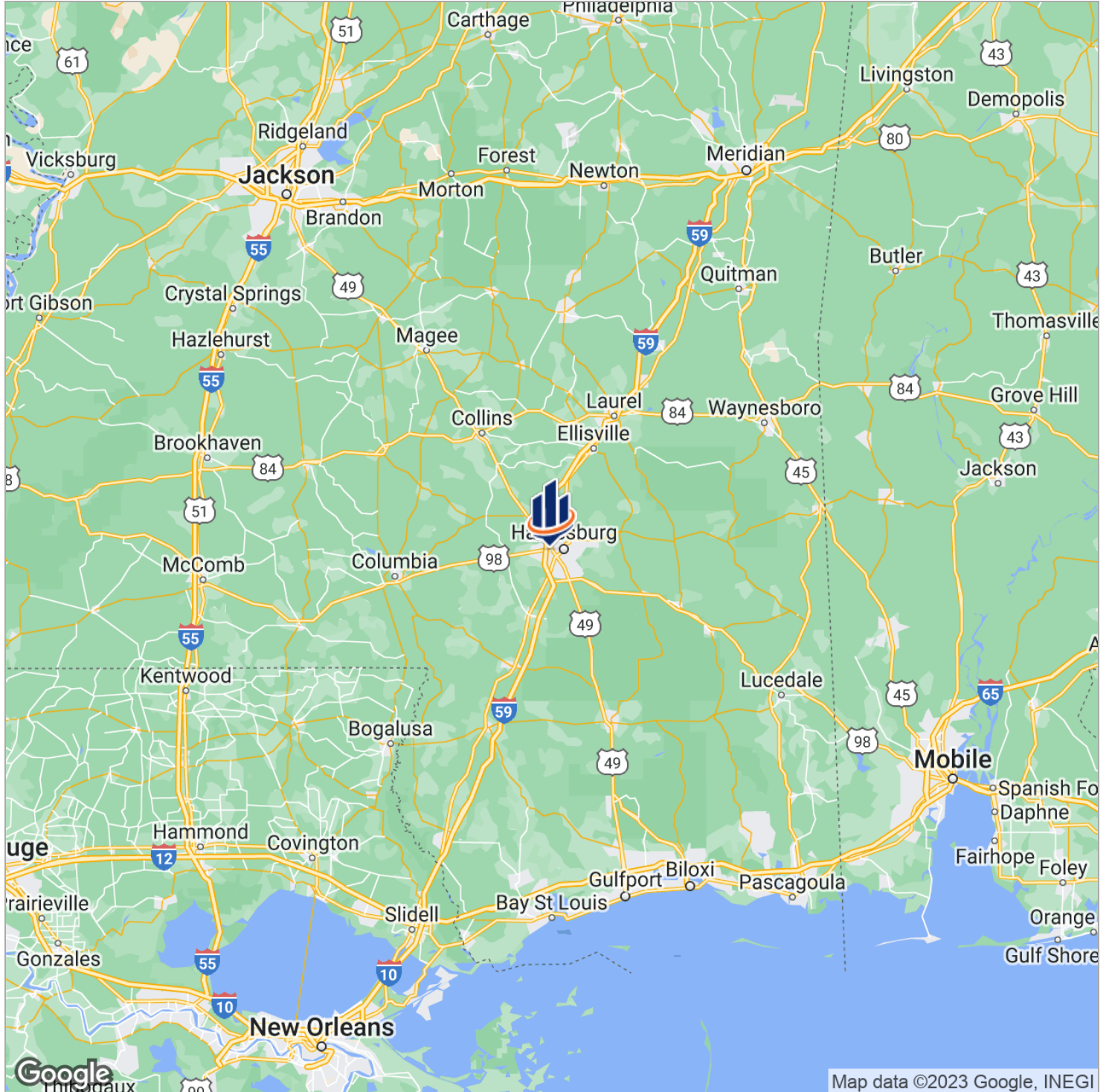
HATTIESBURG

Plat



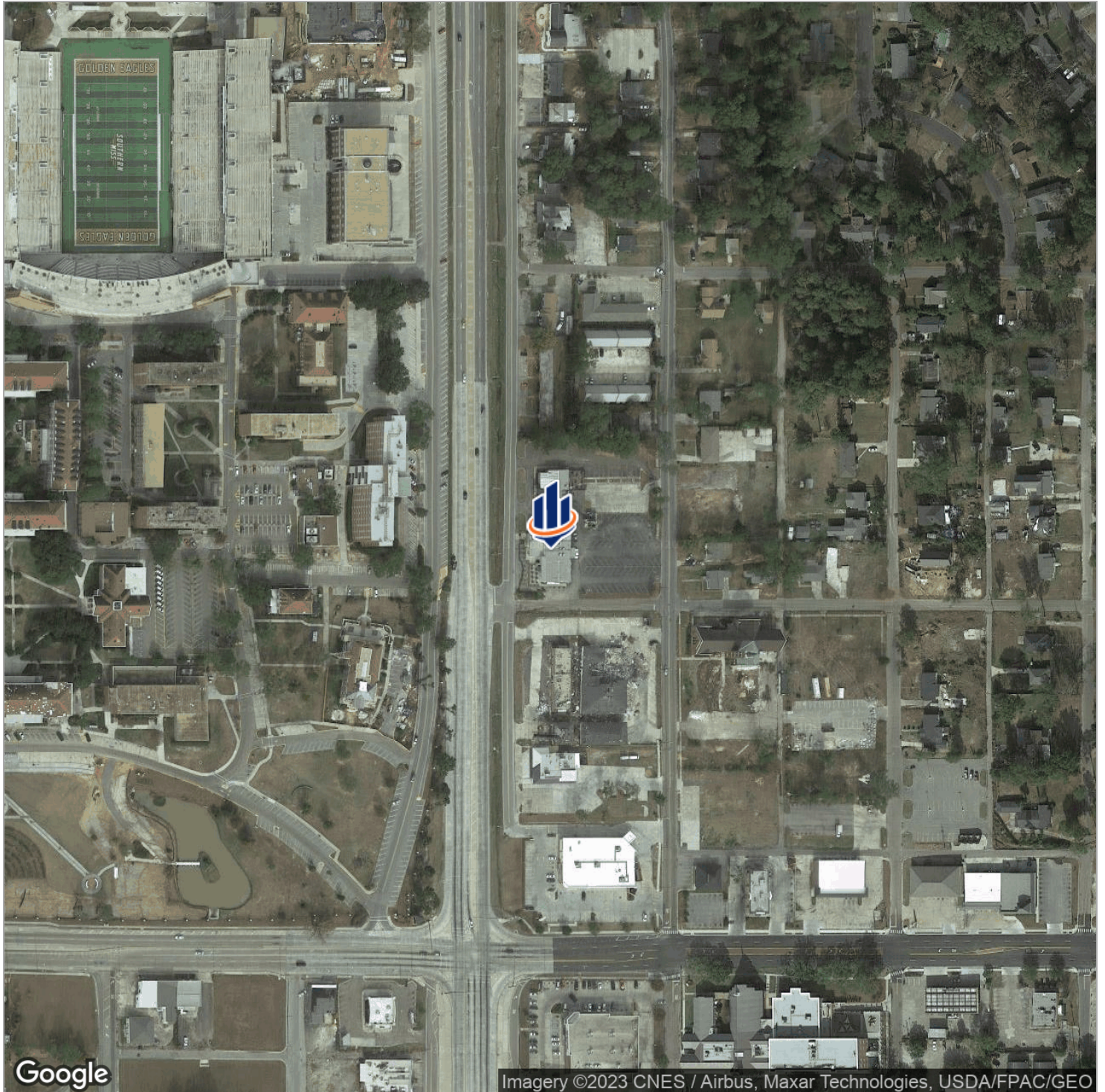
HATTIESBURG

Regional Map



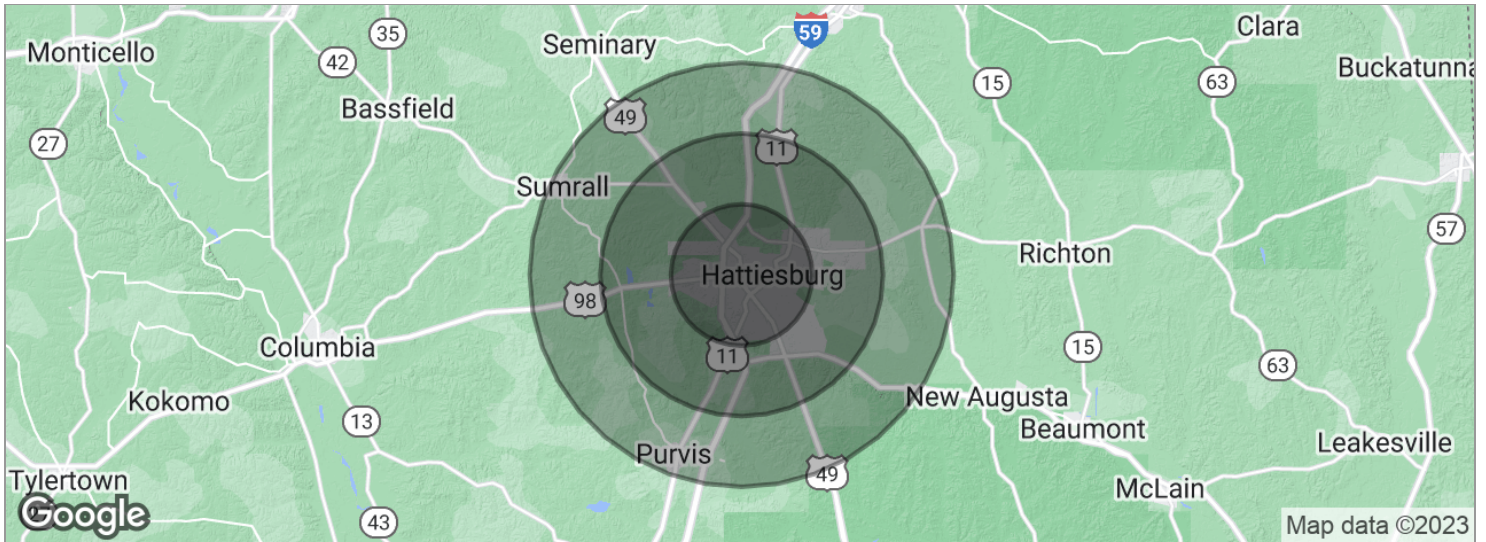
HATTIESBURG

Aerial Map



HATTIESBURG

Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	63,037	107,537	133,105
Median age	30.0	32.2	32.9
Median age [Male]	29.1	31.7	32.1
Median age [Female]	30.8	32.9	33.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	25,112	41,597	50,527
# of persons per HH	2.5	2.6	2.6
Average HH income	\$45,205	\$56,534	\$56,516
Average house value	\$149,290	\$158,803	\$157,637

* Demographic data derived from 2020 ACS - US Census

CHAMBERLAN CAROTHERS, CCIM, CPM

Managing Director



1700 S. 28th Avenue
Suite C
Hattiesburg, MS 39402
T 601.264.4622 x205
C 601.329.6692
ccarothers@svn.com

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 & 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