

Report for 6690 US-98, Hattiesburg

Prepared May 01, 2026

Presented By



London & Stetelman Realtors

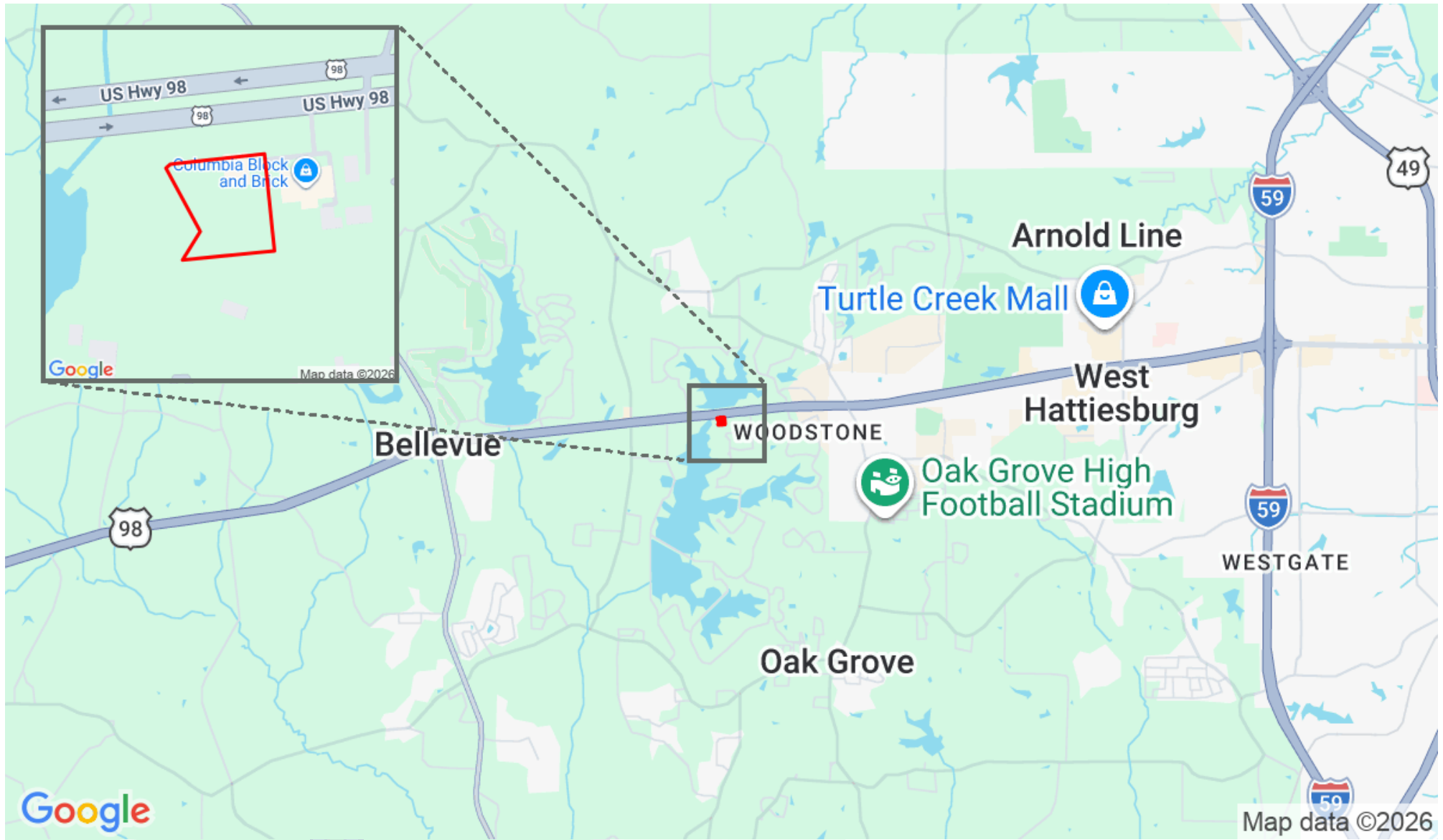


Andy D Stetelman

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6690 US-98





6690 US-98

6690 US-98
Hattiesburg, MS 39402

Owner	A S EXCHANGE LLC
Buyer	
Class	
Building Size	8,335 SF
Year Built	1984

Retail For Sale

1

List Price	\$1,350,000.00
\$/SF	161.97
Office SF	
Industrial SF	
Retail SF	
Land Size	1.51 Acres
Parking Ratio	

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East 2/3+_ of property occupied with a NNN Lessee and west side of property is available to sell, lease or BTS. Sell is subject to ownership performing a 1031 Exchange



Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
6690 US-98	Retail For Sale		1.51 Acres	8,335 SF	65,340 SF	\$1,350,000.00



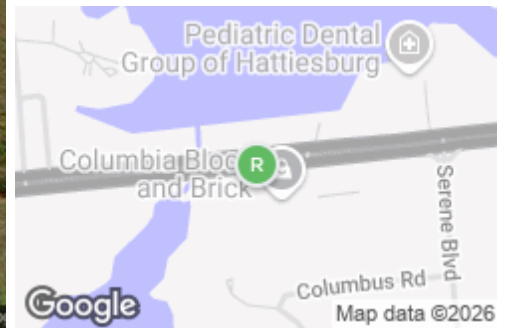
Retail For Sale

Highway 98 West

6690 Highway 98 West, Hattiesburg, MS, 39402

Retail: Freestanding For Sale

Prepared on May 01, 2026



Listing Details | Retail For Sale

Total Available Space	1.5 Acres	Days On Market	298 days
Asking Price	\$1,350,000	Date Listed	7/07/2025
Listing Price Per SF	\$20.66	Last Modified	5/01/2026
Cap Rate (Actual)	-	Listing ID	42919758
Vacant	No	Parking Spaces	-
Available Date	Now		

Description

East 2/3+_ of property occupied with a NNN Lessee and west side of property is available to sell, lease or BTS.

Sell is subject to ownership performing a 1031 Exchange

Property Details

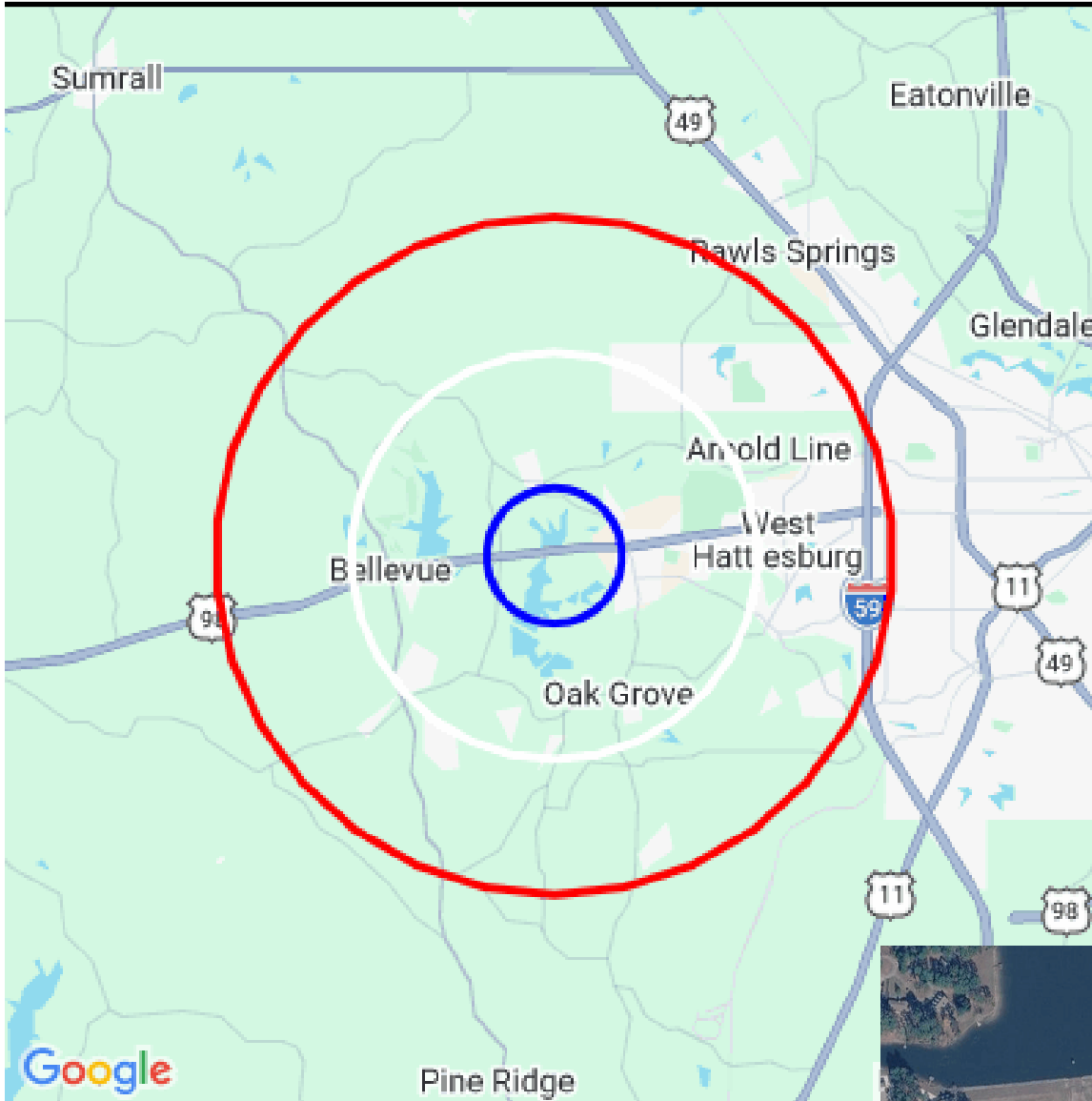
Building Class	-	Year Built	1984
Property Type	Retail	Primary Construction	Masonry
Sub Type	Freestanding	Occupancy Type	Single Tenant
Zoning	-	Parcels	054B-17-016.000
Building Status	Existing	Legal Owner	AS Exchange Llc
Building Size	8,335 SF	Submarket	-
Land Size	1.51 Acres / 65,748 SF	County	Lamar
Number of Buildings	1	Floor Size	7,085 SF
Floors	1		

Contact



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Demographic Report



6690 US-98

Population

Distance	Male	Female	Total
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Population by Distance and Age (2020)

No Data Available

Ethnicity within 5 miles

No Data Available



Home Ownership 1 Mile

No Data Available

Home Ownership 3 Mile

No Data Available

Home Ownership 5 Mile

No Data Available

Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
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Labor & Income

Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
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Household Income

No Data Available

Radius	Median Household Income
Radius	Average Household Income
Radius	Aggregate Household Income

Education

	1-Mile	3-mile	5-mile
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Tapestry

	1-Mile	3-mile	5-mile	This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

1-Mile % 3-Mile % 5-Mile %

Expenditures (Continued)

1-Mile % 3-Mile % 5-Mile %

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant





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Company



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