



THE ARBOR SHOPPING CENTER

4700 HARDY STREET
HATTIESBURG, MS 39402

Chamberlan Carothers, CCIM, CPM
Managing Director
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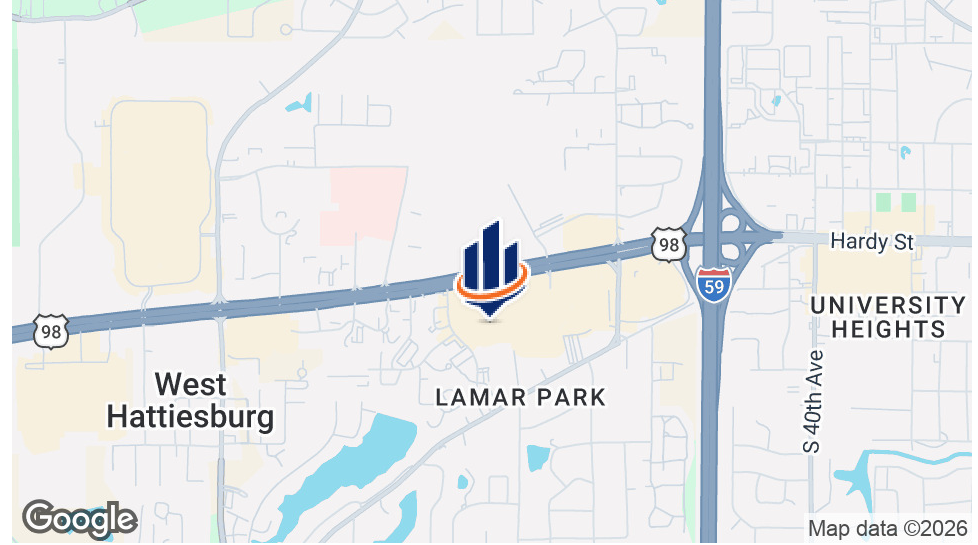


1 PROPERTY
INFORMATION

4700 Hardy Street
Hattiesburg, MS 39402

Property Summary

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Building Size:	73,679 SF
Available SF:	1,170 - 7,497 SF
Lot Size:	9.59 Acres
Year Built:	1988
Market:	Hattiesburg
Submarket:	Oak Grove
Traffic Count:	40,000
Video:	View Here

PROPERTY OVERVIEW

The Arbor is an attractive, well constructed and established shopping Center anchored by Cowboy Maloney's Electric City, Newk's Café, Plato's Closet and Once Upon A Child.

SPACES

4700 Hardy Street-Suite A
4700 Hardy Street-Suite H-1
Suite K
Suite Z
4700 Hardy Street STE C
4700 Hardy Street STE X,Y

LEASE RATE

\$14.00 SF/yr
\$14.00 SF/yr
\$14.00 SF/yr
\$14.00 SF/yr
\$14.00 SF/yr
\$14.00 SF/yr

SPACE SIZE

4,206 SF
4,014 SF
7,497 SF
2,011 SF
1,170 SF
3,471 SF

VIDEO

View Here
View Here
-
-
-
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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 to 36 months
Total Space:	1,200 - 7,497 SF	Lease Rate:	\$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
4700 Hardy Street-Suite A	Available	4,206 SF	NNN	\$14.00 SF/yr	End cap retail space.
4700 Hardy Street-Suite H-1	Available	4,014 SF	NNN	\$14.00 SF/yr	-
Suite K	Available	7,497 SF	NNN	\$14.00 SF/yr	Small showroom space, two restrooms, one office, large warehouse with walk-thru door and a roll-up door
Suite Z	Available	2,011 SF	NNN	\$14.00 SF/yr	Retail space, end cap, two restrooms, small breakroom, one office, large open space/showroom

Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4700 Hardy Street STE C	Available	1,170 SF	NNN	\$14.00 SF/yr	Open showroom space, 1 restroom, small storage area and 1 common lavatory.
4700 Hardy Street STE X,Y	Available	3,471 SF	NNN	\$14.00 SF/yr	Professional office space with break room, two restrooms, several individual offices, bullpen area, and large conference room.

Additional Photos





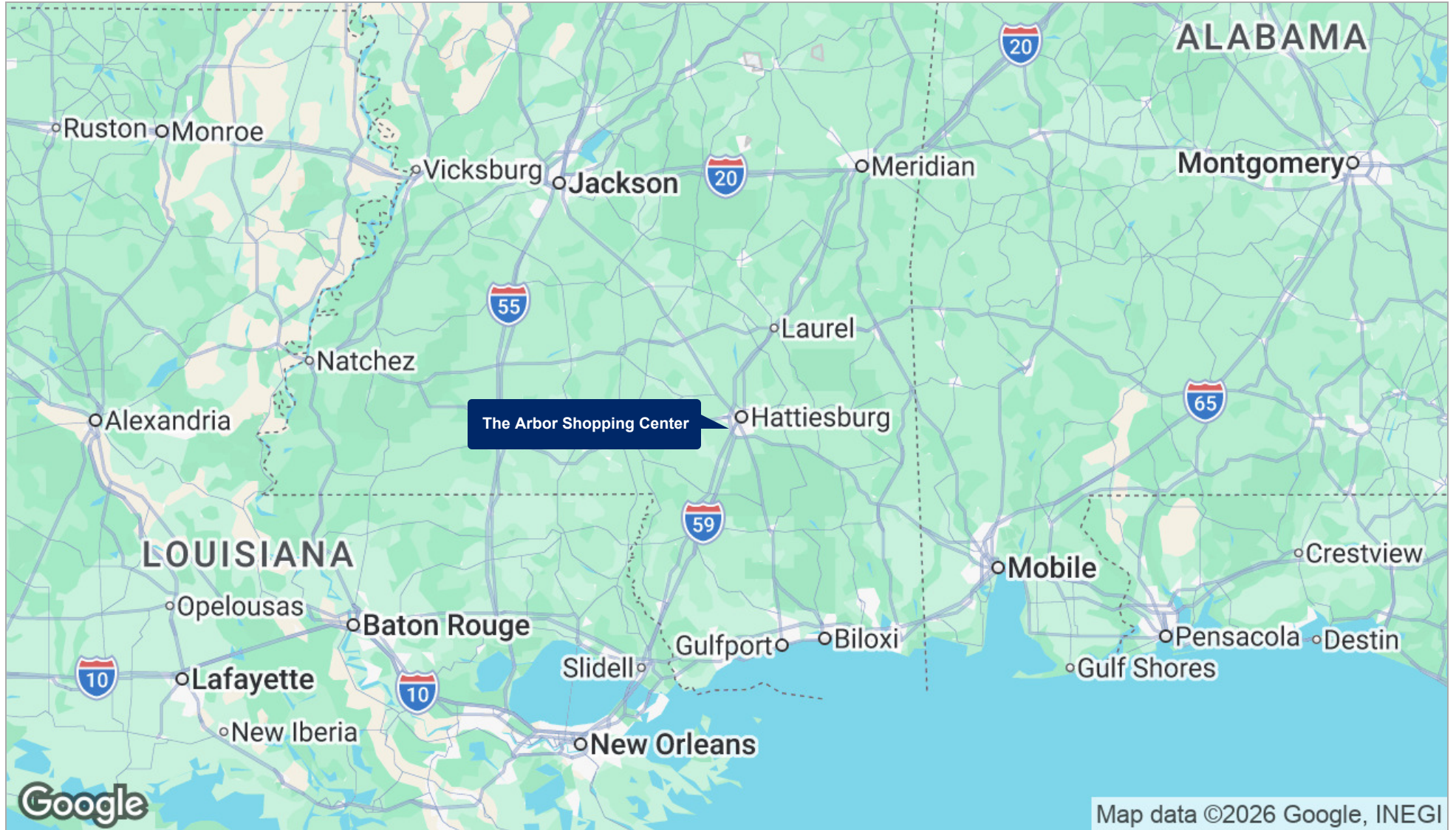
HATTIESBURG



2 LOCATION INFORMATION

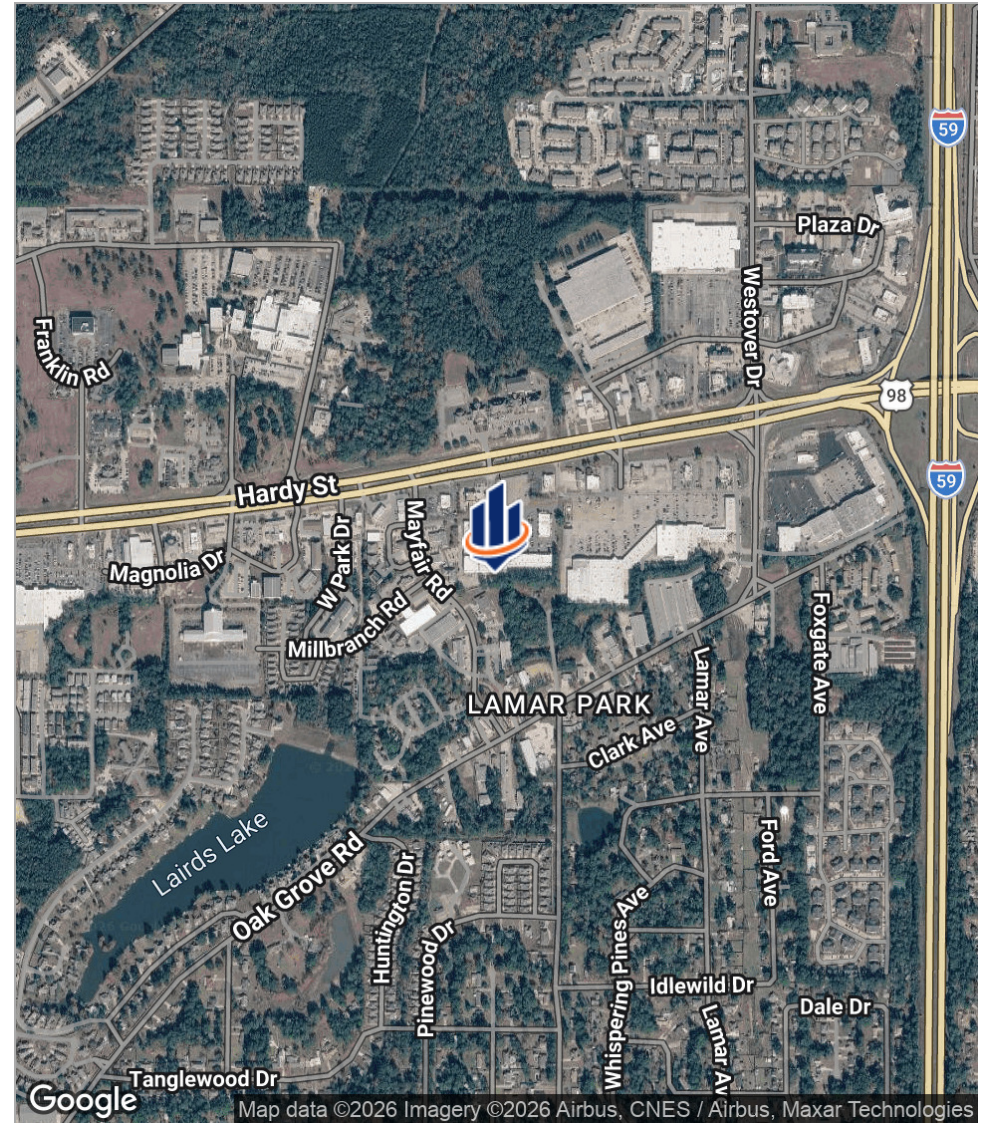
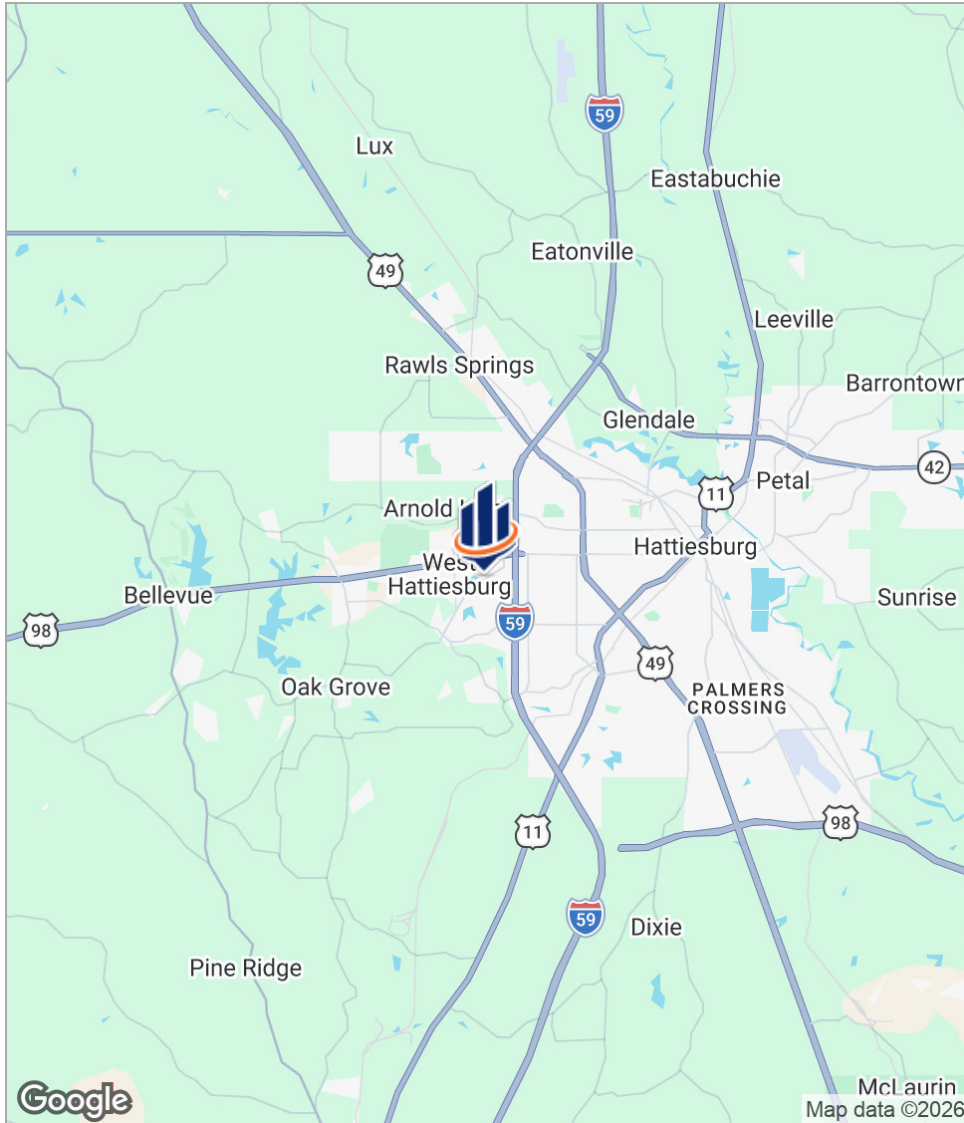
4700 Hardy Street
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Regional Map



Location Maps

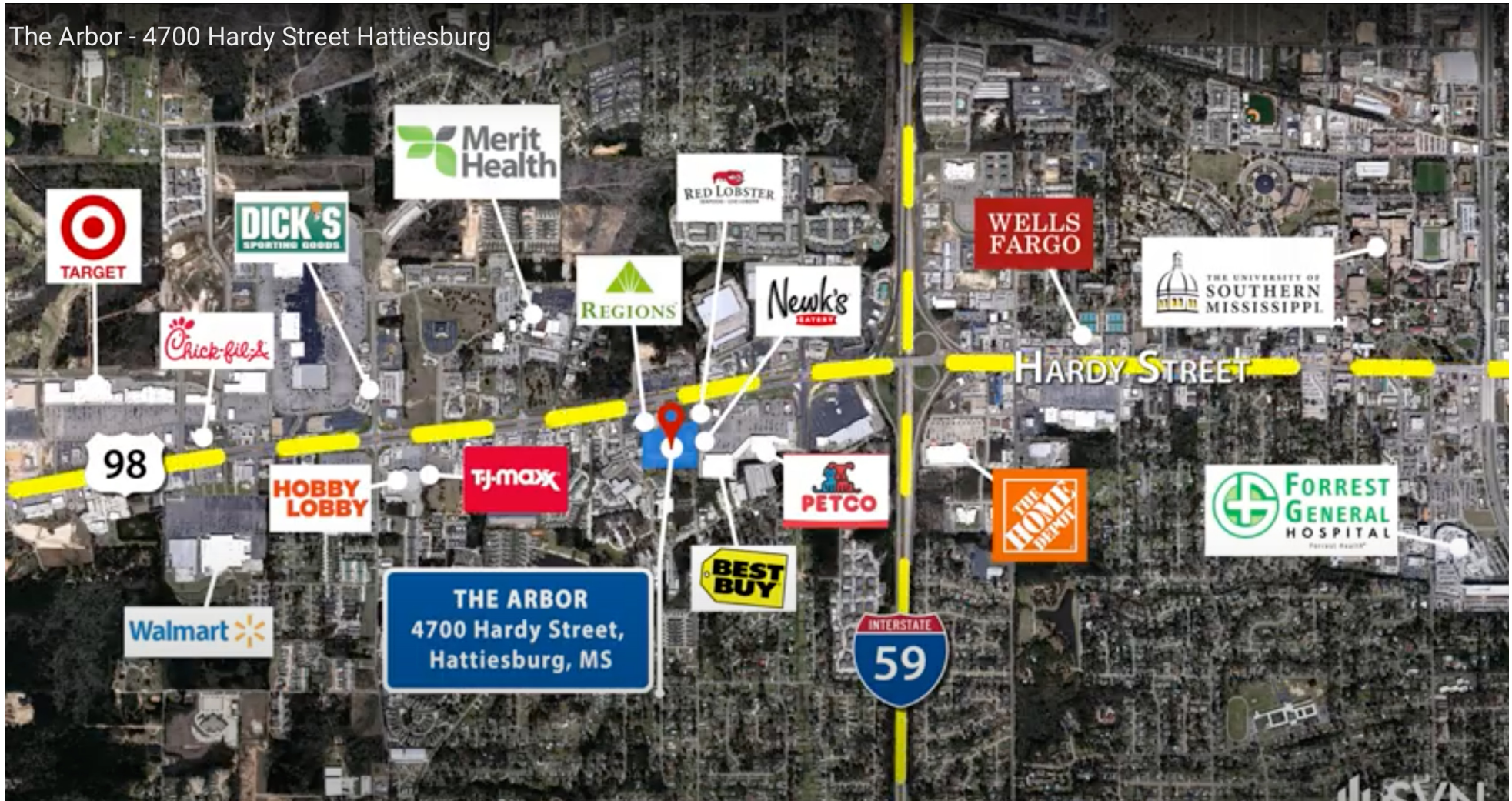
THE UNIVERSITY OF SOUTHERN MISSISSIPPI



Retailer Map



The Arbor - 4700 Hardy Street Hattiesburg



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DEMOGRAPHICS

4700 Hardy Street
Hattiesburg, MS 39402

Demographics Report

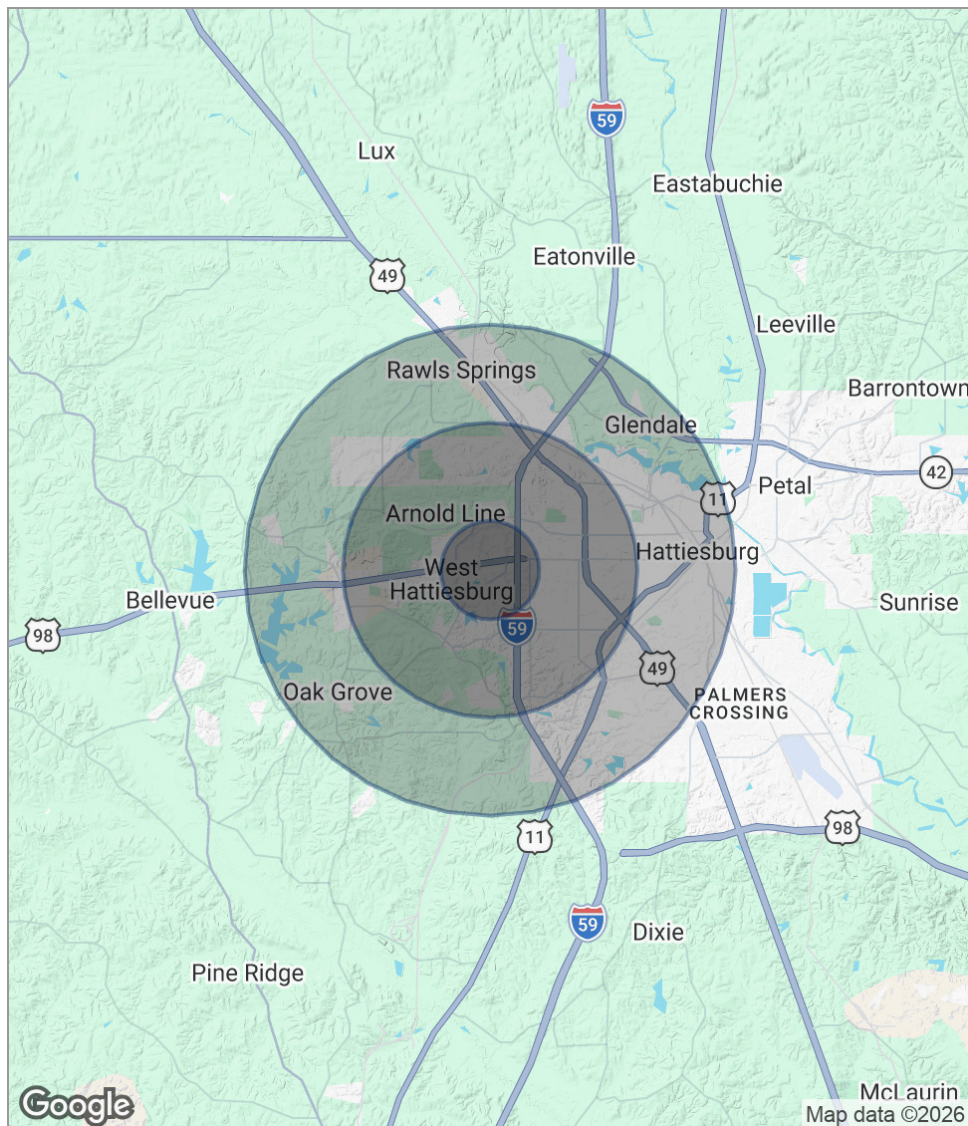
THE UNIVERSITY OF SOUTHERN MISSISSIPPI

	1 MILE	3 MILES	5 MILES
Total population	5,091	37,091	64,471
Median age	38.1	33.0	34.2
Median age (male)	39.2	31.9	32.0
Median age (female)	40.3	35.3	36.3
Total households	2,308	16,882	28,481
Total persons per HH	2.2	2.2	2.3
Average HH income	\$56,275	\$51,517	\$55,093
Average house value	\$94,836	\$115,395	\$121,888

** Demographic data derived from 2020 ACS - US Census*

Demographics Map

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



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HOUSEHOLDS & INCOME

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4 ADVISOR BIOS

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Advisor Bio



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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

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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