



RETAIL PROPERTY FOR SALE / LEASE

1000 TURTLE CREEK DR

Hattiesburg, MS 39402

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**Baker Storey McDonald
Properties**

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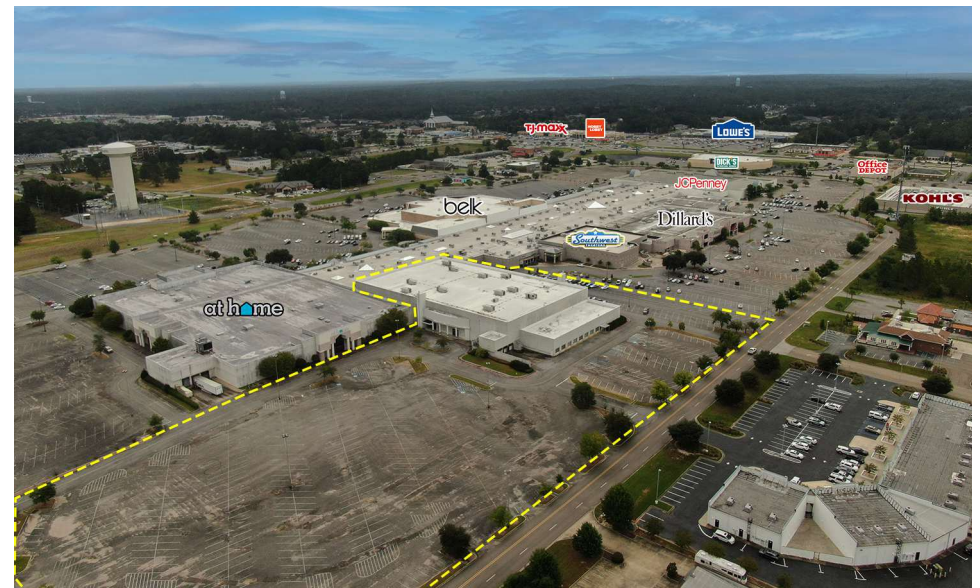


PROPERTY DESCRIPTION

Centrally positioned at 1000 Turtle Creek Drive within Hattiesburg's Turtle Creek Mall, this former two-story Sears building spans 8.13 acres, offering prime frontage along Highway 98 West within one of South Mississippi's most active retail corridors

PROPERTY HIGHLIGHTS

- Former Sears anchor, 134,234 SF across two levels (67,117 SF per floor)
- Situated on 8.13 ± acre parcel with 685 ft of highway frontage and 651 parking spaces (~5 spaces/1,000 SF)
- Part of Turtle Creek Mall featuring 845,000 ± SF of retail space and over 80 tenants including At Home, Belk, JCPenney, and Dillard's
- Renovated in 2012 within a Class A regional mall—Hattiesburg stands as a retail and healthcare hub in South Mississippi



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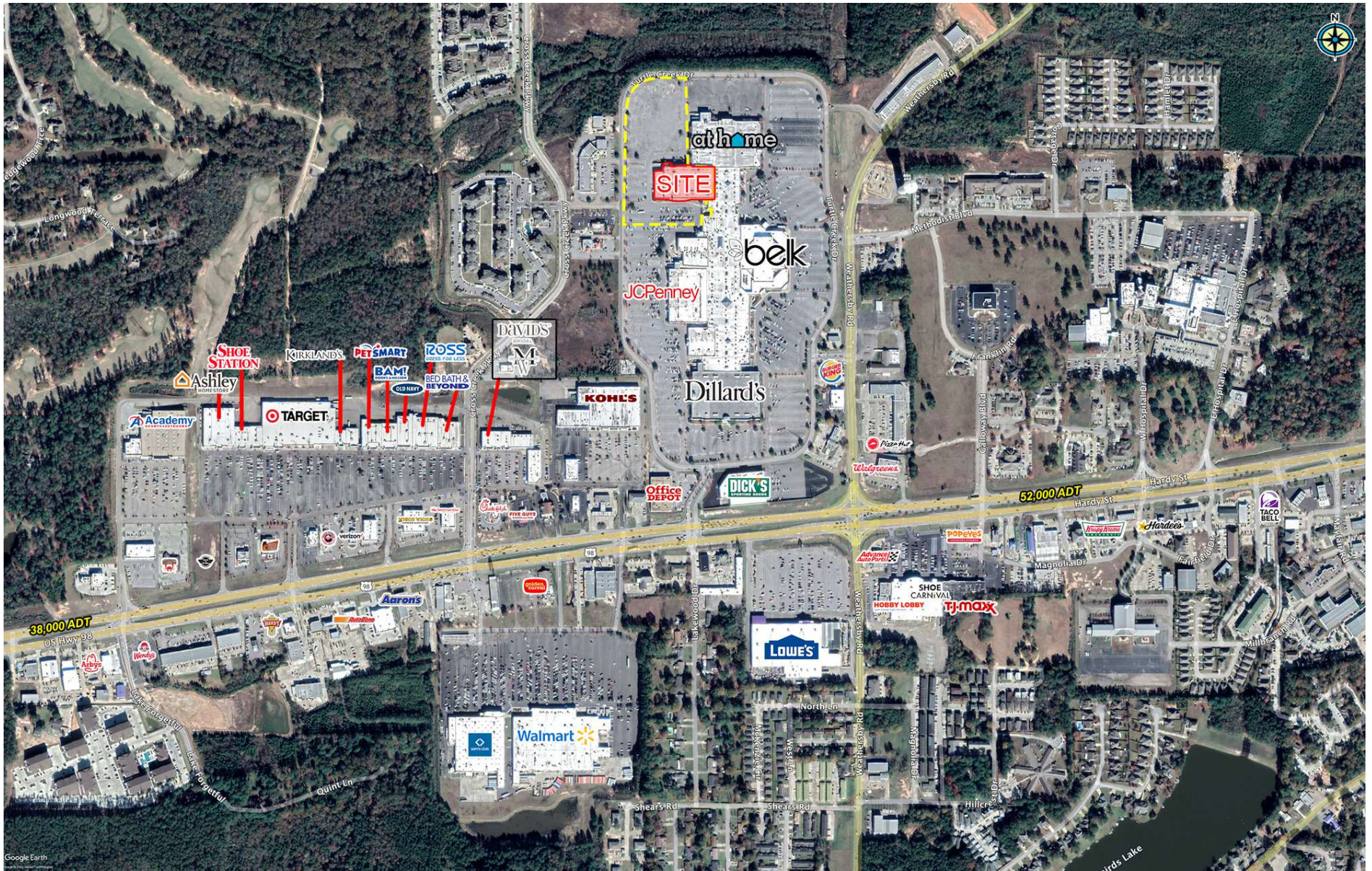
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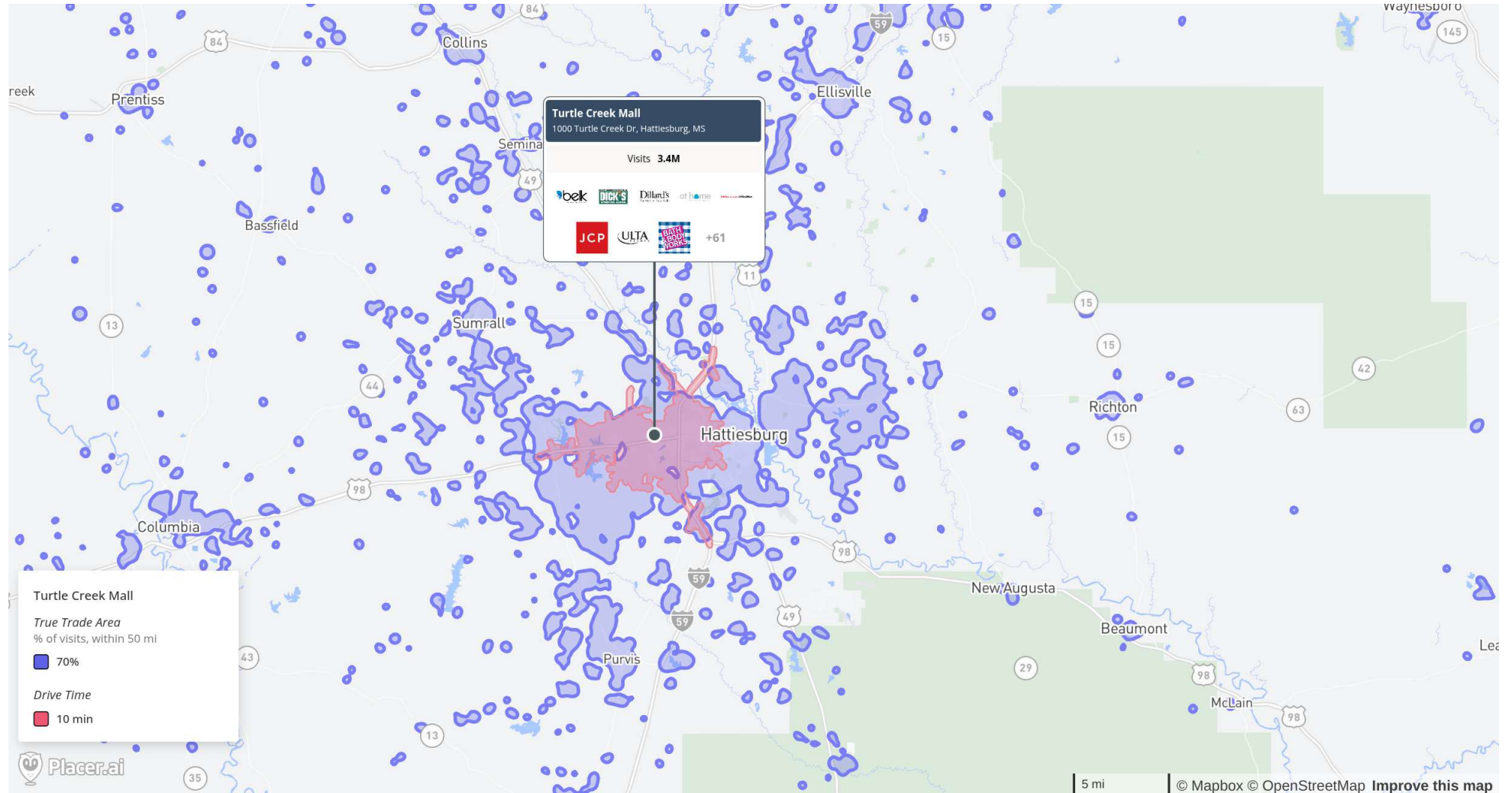
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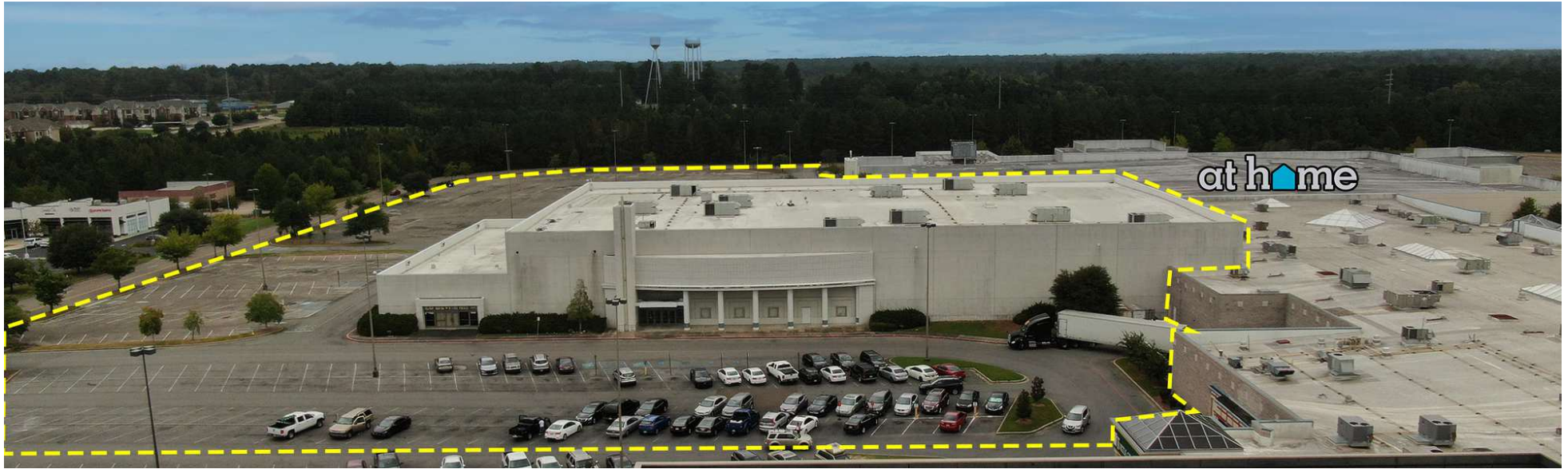
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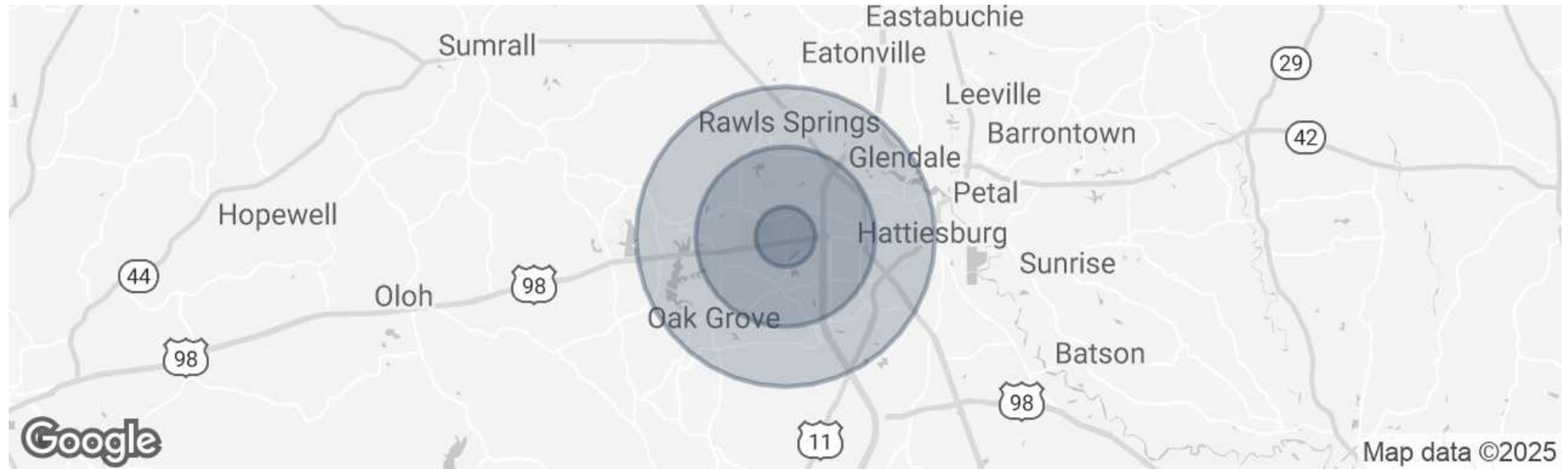
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,505	40,907	69,097
Average Age	37	35	36
Average Age (Male)	35	34	35
Average Age (Female)	38	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,453	16,599	27,895
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$81,316	\$75,509	\$79,208
Average House Value	\$200,573	\$217,502	\$222,753

Demographics data derived from AlphaMap