

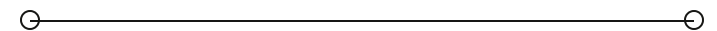


LEASE

Turtle Creek Corner Shopping Center

5064 HARDY STREET

Hattiesburg, MS 39402



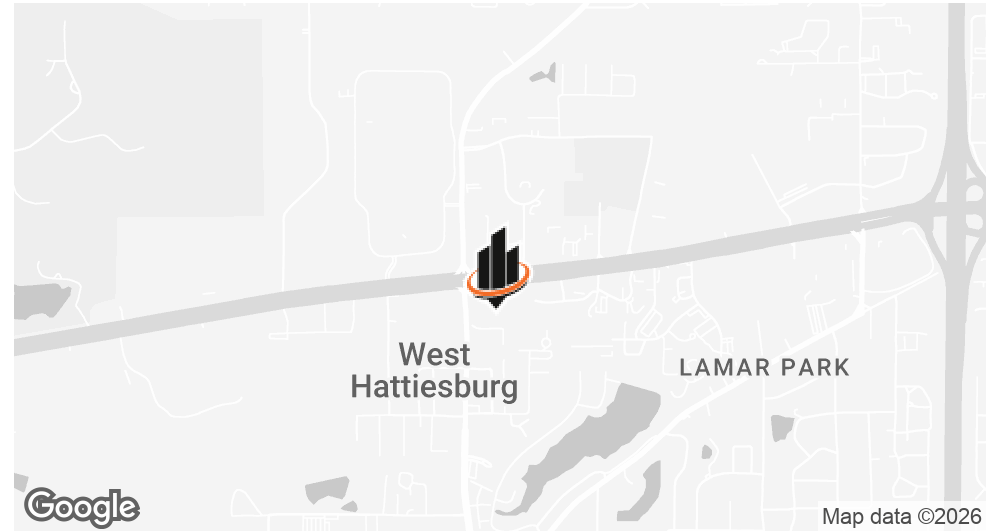
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (NNN)
BUILDING SIZE:	45,927 SF
AVAILABLE SF:	1,200 SF
SUITE #:	Suite # 10
YEAR BUILT:	2003
ZONING:	B-5

PROPERTY OVERVIEW

This is the only space available in a well anchored high traffic center that is in the heart of Hattiesburg's retail district containing national and regional tenants.

PROPERTY HIGHLIGHTS

- Well anchored shopping center
- 50,000 cars/day +/-
- Hattiesburg's primary retail corridor
- Previous retail use

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DEMOGRAPHICS MAP & REPORT

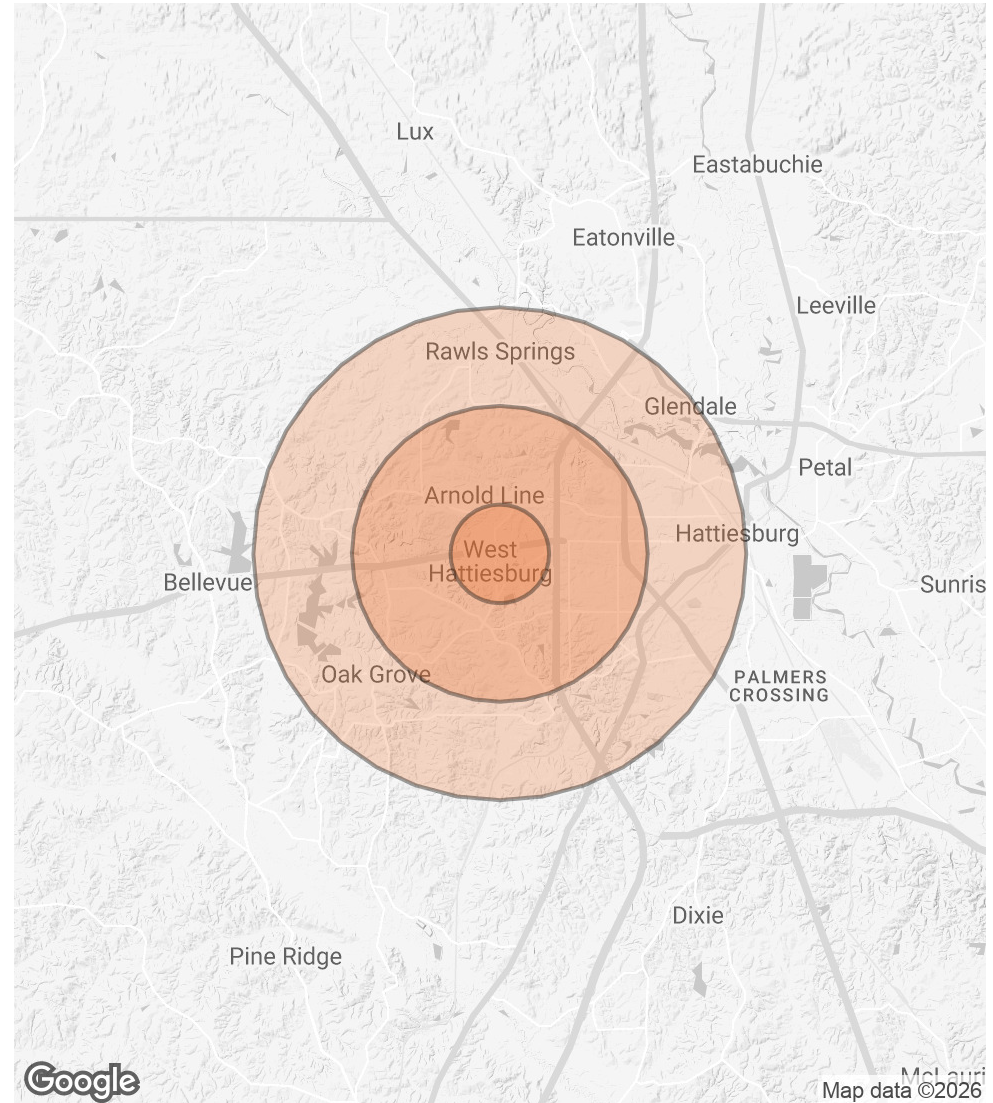
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,954	27,244	56,176
AVERAGE AGE	27.3	28.9	30.8
AVERAGE AGE (MALE)	26.8	28.9	30.4
AVERAGE AGE (FEMALE)	28.5	29.2	31.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,329	11,057	22,915
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$46,676	\$53,036	\$55,277
AVERAGE HOUSE VALUE	\$127,606	\$170,868	\$161,208

2020 American Community Survey (ACS)



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