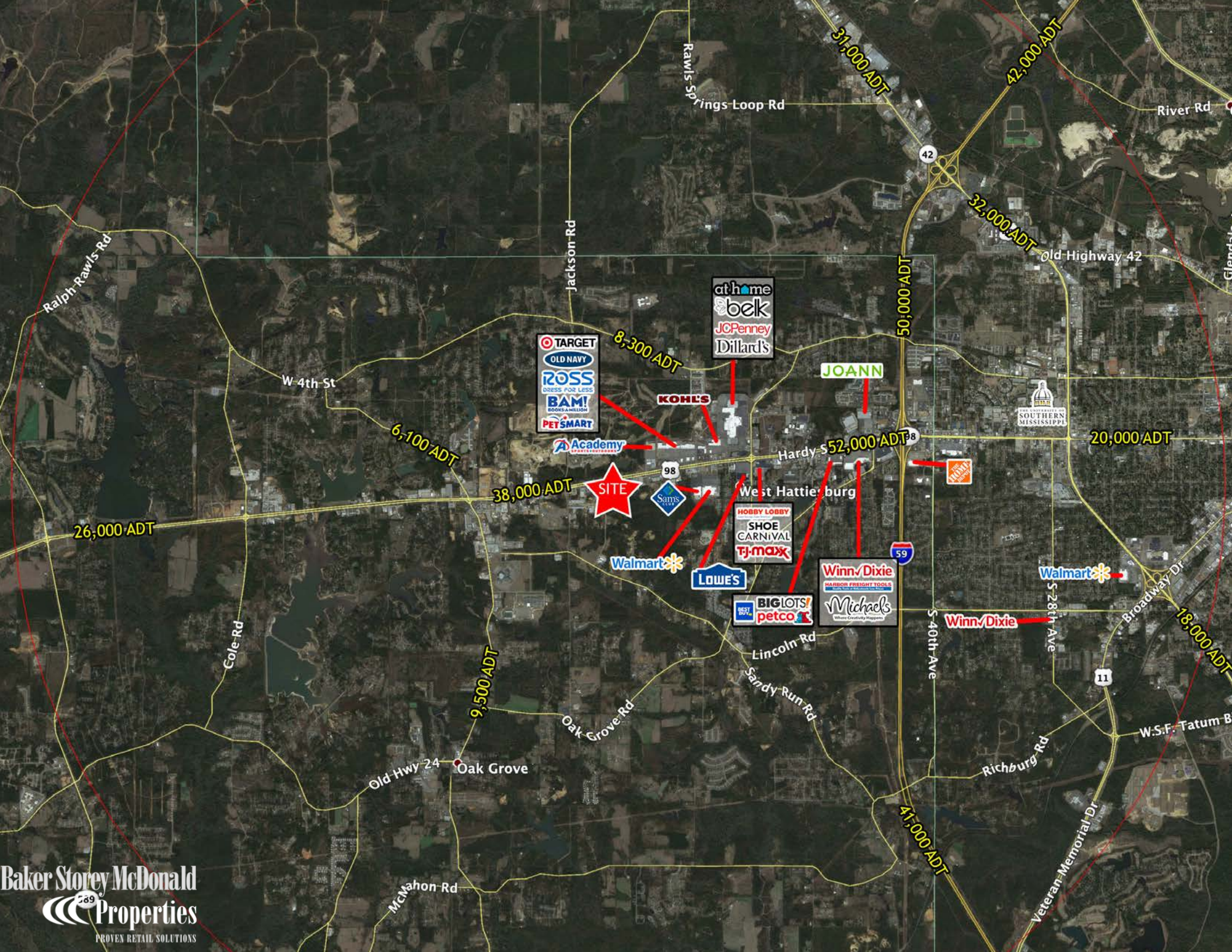


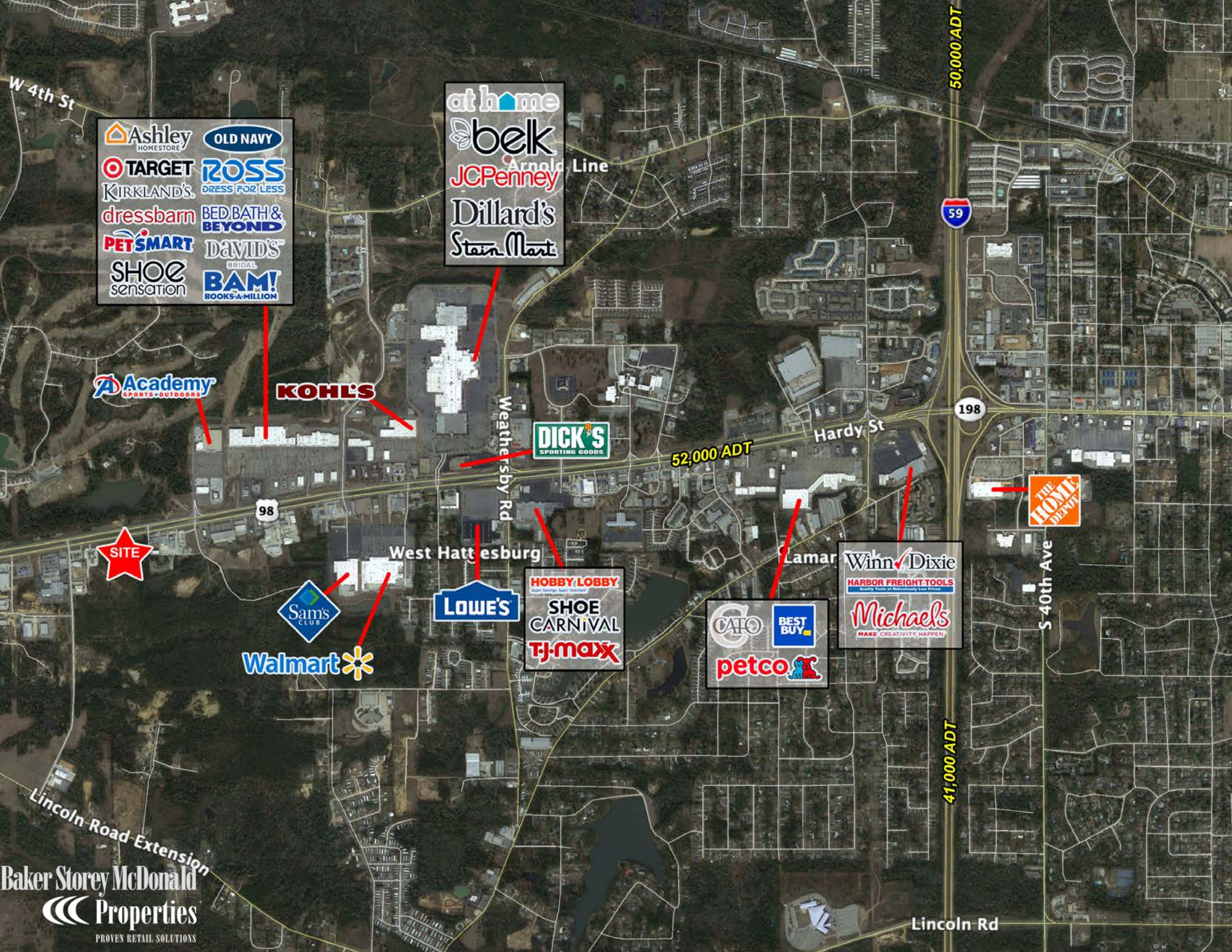
HATTIESBURG, MS

Build to Suit or Ground Lease



- 4± Acres at southeast corner US-98 and Lamar Blvd
- Flexible site plan with outparcel opportunities
- Full access at lit intersection
- 38,000 VPD along US-98
- Local retailers include Walmart, Lowe's, Target, The Home Depot, Kohl's, and more





Ashley HOMESTORE
OLD NAVY
TARGET
ROSS DRESS FOR LESS
KIRKLAND'S
DRESSBARN
BED BATH & BEYOND
PETSMART
DAVID'S BRIDAL
SHOE sensation
BAM! BOOKS A MILLION

at home
bek
JC Penney
Dillard's
Stein Mart

Academy SPORTS + OUTDOORS

KOHL'S

DICK'S SPORTING GOODS

52,000 ADT



98

West Hattiesburg

Sam's CLUB

LOWE'S

HOBBY LOBBY
SHOE CARNIVAL
TJ-MAXX

Walmart

Lamar

petco
BEST BUY

Winn-Dixie
HARBOR FREIGHT TOOLS
Michaels
MAKE CREATIVITY HAPPEN

S 40th Ave

THE HOME DEPOT

41,000 ADT

59

50,000 ADT

198

Lincoln Rd

DEMOGRAPHIC SUMMARY

	3 Mi Radius	5 Mi Radius	7 Mi Radius
2021 Est. Population	28,793	60,933	84,026
2026 Prj. Population	29,597	62,154	85,528
Growth (2021-2026)	0.6%	0.4%	0.4%
2021 Households	11,558	24,280	32,708
2026 Households	11,716	24,558	33,112
Household Size	2.5	2.4	2.5
Growth (2021-2026)	0.3%	0.2%	0.2%
2021 Avg. Income	\$73,355	\$73,894	\$70,419
2026 Avg. Income	\$85,846	\$87,570	\$82,986
Change (2021-2026)	3.4%	3.7%	3.6%
2021 Med. HH Income	\$55,514	\$54,233	\$51,382
2026 Med. HH Income	\$63,804	\$62,584	\$59,237
Change (2021-2026)	3.0%	3.1%	3.1%
Daytime Population	23,555	54,267	70,771