



BIGLOTS!

OAK GROVE SHOPPING CENTER

4600 HARDY STREET
HATTIESBURG, MS 39402

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Property Summary



OFFERING SUMMARY

Available SF:	35,644 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Lot Size:	8.38 Acres
Year Built:	1986
Building Size:	104,365 SF
Zoning:	B-3
Market:	Hattiesburg
Submarket:	Oak Grove

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 4600 Hardy Street, Hattiesburg, MS, 39402. This prime commercial property boasts prestigious anchor tenants including Best Buy, Petco, and FedEx, ensuring high visibility and foot traffic. With 51,000+ daily traffic count and its strategic location within a quarter mile from the I-59 interchange, this property presents an unparalleled opportunity for businesses to thrive. Take advantage of this prime location and make your mark in the heart of Hattiesburg's dynamic business landscape.

LOCATION OVERVIEW

Located a short distance from I-59, going west along Hardy St (Hwy 98) at the intersection of Hardy St and Coca Cola Dr.

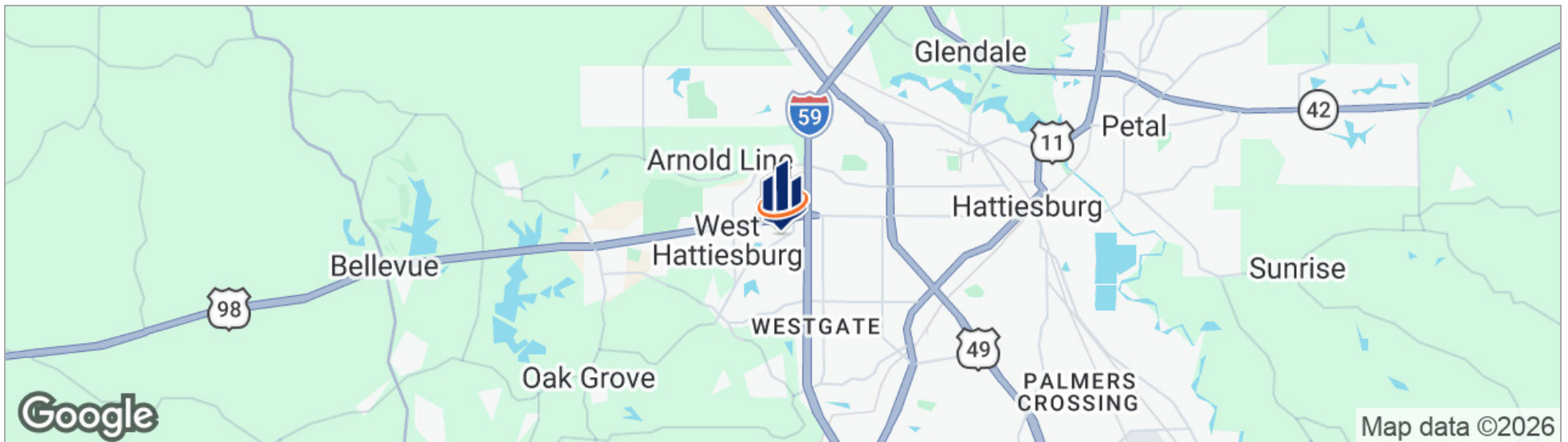
PROPERTY HIGHLIGHTS

- Anchor Tenants: Best Buy, Petco, and FedEx
- Over 51k traffic count per day
- Less than quarter mile from I-59 interchange
- TI subject to negotiations

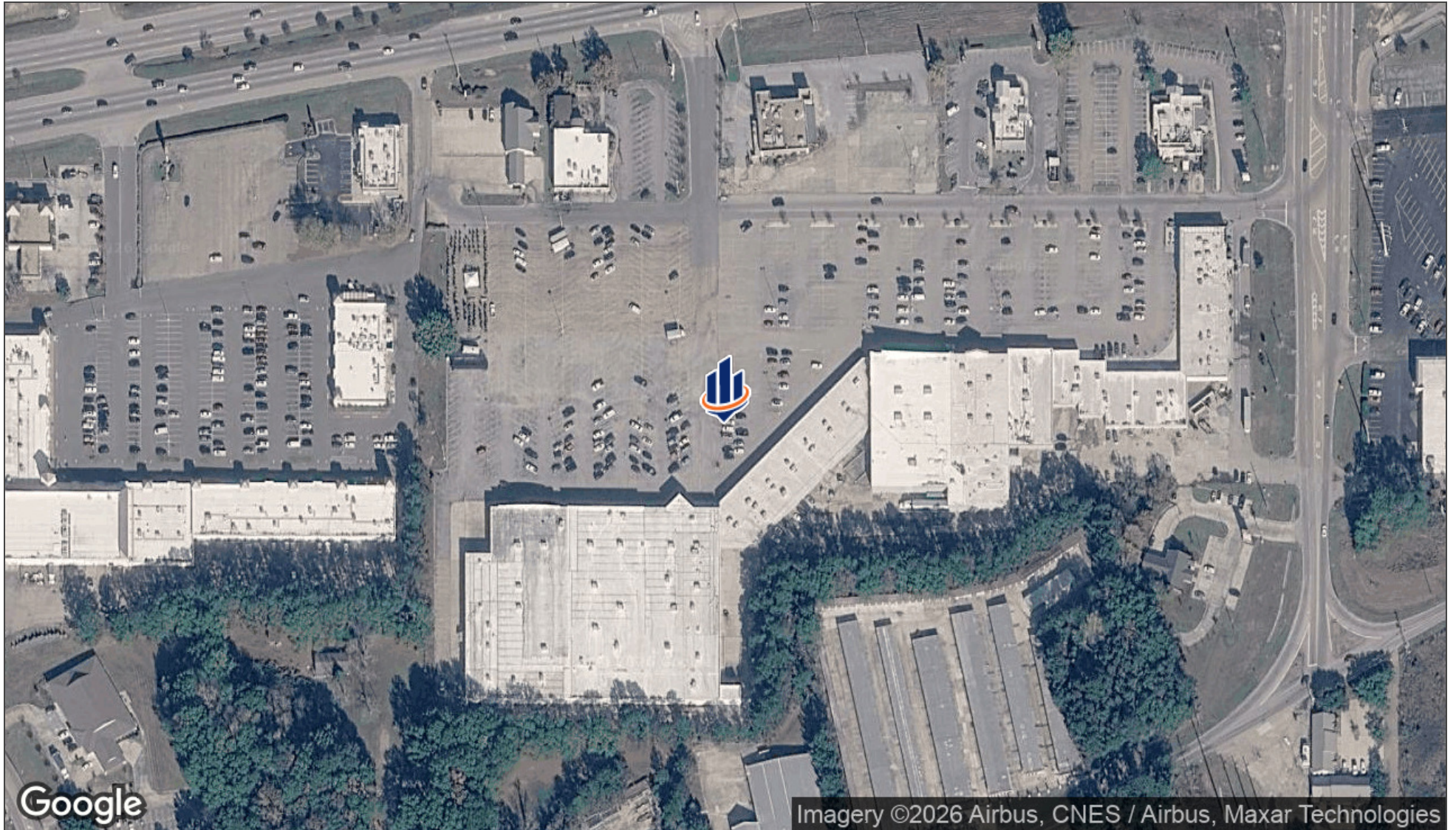
Additional Photos



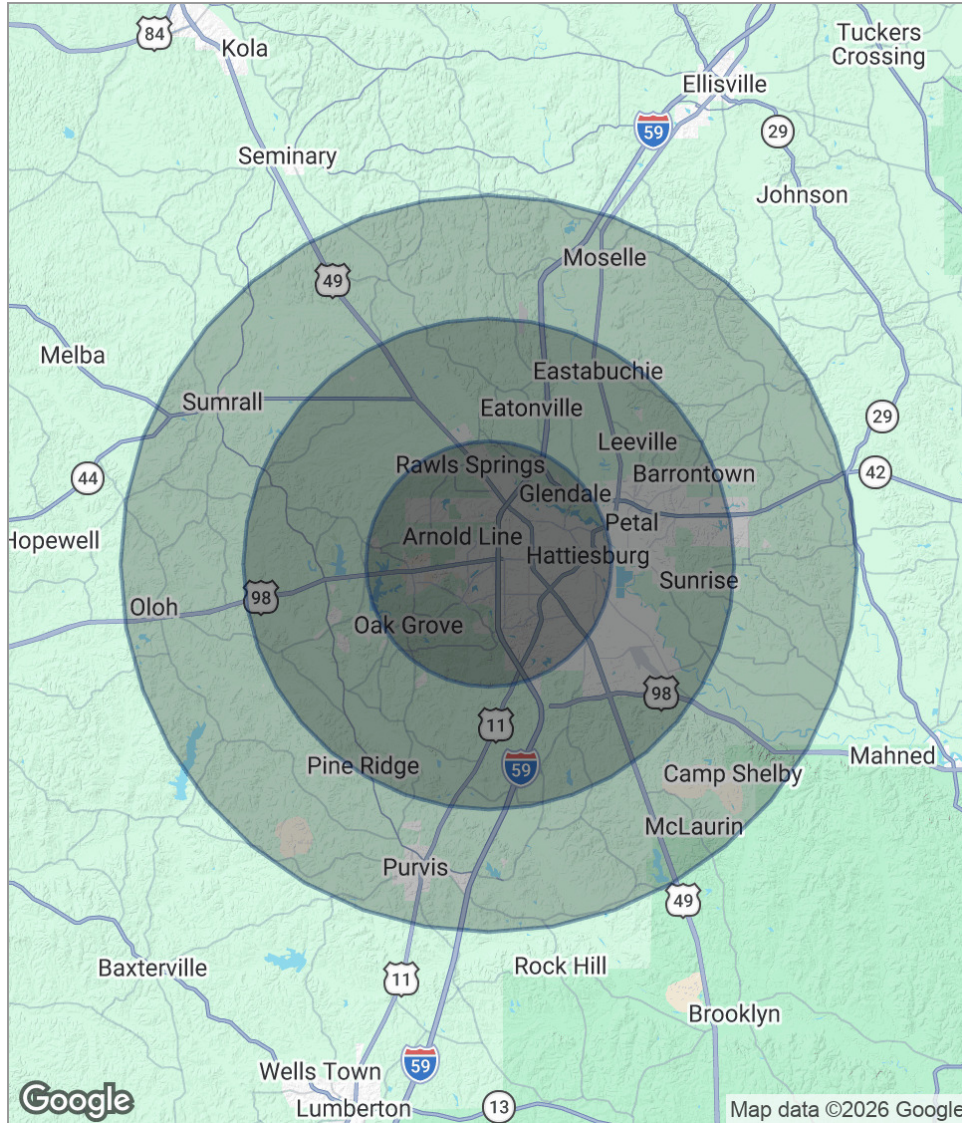
Location Maps



Aerial Map



Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	62,228	107,453	133,575
Median age	30.3	32.0	32.9
Median age (Male)	29.5	31.4	32.1
Median age (Female)	31.0	32.7	33.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	25,007	41,678	50,728
# of persons per HH	2.5	2.6	2.6
Average HH income	\$50,333	\$56,196	\$56,587
Average house value	\$154,040	\$153,803	\$158,258

* Demographic data derived from 2020 ACS - US Census