

CHBM Storage Sense-Hattiesburg

2517 Lincoln Rd, Hattiesburg, MS 39402



Presented By:
Storage Asset Management



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Property Details

Highly Visible Strip Mall on Lincoln Road with One Rare Vacancy Available- 2525 Lincoln Road

This well-located neighborhood strip mall offers strong visibility and convenient access in a thriving commercial corridor. Positioned at the intersection of community and commerce, the center is ideally situated on Lincoln Road, one of the busiest daytime thoroughfares in the area, and is easily accessible from U.S. 11 (Broadway Drive), U.S. 49, and Interstate 59.

Home to a mix of established local businesses, the plaza maintains full occupancy with just one 1,000 square foot corner unit currently available—making this a rare opportunity for entrepreneurs or business owners to join a high-traffic retail environment.

- The available suites features:
- 680 or 1,000 SF of versatile space suitable for retail, service, or office use
 - Open layout with a half-wall area ideal for a reception or point-of-sale station
 - Private backroom with a restroom, perfect for storage or a break area
 - Rear door access for deliveries (note: not suitable for 18-wheelers)
 - On-site storage units available for rent directly behind the building

The space does require painting and is not currently white-boxed, allowing new tenants the chance to customize it for their unique needs. Utilities are not included.

With its central location, steady traffic flow, and built-in community of businesses, this strip mall offers a strategic home for your business to thrive.

Price: \$11.00 - \$12.50 /SF/YR

- Heavy Daytime Traffic
- Thriving Business Community
- On Site Storage Available

View the full listing here: <https://www.loopnet.com/Listing/2517-Lincoln-Rd-Hattiesburg-MS/36753044/>

Rental Rate:	\$11.00 - \$12.50 /SF/YR
Property Type:	[object Object]
Property Subtype:	Self-Storage
Year Built:	2003
Rental Rate Mo:	\$1.04 /SF/MO

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Listing spaces

1st Floor Ste 2525C	Space Available:	680 SF
	Rental Rate:	\$12.50 /SF/YR
	Date Available:	November 13, 2025
	Service Type:	[object Object]
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	1 - 5 Years

Versatile 680 SF Retail or Office Space on Busy Lincoln Road- 2525 Lincoln RoadThis unit is 680 square feet of highly visible, flexible commercial space in a business area presents a rare opportunity for retail, service, or office users looking to establish themselves in a thriving area with strong daytime traffic.Situated directly on Lincoln Road—a well-traveled commercial corridor—this space benefits from excellent exposure and accessibility. Conveniently located near U.S. 11 (Broadway Drive), U.S. 49, and Interstate 59, it's an ideal location for drawing local and commuter traffic alike. Inside, the unit features an open floor plan with tile flooring throughout. In the back, a private room offers flexibility as a breakroom, storage area, or office, and includes a restroom. This room also provides access to the rear of the building for deliveries (note: not suitable for 18-wheelers).Additional on-site storage units are available for rent directly behind the building, offering convenient expansion space if needed.Please note: utilities are not included, and the space will need painting. It is not currently white-boxed, giving tenants the opportunity to customize it to suit their business needs.

1st Floor Ste 2525D

Space Available:	1,000 SF
Rental Rate:	\$11.00 /SF/YR
Date Available:	Now
Service Type:	[object Object]
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	1 - 5 Years

Versatile 1,000 SF Retail or Office Space on Busy Lincoln Road- 2525 Lincoln RoadThis corner unit offers 1,000 square feet of highly visible, flexible commercial space in a business area presents a rare opportunity for retail, service, or office users looking to establish themselves in a thriving area with strong daytime traffic.Situated directly on Lincoln Road—a well-traveled commercial corridor—this space benefits from excellent exposure and accessibility. Conveniently located near U.S. 11 (Broadway Drive), U.S. 49, and Interstate 59, it's an ideal location for drawing local and commuter traffic alike.Inside, the unit features an open floor plan with concrete flooring and a front area sectioned off by a half-wall, perfect for a reception, register, or waiting area. In the back, a private room offers flexibility as a breakroom, storage area, or office, and includes a restroom. This room also provides access to the rear of the building for deliveries (note: not suitable for 18-wheelers).Additional on-site storage units are available for rent directly behind the building, offering convenient expansion space if needed.Please note: utilities are not included, and the space will need painting. It is not currently white-boxed, giving tenants the opportunity to customize it to suit their business needs.

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Location



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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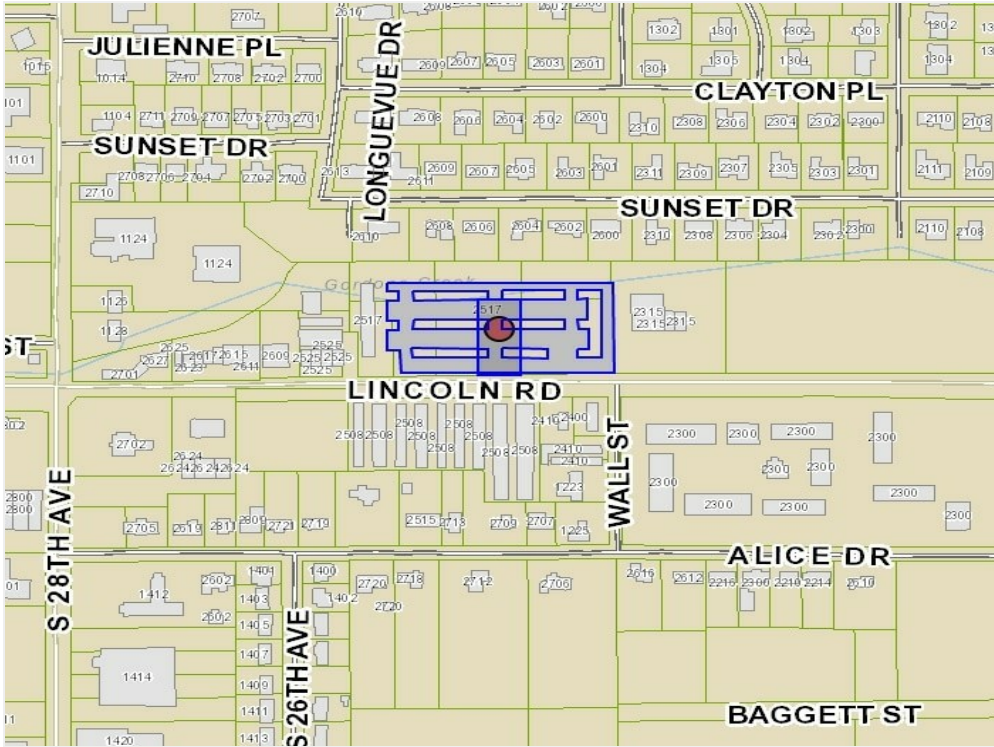


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Property Photos



Plat Map

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2517 Lincoln Rd, Hattiesburg, MS 39402



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**Storage Asset
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