



CLOVERLEAF CENTER

5912 US HWY 49
HATTIESBURG, MS 39401



LORMAX STERN

Madeline Dodge
(541) 207-7307
mdlndodge@gmail.com

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PROPERTY DESCRIPTION

Cloverleaf Center is the only **mixed use center** in the trade area, offering **400,000 GLA** of prime retail, office, and restaurant space.

A combined population of more than **100,000 residents** of diverse **educational, commercial, and medical backgrounds** makes this a very attractive center to audiences alike. The location in Hattiesburg is ideal with the **Hattiesburg MSA** producing **over \$2.5 billion** in annual retail sales.

PROPERTY SUMMARY

Anchors:	Dirt Cheap Building Supplies, General Dynamics, Maximus, Rainbow, It's Fashion Metro
Available SF:	1,000-68,000 SF
Building Size:	400,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,482	28,599	43,305
Total Population	46,131	71,521	110,835
Average HH Income	\$63,938	\$66,771	\$80,283

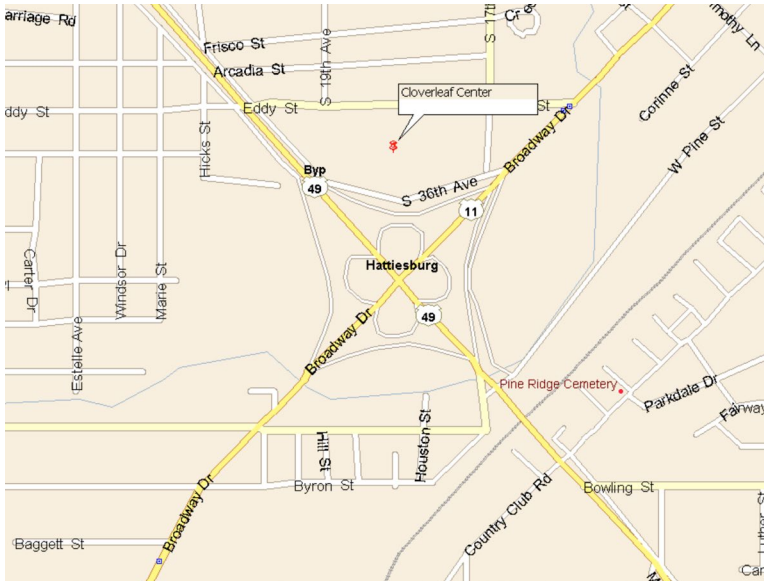
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Hattiesburg Positioning

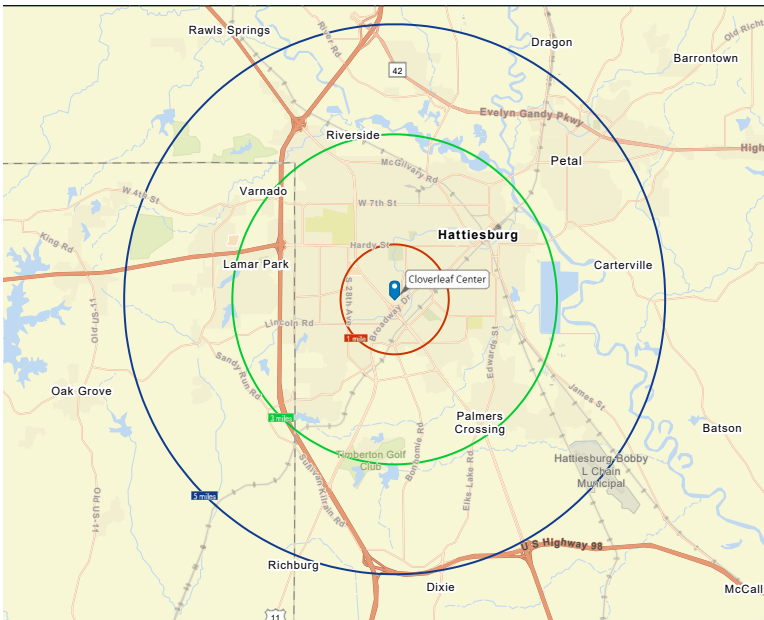


- Super Regional Location
- Exceptional Trade Area Growth
- Highly Visible
- Destination & Transient Customer Base

TRAFFIC COUNTS (2016)

Broadway Drive US-11:
24,614 VPD
Memorial Drive US-49:
39,716 VPD

Mississippi Positioning



Located on [Highway 49 South](#) this is a highly visible location with direct highway access to interstates [US-11](#) and [US-49](#) positioned in the [super regional](#) trade area attracting western suburbs such as [Oak Grove](#) and [Purvis](#), eastern suburb of [Petal](#) and [southern City of Laurel](#). The Center serves the western suburbs of [Forrest County](#) as well as [Lamar](#), [Jones](#), and [Pearl River counties](#).

Cloverleaf Center offers small shop space to retailers such as [Rainbow Apparel](#), [Beauty Squad](#), and [It's Fashion Metro](#).

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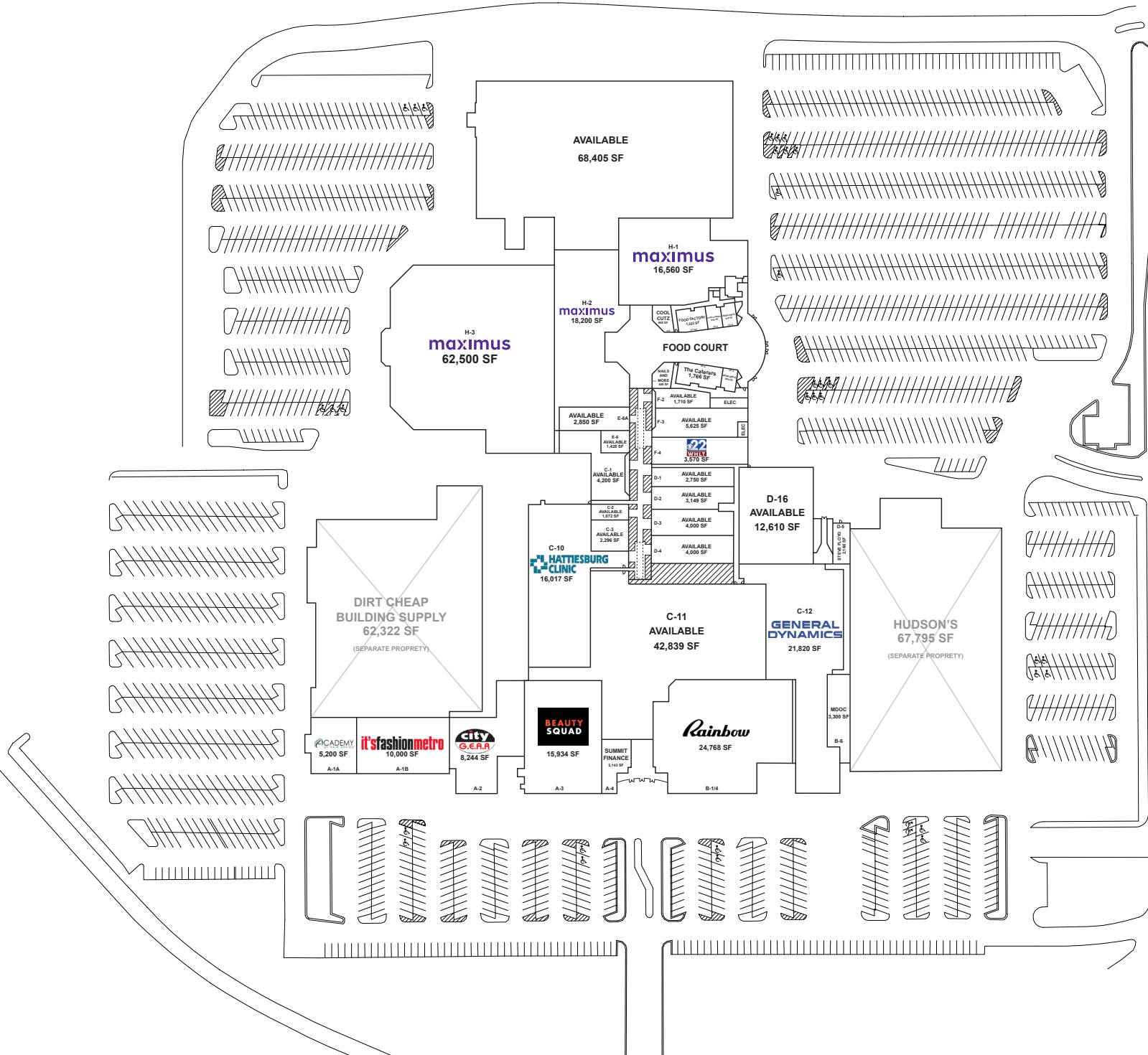
Lormax Stern Development Company's earned a **national reputation** for the development of **outstanding shopping centers**- producing higher than average sales for retailers in their developments. Through strategic acquisition of **premium locations**, Lormax Stern's centers, of the **highest quality** and **prominence**, outshine competitors in existing markets. The Company works closely with communities to ensure **long-term benefits** and maintains a track record of "getting the job done."

LORMAX STERN OWNS AND OPERATES OVER 25 SHOPPING CENTERS AND IS HOME TO TOP NAMES IN RETAIL:



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