



FOR SALE OR LEASE | OFFICE

1318 WEST PINE ST. - PROFESSIONAL OFFICE BUILDING

1318 W. Pine Street | Hattiesburg, MS 39401



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- Professional Office Space for Sale or Lease
- Current layout - 8 Private Offices, Conference Room, Reception Area, Reception Desk, Plenty of storage space & 2 restrooms.
- Ample parking for 15-20 vehicles
- 16th Section Lease Land





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1 | PROPERTY INFORMATION



Executive Summary



SALE OVERVIEW

SALE PRICE: \$180,000

MONTHLY LEASE: \$2,500

BUILDING SIZE: 3,560 SF

LOT SIZE: 0.34 Acres

YEAR BUILT: 1966

ZONING: B-5

TRAFFIC COUNT: 4,600

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- Professional Office Space for Sale or Lease
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- Ample parking for 15-20 vehicles





Property Overview

Physical Description

Property Name:	West Pine Office Building
Type of Ownership:	16th Section Lease
Property Type:	Office
APN:	15214
Lot Size:	0.34 AC
Building Size:	3,560 SF
Rentable SF:	3,560 SF
Building Class:	C
Zoning:	B-5
Parking Spaces:	15-20
Parking Ratio:	4.0
Building Frontage:	100
Cross Streets:	

Construction

Year Built:	1966
Construction Type:	Existing
Number of Stories:	1
Average Floor Size:	
Foundation:	Concrete Slab
Parking Type:	Surface
Number of Units:	1
Roof:	Flat

Interior Finish

Walls:	Sheetrock & Wood Paneling
Ceilings:	Acoustical Tiles
Floor Coverings:	Commercial Carpet & Ceramic Tile
Restrooms:	2
Corridors:	1



2 | LOCATION INFORMATION



City Of Hattiesburg Information



Hattiesburg, MS

Often referred to as the "Hub City", due to its strategic location, Hattiesburg is the principal city of Forrest County, Mississippi. Greater Hattiesburg is a major retail, healthcare, and education hub for South Mississippi. The region has over 8,000 employed in the healthcare sector and nearly 27,000 college students within a 30-mile radius. Greater Hattiesburg MSA is comprised of Forrest, Lamar, and Perry counties with a population base of 149,100 [as of 2016].

The Hattiesburg MSA's (Forrest County, Lamar County, Perry County) population grew by 15.4% between 2000 and 2010. Lamar County led the way with a 42.5% growth rate during that time period.

The MSA has continued to indicate stable and positive growth with an approximately 3.00% increase in population from 2010 to 2015 [142,842 to 146,996]. The population is projected to increase another 4.00% from 2015 to 2020.

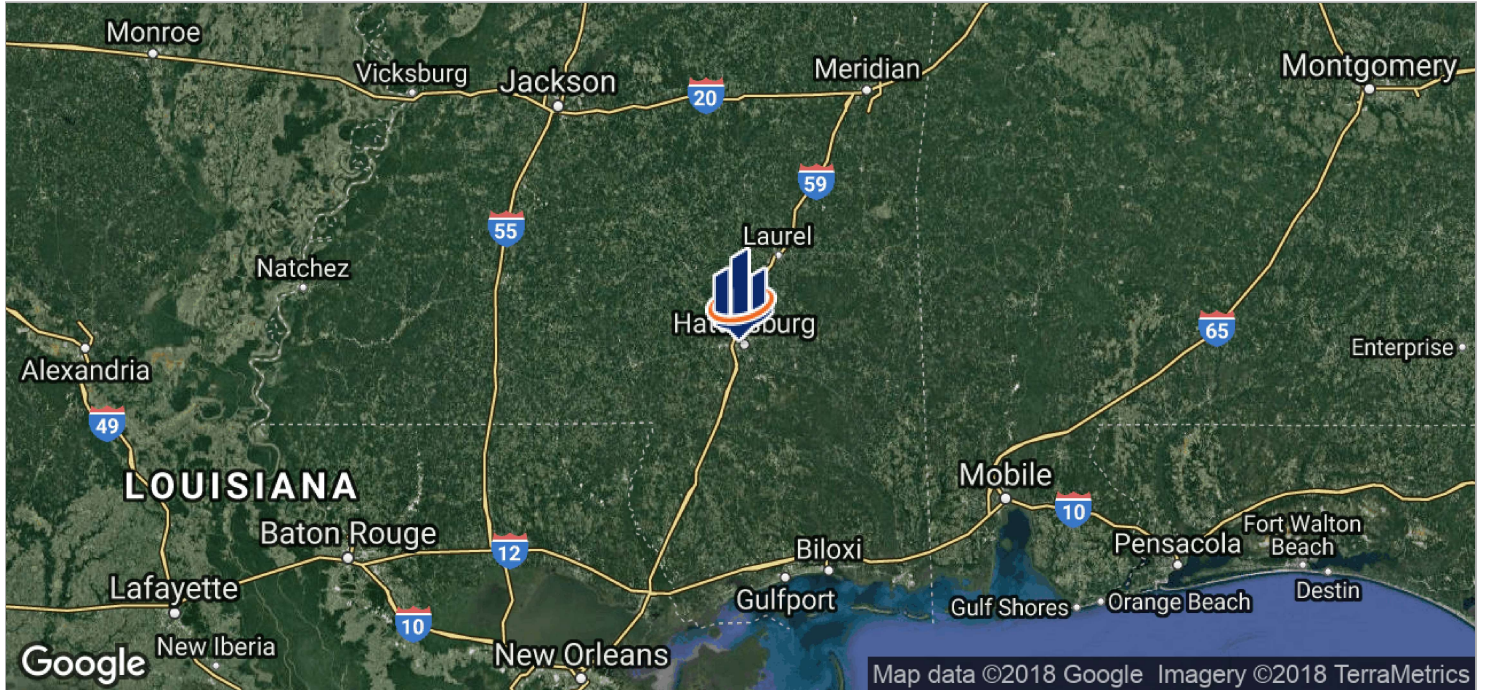
City Highlights

- Greater Hattiesburg is a college town at its core, home to the University of Southern Mississippi and William Carey University, two community colleges, eight primary and secondary education districts, and five private and parochial schools. The education sector thrives in Greater Hattiesburg.
- Serving 19 counties, Forrest General Hospital and Wesley Medical Center serve as a base to make Greater Hattiesburg the medical hub for South Mississippi. Additionally, Hattiesburg is home to Hattiesburg Clinic, the largest multi-specialty clinic in the State of Mississippi. These three healthcare providers employ more than 6,000.
- Hattiesburg is home to Camp Shelby, the largest state owned National Guard training base in the nation. Employing approximately 2,000, Camp Shelby has trained thousands of troops being deployed to Iraq and Afghanistan in recent years.



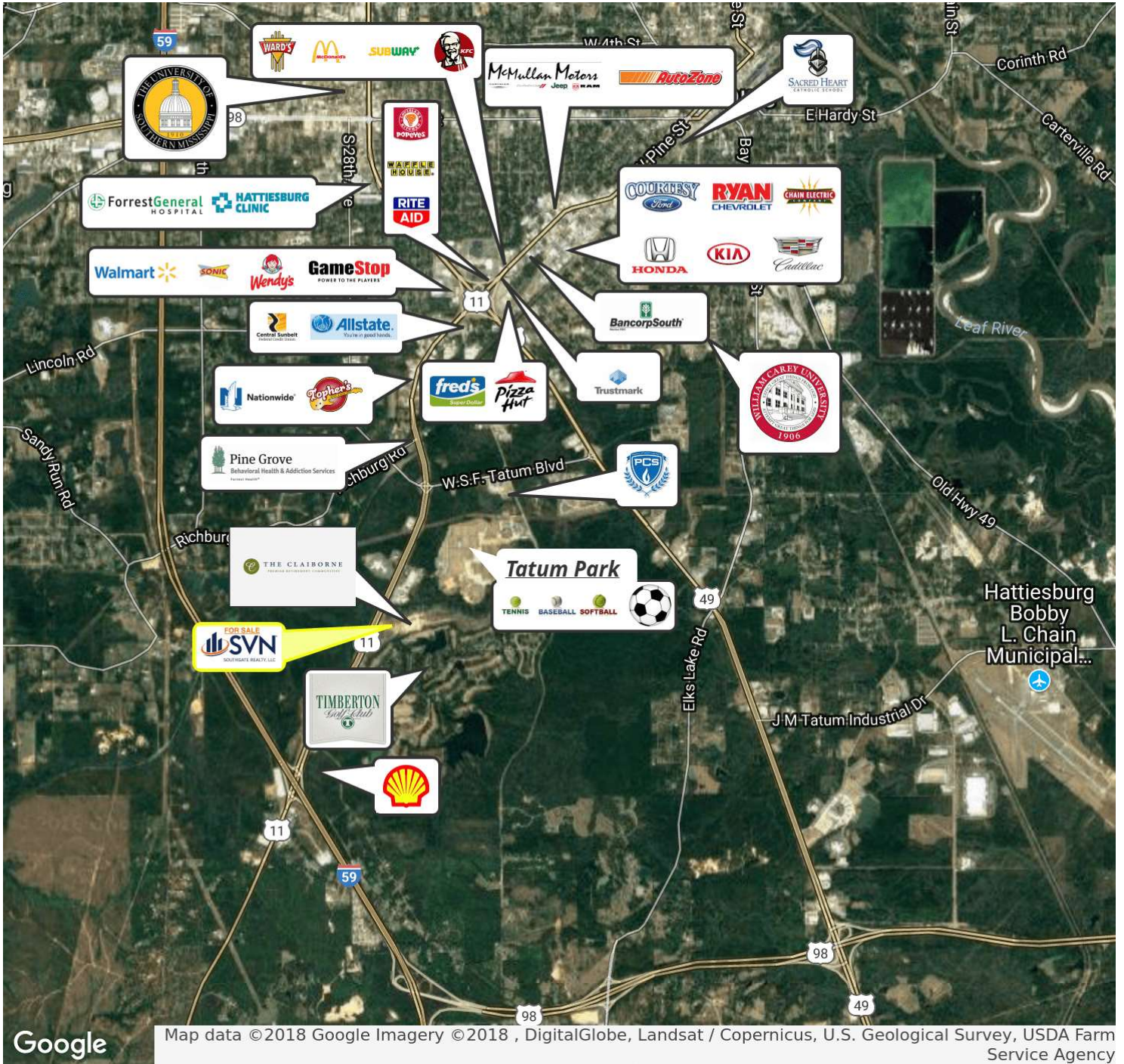


Location Maps





Nearby Retailer/Employer Map



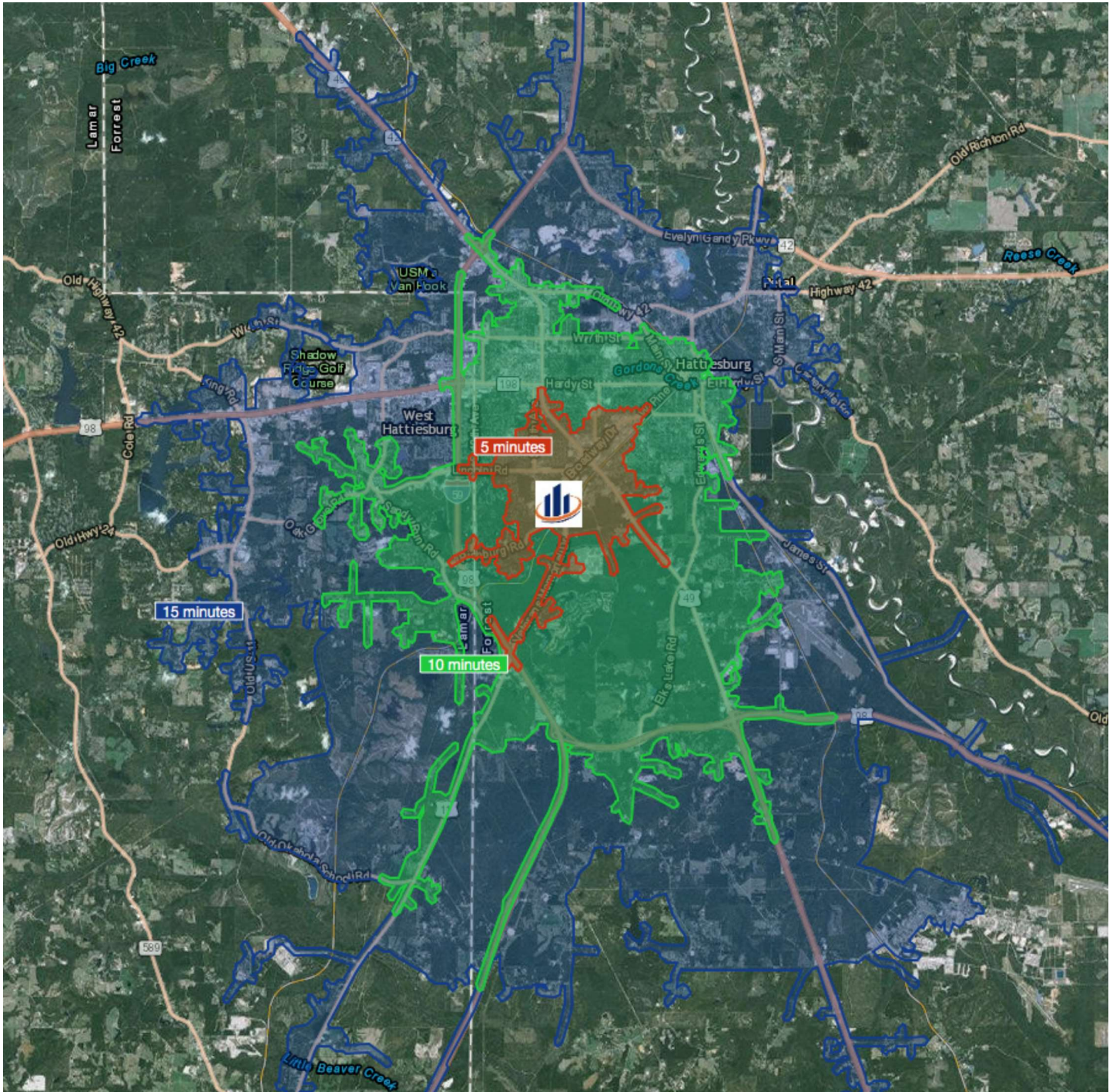
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Map data ©2018 Google Imagery ©2018, DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency





Drive Times





3 | DEMOGRAPHICS



Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,830	14,780	23,990
Total persons per hh	2.5	2.6	2.5
Average hh income	\$39,037	\$42,021	\$44,598
Average house value	\$118,945	\$150,617	\$147,401

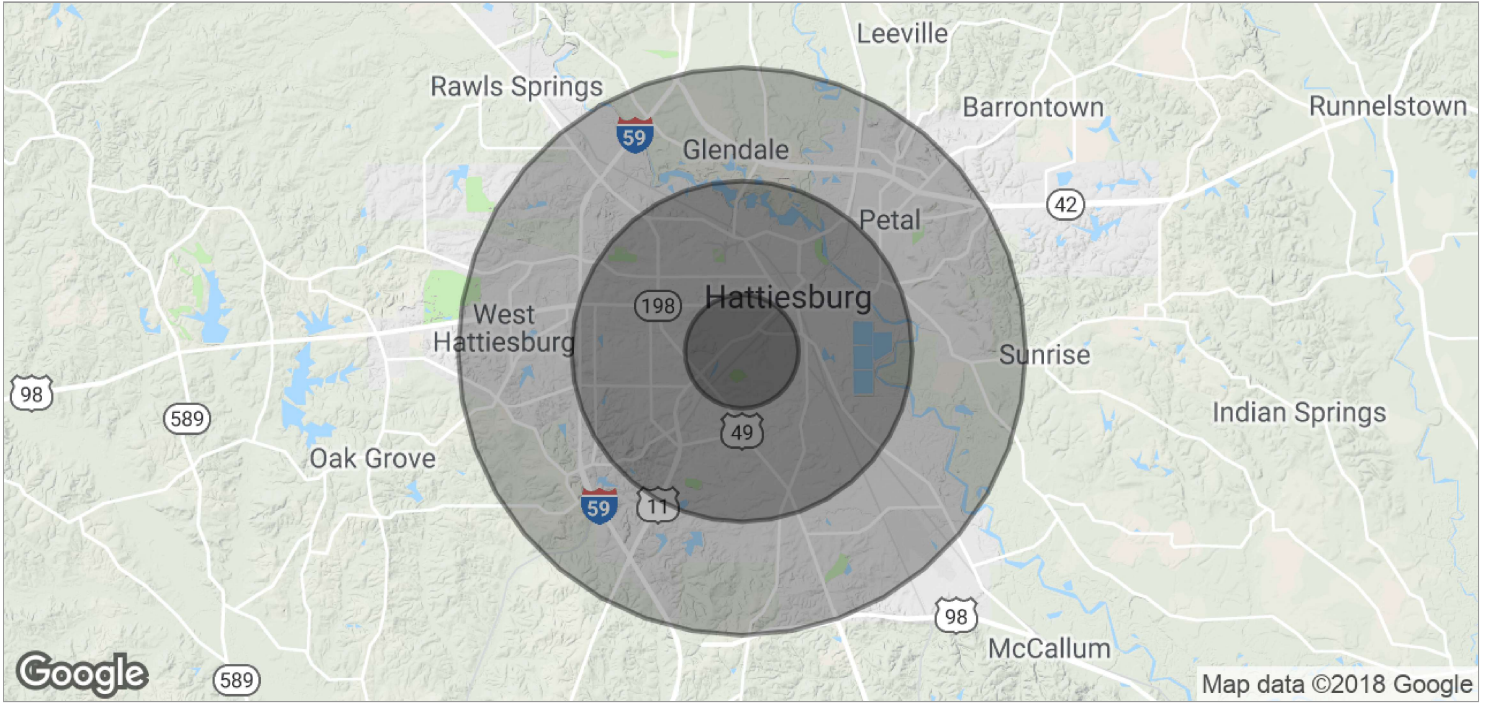
	1 MILE	3 MILES	5 MILES
Total population	7,013	39,060	61,001
Median age	31.2	29.7	30.6
Median age (male)	28.7	28.4	29.7
Median age (female)	33.5	30.8	31.4

* Demographic data derived from 2010 US Census





Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,013	39,060	61,001
MEDIAN AGE	31.2	29.7	30.6
MEDIAN AGE (MALE)	28.7	28.4	29.7
MEDIAN AGE (FEMALE)	33.5	30.8	31.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,830	14,780	23,990
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$39,037	\$42,021	\$44,598
AVERAGE HOUSE VALUE	\$118,945	\$150,617	\$147,401





4 | ADDITIONAL INFORMATION

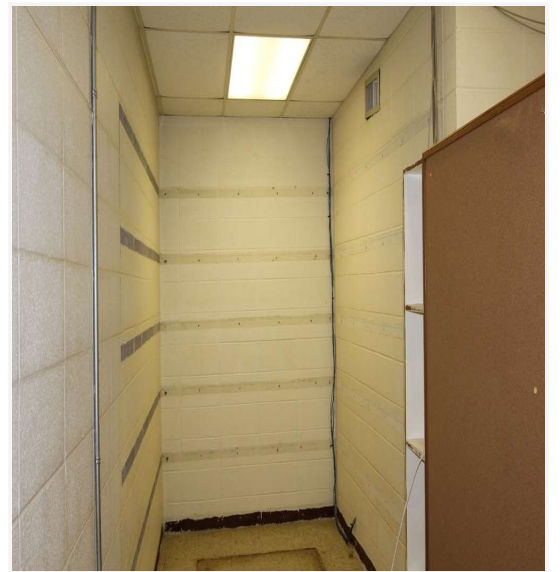


Additional Photos





Additional Photos





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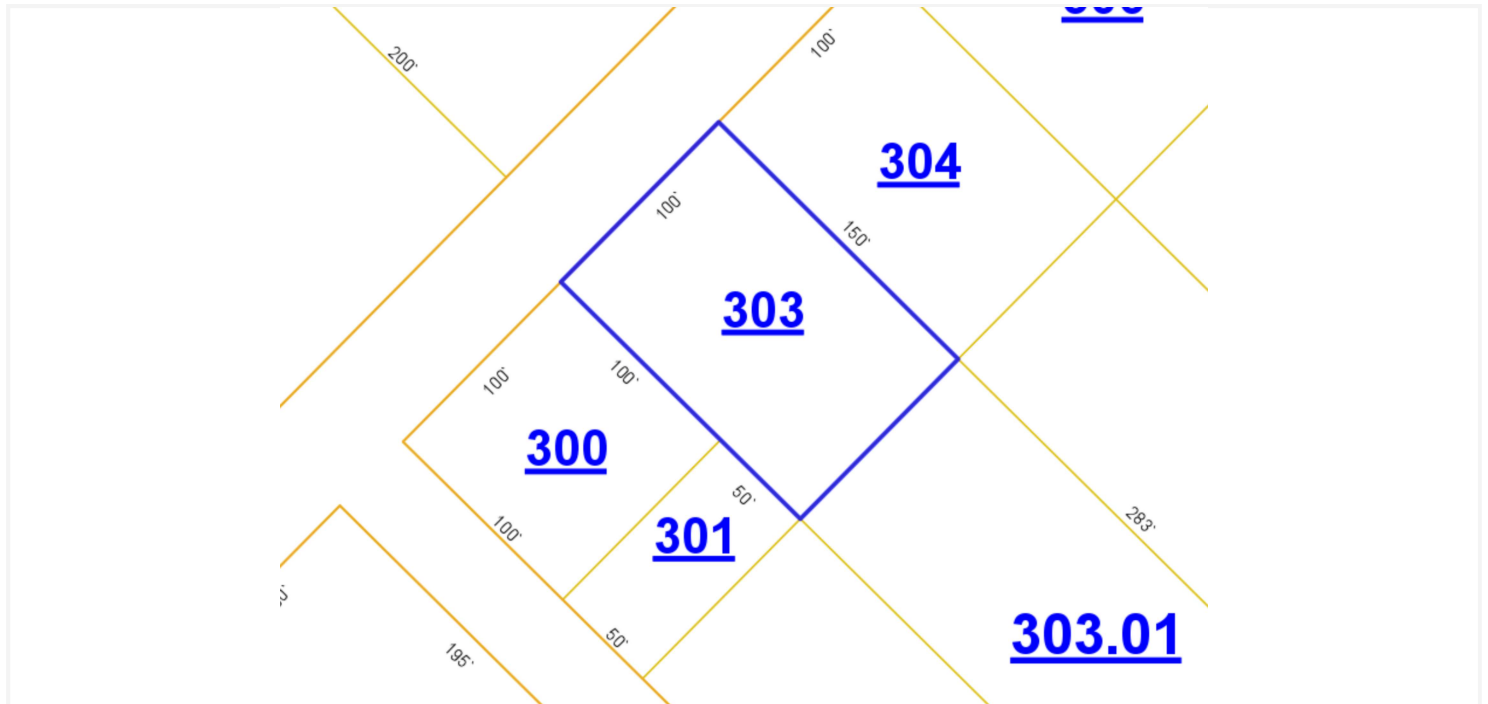
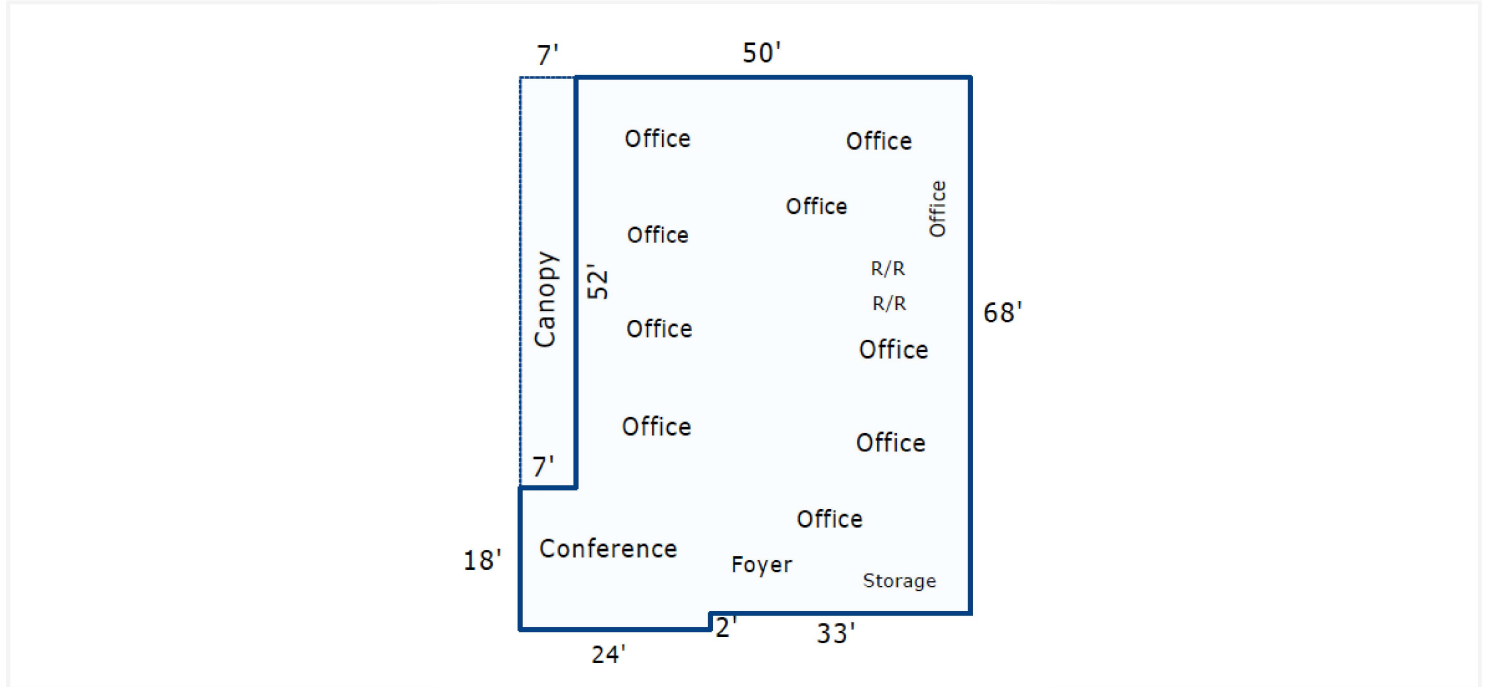


Additional Photos





Additional Photos





5 | ADVISOR BIOS



Advisor Bio & Contact 1



Greg Brett

Advisor
SVN | Southgate Realty, LLC

Greg is joining us after 25 years of experience in the insurance and financial services industry in addition to owning other businesses in the Hattiesburg area.

A native of Hattiesburg, Greg graduated from Hattiesburg High and The University of Southern Mississippi. He and his wife Anna Laura have 4 boys – Will, David, Andrew and Patrick. They attend Trinity Episcopal Church where he has served as a vestry member. In his spare time Greg enjoys hunting, biking, little league coaching and playing 'yard ball' with his boys.

Greg is eager to use his experience and knowledge of Hattiesburg and the surrounding area to assist you with your commercial property needs.

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Advisor Bio & Contact 2



Joshua Blackledge, CCIM

Senior Advisor
SVN | Southgate Realty, LLC

Josh recently joined SVN | Southgate Realty after 8 years in lending and 2.5 years in real estate brokerage.

A graduate of the University of Mississippi, Josh earned a B.S. in Business Administration and began his professional career in the field of commercial and residential real estate lending. He soon integrated his position in finance with real estate, and used his specialized background to complete numerous transactions and forge productive industry relationships across the Mississippi market. Blackledge recently earned his CCIM designation, uniquely qualifying him to integrate his banking experience and realty expertise to satisfy clients' needs across the decision-making continuum. As Senior Advisor, he specializes in the sales and leasing of industrial, multifamily, office and retail properties.

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DISCLAIMER

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