



# OAK GROVE PROFESSIONAL PLAZA

6026 HWY 98  
HATTIESBURG, MS 39402

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Google Earth

# Property Summary

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



## OFFERING SUMMARY

Available SF:	1650 - 12,450 SF
Lease Rate:	\$8.00 - 16.00 SF/yr [NNN]
Lot Size:	2.41 Acres
Building Size:	18,298 SF
Zoning:	B-5
Market:	Hattiesburg
Submarket:	West Hattiesburg
Traffic Count	39,000-51,000

## PROPERTY OVERVIEW

Great location for office or retail. 11 units available from 620 SF to 2,670 SF. TI is available by negotiation. The max contiguous is 18,298 SF.

## LOCATION OVERVIEW

The 2.41 acre site is located at the lighted instection of Hwy 98 W and Lakewood Drive in Hattiesburg, MS.

## PROPERTY HIGHLIGHTS

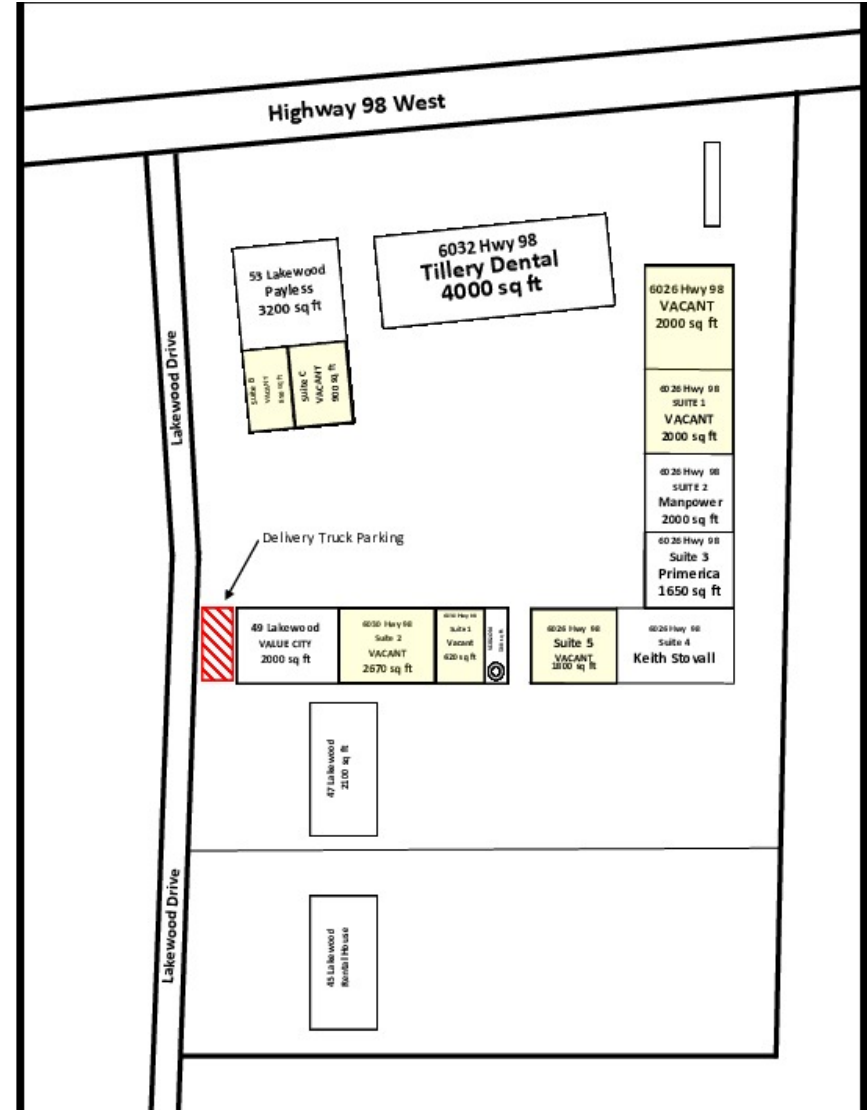
- Great Location for Office/Retail/Medical
- TI Available by Negotiation
- Amongst an abundance of retail/office

# Available Spaces

THE UNIVERSITY OF SOUTHERN MISSISSIPPI

**LEASE TYPE** | NNN  
**LEASE SPACE** | 620 - 18,000 SF  
**LEASE TERM** | Negotiable  
**LEASE RATE** | \$8.00 - \$16.00 SF/yr

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
6026 Hwy 98	2,000 - 4,000 SF	NNN	\$12.00 - \$16.00 SF/yr
6026 Hwy 98	2,000 - 4,000 SF	NNN	\$8.00 - \$16.00 SF/yr
6026 Hwy 98	1,800 SF	NNN	\$8.00 - \$12.00 SF/yr
6030 Hwy 98	620 - 3,290 SF	NNN	\$8.00 - \$12.00 SF/yr
6030 Hwy 98	2,670 - 3,290 SF	NNN	\$8.00 - \$12.00 SF/yr
6026 Hwy 98	3,000 SF	NNN	\$8.00 - \$12.00 SF/yr
6026 Hwy 98	18,000 SF	NNN	\$8.00 - \$12.00 SF/yr



# Building Photos



View from Lakewood Drive



Open Parking



Hwy 98 frontage



Light at corner of Hwy 98 and Lakewood

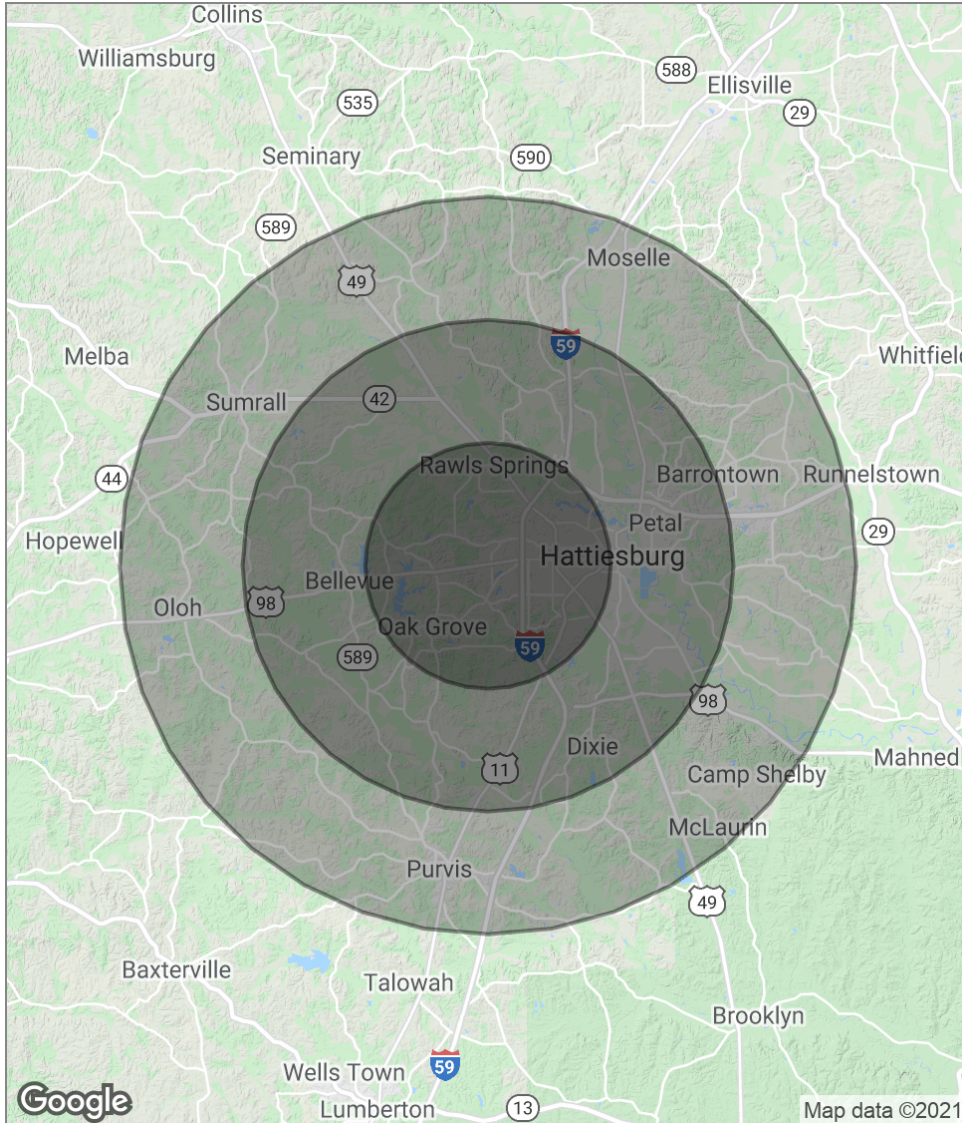
# Location Photos



# Regional Map



# Demographics



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total population	53,886	103,273	133,283
Median age	31.1	32.3	32.7
Median age (Male)	30.9	31.7	31.9
Median age (Female)	31.7	33.0	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total households	22,174	40,427	50,629
# of persons per HH	2.4	2.6	2.6
Average HH income	\$57,330	\$56,855	\$56,298
Average house value	\$164,183	\$154,481	\$159,083

\* Demographic data derived from 2010 US Census



## CHAMBERLAN CAROTHERS, CCIM, CPM

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## PROFESSIONAL BACKGROUND

Chamberlan is a leading source for multifamily investments in the Gulf South markets. Chamberlan is focused on advising Southgate's clients throughout the investment cycle by sourcing investment opportunities, providing owners with real-time market information, and delivering invaluable, property-specific recommendations. Company, community, and investors are his priority; which allows him to be a trusted authority and advocate in the Real Estate Industry.

## MEMBERSHIPS & AFFILIATIONS

CCIM  
Institute of Real Estate Management  
National Apartment Association  
Mississippi Apartment Association  
National Association of Realtors  
MS Commercial Association of Realtors  
The Area Development Partnership