

Marketing Presentation



POPLARVILLE, MISSISSIPPI-102 HWY 11
COLLEGE SQUARE SHOPPING CENTER
BUILD TO SUIT RETAIL SPACES FOR LEASE
1,500 TO 7,500 SF RETAIL

Prepared by:

Mississippi Commercial Realty
Robert Hand, MBA, CCIM, SIOR
Hattiesburg, Mississippi
601-520-9096



February, 5, 2026



SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®





Description

Build to suite retail spaces for lease from 1,500SF to 7,500SF are now available in the College Square Shopping Center anchored by Ramey's Market and located opposite Pearl River Community College.



Join tenants that attract customers:

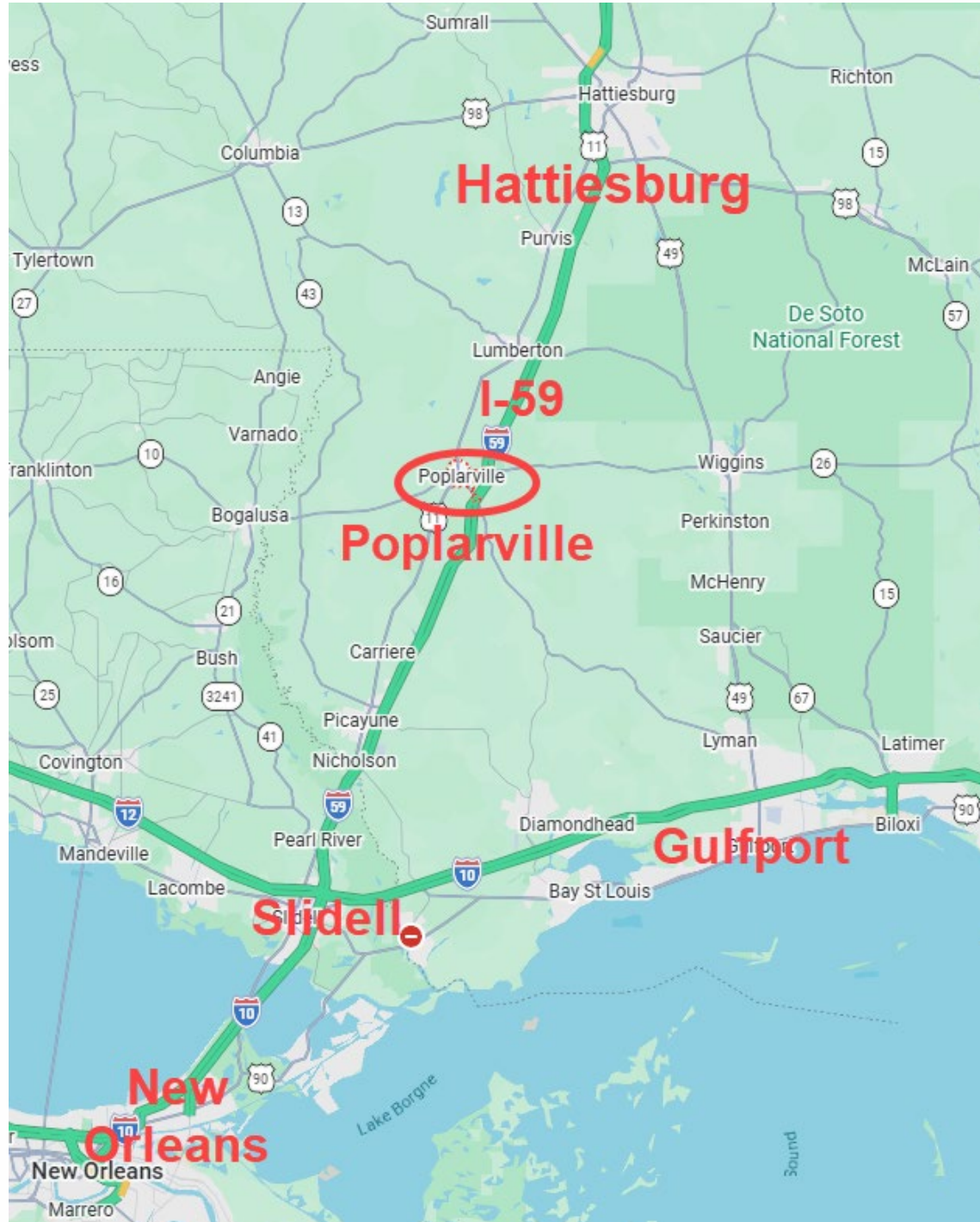
- Subway
- Ramey's Market
- Java Moes Coffee
- Garibaldi Restaurant
- Little Caesar's Pizza





Location/ESRI Demographics

The shopping center is inside the city limits of Poplarville, Mississippi, in Pearl River County and is located halfway between Hattiesburg, Mississippi, and New Orleans, Louisiana, which are connected by Interstate 59 which runs from New Orleans through Birmingham into Georgia.





Poplarville Consumer Spending Patterns

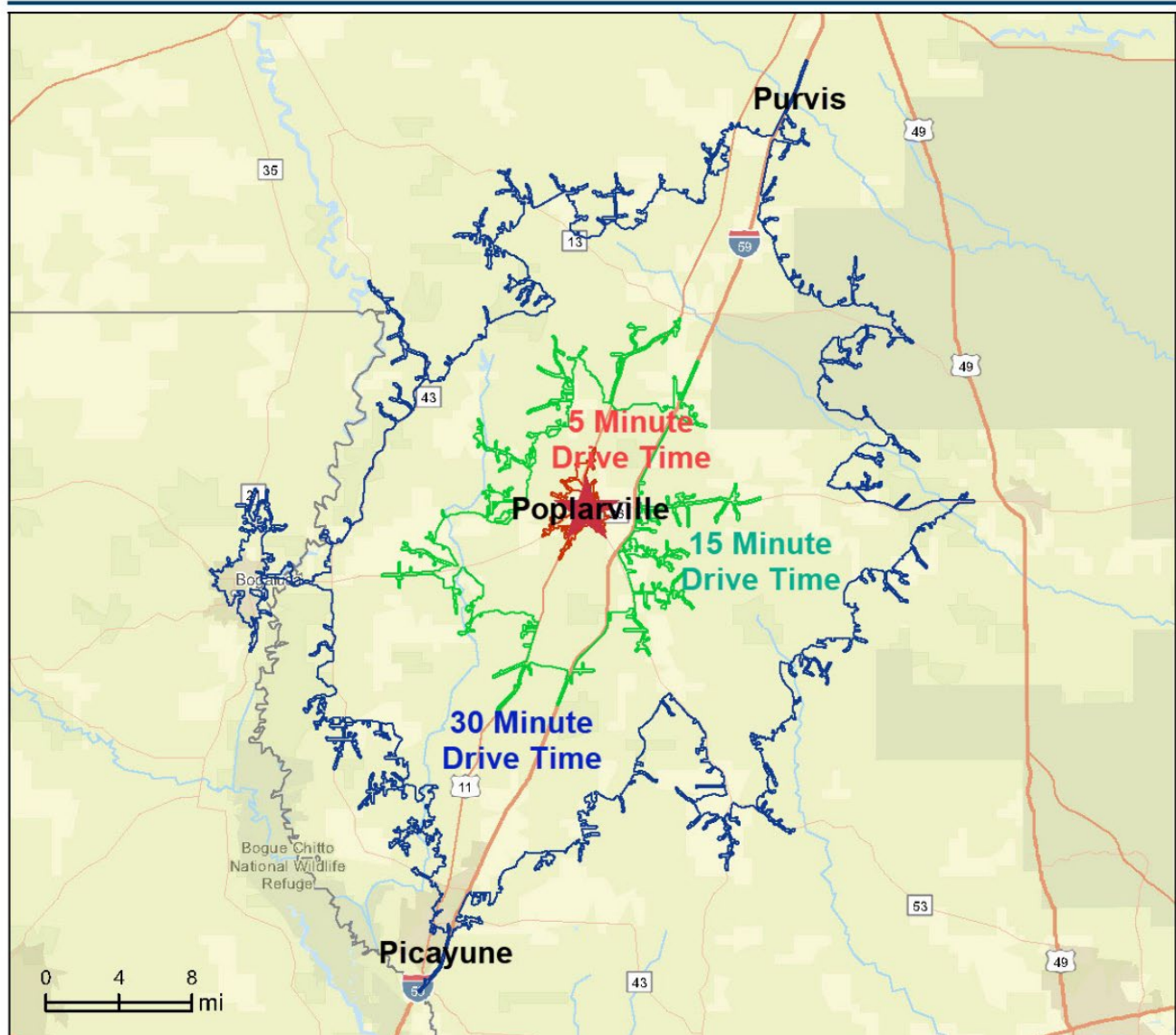
Poplarville is the county seat and draws retail consumers from the surrounding area since it has easy access from Interstate 59 and is the only thriving city within 30 miles. Even though the Poplarville population is under 1,500 people, the average household income is \$70,354 annually; however, the market for retailers in Poplarville extends to a 30 minute drive time and totals 52,000 residents. The drive time bands are shown in the map below: 5 minute drive time in red, 15 minute drive time in green and the 30 minute drive time is in blue.



Site Details Map

102 Highway 11 N, Poplarville, Mississippi, 39470
Drive time: 5, 15, 30 minute radii


Prepared by Esri
Latitude: 30.84462
Longitude: -89.54082





Where Do Residents Spend Their Money

Retailers can thrive in this location due to spending by residents, as shown in the table below. The top spending categories are shown in green.

			
Retail Demand Outlook-Consumer Spending By Drive Times			
102 Highway 11 N, Poplarville, Mississippi, 39470			
Drive Times	5 minutes	15 Minutes	30 Minutes
Apparel and Services	\$791,068	\$4,328,940	\$33,573,384
Men's	\$158,520	\$844,592	\$6,565,833
Women's	\$276,523	\$1,540,958	\$11,898,665
Children's	\$106,171	\$584,120	\$4,549,873
Footwear	\$176,926	\$1,011,171	\$7,633,967
Watches & Jewelry	\$58,125	\$275,891	\$2,339,028
Computers and Hardware for Home Use	\$69,795	\$370,550	\$2,921,914
TV/Video/Audio	\$464,736	\$2,647,269	\$19,433,585
Cable and Satellite Television Services	\$275,631	\$1,641,397	\$11,612,478
Televisions	\$39,208	\$212,559	\$1,654,538
Rental/Streaming/Downloaded Video	\$62,434	\$322,487	\$2,620,961
Pets	\$412,379	\$2,330,704	\$17,107,058
Toys/Games/Crafts/Hobbies (4)	\$66,482	\$357,873	\$2,687,312
Recreational Vehicles and Fees (5)	\$63,577	\$344,158	\$2,751,818
Sports/Recreation/Exercise Equipment (6)	\$94,419	\$527,274	\$3,910,632
Food	\$4,069,364	\$23,139,097	\$171,769,796
Food at Home	\$2,749,364	\$15,705,868	\$115,057,407
Bakery and Cereal Products	\$366,884	\$2,110,292	\$15,393,866
Meats, Poultry, Fish, and Eggs	\$561,749	\$3,177,573	\$23,474,906
Dairy Products	\$281,826	\$1,618,419	\$11,798,216
Fruits and Vegetables	\$445,777	\$2,503,079	\$18,550,927
Snacks and Other Food at Home	\$1,093,127	\$6,296,504	\$45,839,492
Food Away from Home	\$1,320,001	\$7,433,229	\$56,712,390
Alcoholic Beverages	\$203,295	\$1,068,944	\$8,486,754
Nonprescription Drugs	\$79,822	\$488,443	\$3,452,906
Prescription Drugs	\$194,373	\$1,082,574	\$8,011,195
Eyeglasses and Contact Lenses	\$48,523	\$265,451	\$2,000,824
Household Furnishings and Equipment			
Household Textiles (13)	\$40,123	\$214,788	\$1,654,353
Furniture	\$297,728	\$1,657,739	\$12,756,816
Major Appliances (14)	\$180,628	\$1,033,597	\$7,712,725
Housewares (15)	\$35,661	\$207,227	\$1,492,498
Small Appliances	\$25,927	\$140,631	\$1,065,828
Telephones and Accessories	\$30,379	\$153,930	\$1,253,147
Household Operations			
Child Care	\$160,319	\$815,064	\$6,712,476
Lawn and Garden (16)	\$266,696	\$1,588,684	\$11,512,187
Housekeeping Supplies (17)	\$334,924	\$2,010,111	\$14,256,647
Personal Care Products (18)	\$201,600	\$1,131,282	\$8,575,276
Smoking Products	\$238,378	\$1,477,048	\$9,968,312

Robert Hand, CCIM, SIOR | Hattiesburg, Mississippi

Licensed in LA & MS. Offices in Hattiesburg and New Orleans. All information is believed accurate but cannot be guaranteed.
All information is copyrighted and may be duplicated with permission.



Retail Demand

Within a 30 minute drive time, these businesses should be feasible in this location due to residents' spending:



Population & Household Income

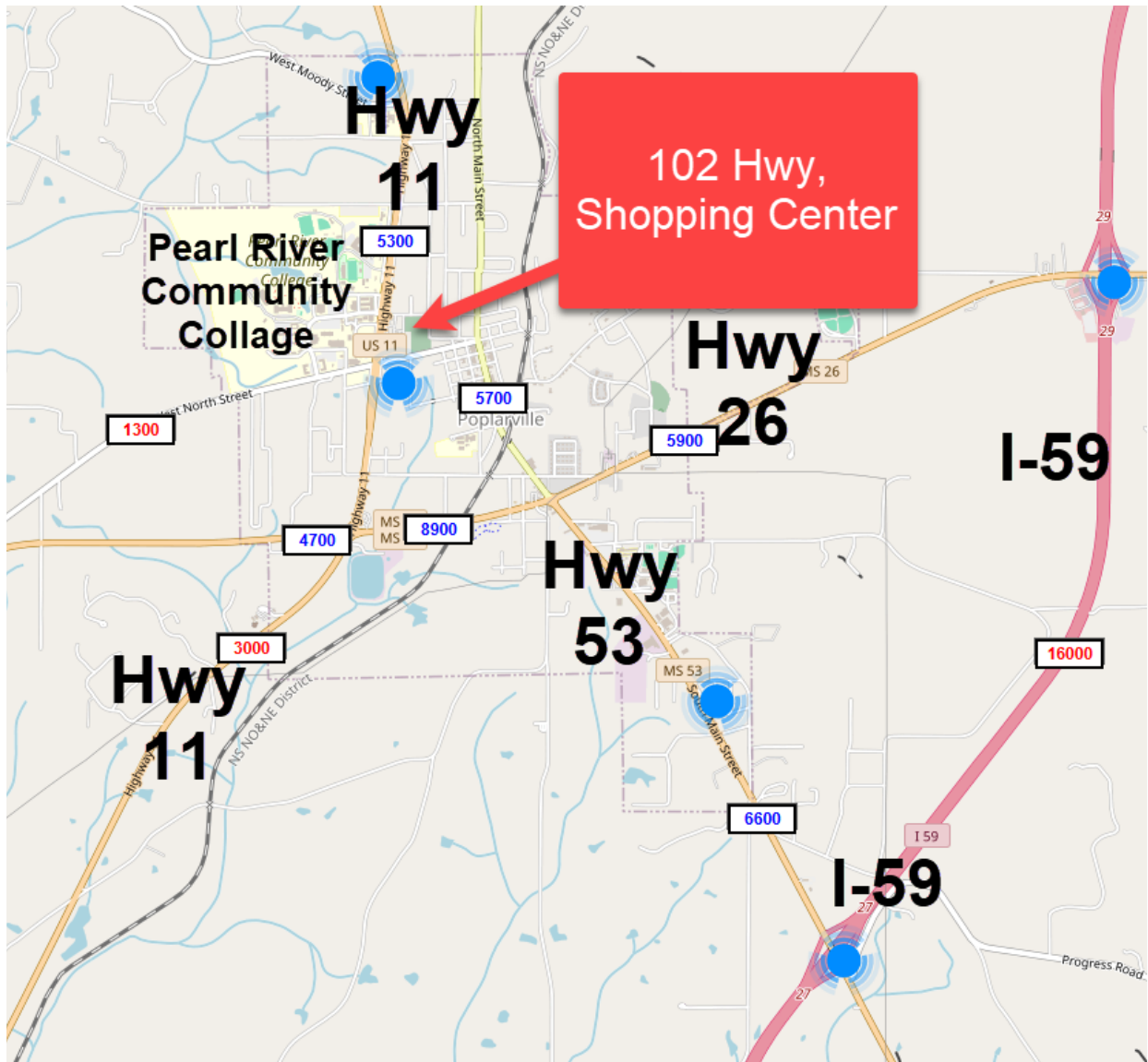
The table below shows how a small town retailer can pull customers from outside the city and enjoy a larger market. The population inside the Poplarville city limits is 1,485 but the surrounding market for retailers extends to a 30 minute drive and a population over 52,000 with an average household income exceeding \$77,000.

Demographic and Income Comparison Profile			
102 Highway 11 N, Poplarville, Mississippi, 39470			
Drive time: 5, 15, 30 minute radii			
	5 minutes	15 minutes	30 minutes
2025 Summary			
Population	1,485	7,271	52,543
Households	542	2,617	20,760
Families	345	1,744	13,844
Average Household Size	2.11	2.45	2.47
Owner Occupied Housing Units	377	2,057	16,220
Renter Occupied Housing Units	165	560	4,540
Median Age	32.0	39.4	42.0
Median Household Income	\$54,446	\$53,740	\$57,767
Average Household Income	\$70,354	\$79,891	\$77,260



Traffic Count

The retail space fronts Highway 11 which has a traffic count of 5,300 cars per day. Traffic from Hattiesburg to the north exits I-59 onto Highway 26 measuring 5,900 cars per day and traffic from Slidell/New Orleans to the south exits Highway 53 measuring 6,600 cars per day. The combined traffic count on Highway 26 is 8,900 cars per day and the flow is toward Highway 11 and measures 5,300 cars per day in front of the Pearl River Community College and the Shopping Center.





Retail Demand Table Description/Footnotes

(1) Apparel Products and Services include shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
(2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.
(3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
(4) Toys and Games include toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
(5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
(6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
(7) Photo Equipment and Supplies include film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
(8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
(9) Catered Affairs includes expenses associated with live entertainment and rental of party supplies.
(10) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
(11) Mortgage Payment and Basics include mortgage interest, mortgage principal, property taxes, homeowners' insurance, and ground rent on owned dwellings.
(12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
(13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
(14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
(15) Housewares include flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
(16) Lawn and Garden include lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
(17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
(18) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.



About Mississippi Commercial Realty



Mississippi's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help landlords and tenants solve their real estate problems, bringing a high level of ethical conduct to the industry, with great attention to detail and professionalism.

We have expertise in every sector of commercial real estate, completing these landmark projects:

- The largest office space lease in Hattiesburg.
- One of the largest hotel acquisitions.
- The largest warehouse disposition in downtown New Orleans.
- Several of the largest apartment developments.
- The largest land disposition for residential development in Louisiana.

Nationally recognized expertise with expedited results:

- Named Top 50 Financial Executive by CityBusiness Magazine.
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine.
- Member National Association of Realtors.
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.
- Eagle Scout.

More national publications than any other real estate broker in the state:

- *Commercial Investment Real Estate Magazine*- "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*- "Return of The AutoMat".
- *Registered Representative Magazine*- "Growing Your Business By Providing a Higher Level of Services".

What makes our firm different is that our clients never have to worry about conflicts of interest. We never accept work where clients compete. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge to help make better real estate decisions.