



# LUCEDALE MARKETPLACE

12134 OLD HWY 63  
LUCEDALE, MS 39452

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# Property Summary

12134 Old Hwy 63 | Lucedale, MS 39452



## OFFERING SUMMARY

Sale Price:	\$3,500,000
Cap Rate:	8.28%
NOI:	\$289,933
Lot Size:	7.8 Acres
Year Built:	1991
Building Size:	49,059 SF
Renovated:	2009
Zoning:	Commercial
Market:	Lucedale, MS
Submarket:	George County
Price / SF:	\$71.34

## PROPERTY OVERVIEW

Lucedale Marketplace is located on the Southeast corner of Old Hwy 63 and Cowart Street in Lucedale, MS. The site consist of approximately 7.8 acres improved by the approximate 49,059 square foot retail center. The retail space consist of solid regional/national merchants and is 100% occupied. The Tenant mix includes Tractor Supply, Peebles, Hibbett Sporting Goods, Little Caesars Pizza, Subway, Tobacco Shack, Harrison Finance and Burnham McKinney Pharmacy.

## PROPERTY HIGHLIGHTS

- Adjacent retailers include Dollar Tree, Shoe Show, Factory Connection, Aaron's Rent to Own, Burger King
- Great Visibility and Traffic
- Corner Site
- Well established center



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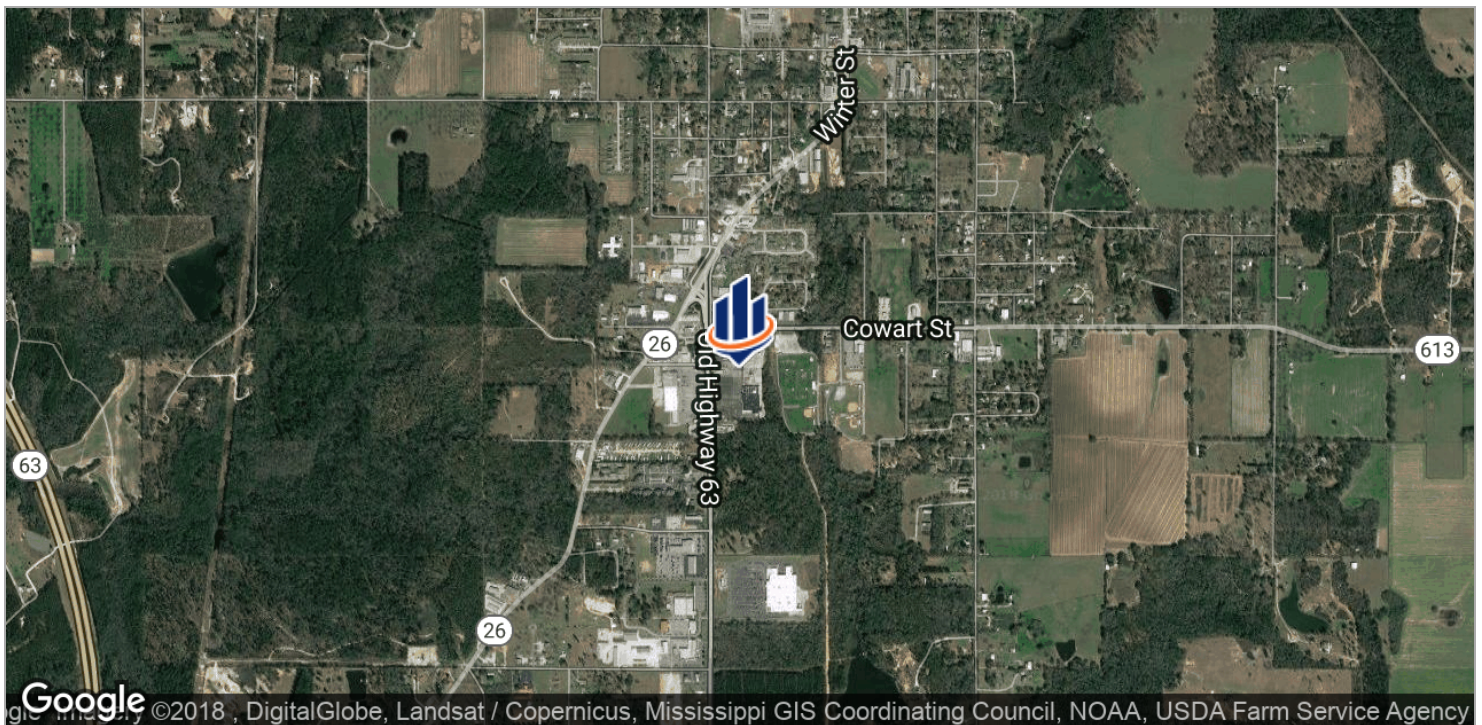
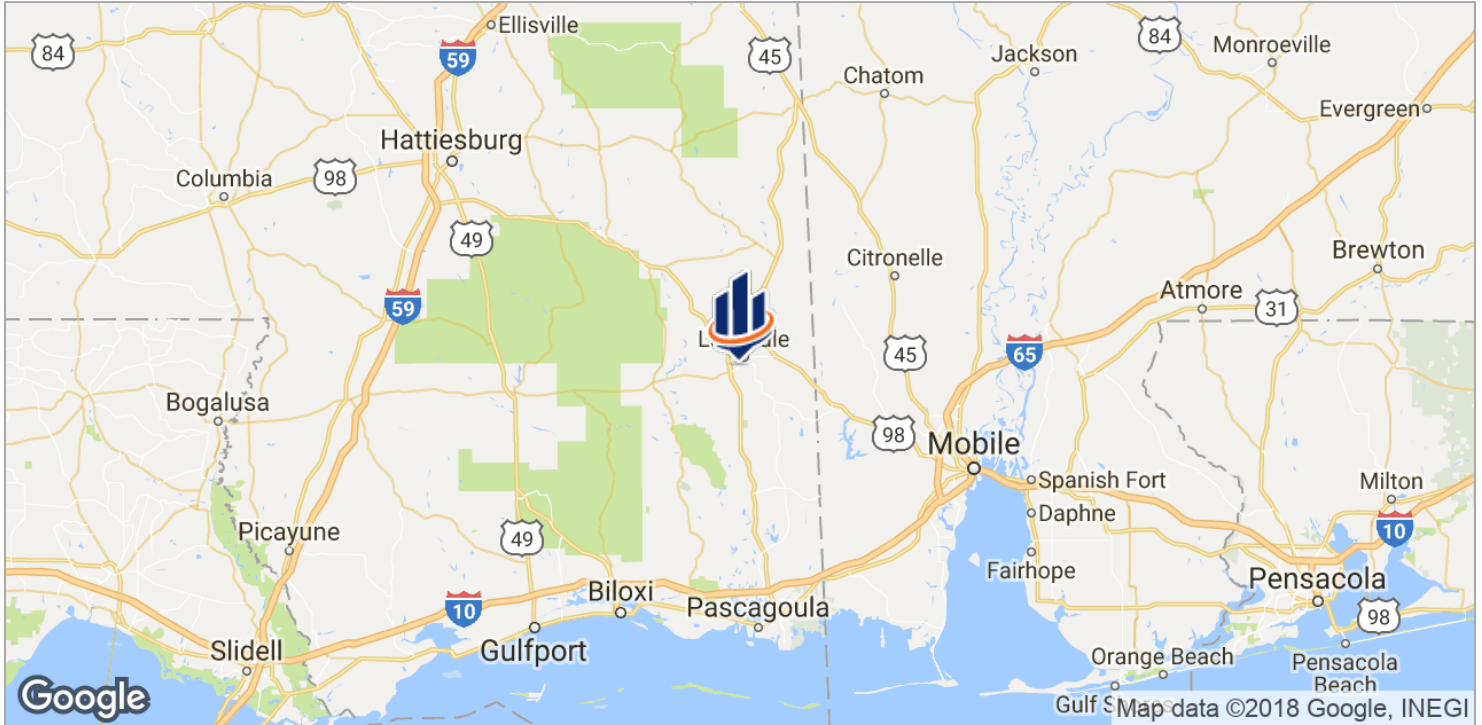


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# Location Map

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# Steve Floyd Bio

12134 Old Hwy 63 | Lucedale, MS 39452

## STEVE FLOYD

Senior Advisor



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## PROFESSIONAL BACKGROUND

Steve Floyd brings an extensive background in leadership and discipline to his commercial real estate career, which began in 1991 and has culminated in joining SVN | Southgate Realty, LLC in October of 2017.

He served in the Army Reserve and National Guard for 25 years and retired with the rank of Major in 2004. Steve worked in construction and commercial management until 1997 when he established a commanding presence in the Hattiesburg commercial real estate market by opening Steve Floyd Properties, Inc. Steve has a power packed transaction history featuring countless national tenants, including but not limited to Walmart, Home Depot, General Dynamics, Walgreens, CVS, Family Dollar and Dollar General. His focus at SVN | Southgate Realty is to continue his unparalleled dedication to the sellers, buyers, tenants and owners he represents.

Steve is committed to giving back to the Hattiesburg and greater Mississippi community, and does so by sitting on numerous non-profit boards including Rotary Club of Hattiesburg, Habitat for Humanity, Venture Church Foundation, University of Southern Mississippi Foundation, and more. He serves on the Advisory Board for Regions Bank and the School of Architectural Engineering Technology at the University of Southern Mississippi.

Steve earned a Bachelor of Science in Architectural Engineering Technology from The University of Southern Mississippi in 1982 and has received several professional awards throughout his career, including the 1999 Mississippi Business Journal "Top 40 Under 40", Sales Marketing Executives International "Executive of the Year 2000" and the "Marketing Excellence Award". Steve and his wife of over 30 years, Toni Tadlock Floyd, are parents to three adult children and reside in Hattiesburg, MS.

## EDUCATION

Bachelor of Science Degree in Architectural Engineering Technology

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