

BELLCORE

COMMERCIAL



RETAIL/RESTAURANT OUTPARCEL AVAILABLE

7111 HIGHWAY 98 W, HATTIESBURG, MS 39402



PROPERTY DESCRIPTION

Excellent +/- 6.7-Acre Outparcel available in Hattiesburg, MS. The site would be an ideal location for a restaurant or retail user. The property is located along the heavily trafficked US Hwy 98, which experiences over 24,000 vehicles per day. The city of Hattiesburg was recently voted to be the second most desirable city to reside in Mississippi in 2019. The site is located in a well-established development area surrounded by leading regional businesses and local retail. Nearby national retailers include CVS, Dollar General, Sherwin-Williams, O'Reilly Auto Parts, and more.

PROPERTY HIGHLIGHTS

- +/- 6.7-acre Outparcel available in Hattiesburg, MS
- 606 feet of frontage along US Hwy 98 (24,000 VPD)
- Nearby national retailers include CVS, Dollar General, Sherwin-Williams, O'Reilly Auto Parts, and many more

OFFERING SUMMARY

Lease Rate	Negotiable
Lease Type	NNN
Available SF	+/- 291,938 SF
Lot Size	+/- 6.7 Acres
Zoning	L1
Property Type	Land
Traffic Count	24,000

DEMOGRAPHICS

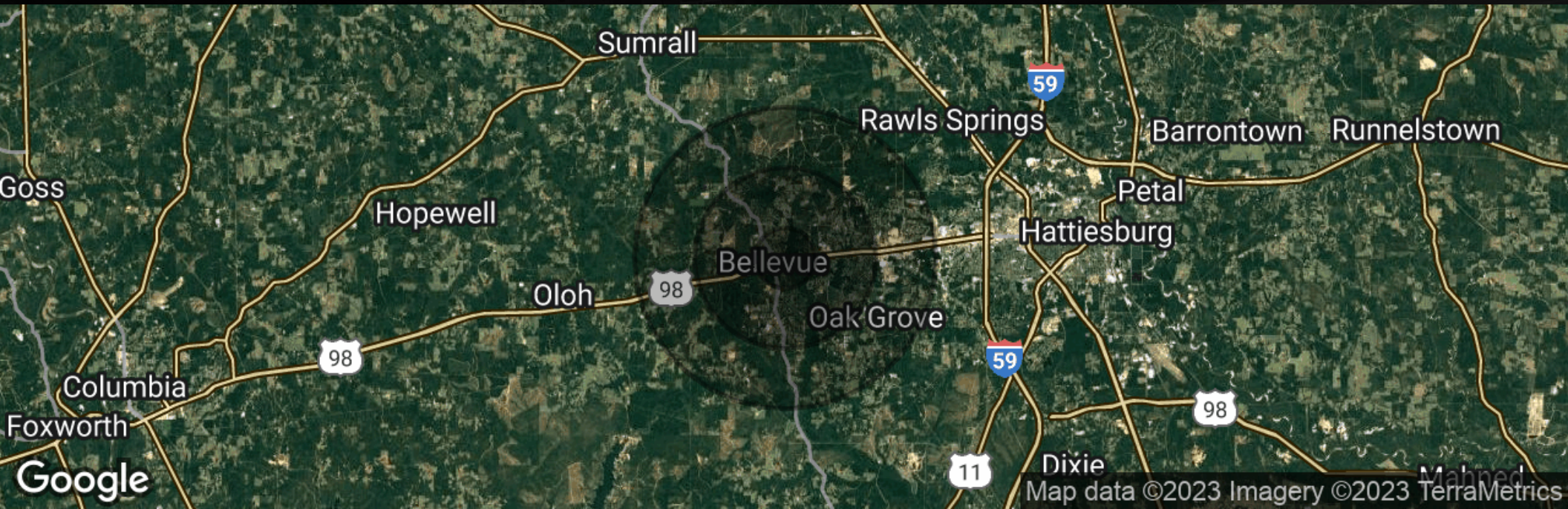
	1 MILE	3 MILES	5 MILES
Total Households	435	3,207	8,418
Total Population	1,068	8,693	22,087
Average HH Income	\$185,173	\$144,687	\$106,850





LOCATION OVERVIEW

Hattiesburg, Mississippi is known as the “Hub City” as it is conveniently located at the intersection of six major US highways. Hattiesburg offers visitors a variety of attractions, including museums, waterparks, environmental centers, historic neighborhoods, and much more! The subject property is located along the highly trafficked US HWY 98, which experiences over 24,000 vehicles per day. The property is located near several national retailers, such as CVS, Dollar General, Sherwin-Williams, O’Reilly Auto Parts, and more.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,068	8,693	22,087
Average Age	45.7	42.3	38.1
Average Age (Male)	46.9	41.7	36.8
Average Age (Female)	44.8	42.5	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	435	3,207	8,418
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$185,173	\$144,687	\$106,850
Average House Value	\$398,166	\$301,752	\$229,781

* Demographic data derived from 2020 ACS - US Census



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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