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OFFERING MEMORANDUM

MULTI PURPOSE

EXCEPTIONAL COMMERCIAL FACILITY | 226 E. Central Ave, Petal, MS, 39465



EXCEPTIONAL COMMERCIAL FACILITY

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	226 E. Central Ave Petal MS 39465
COUNTY	Forrest
MARKET	Hattiesburg
SUBMARKET	Petal
NET RENTABLE AREA (SF)	3,577SF
LAND ACRES	0.44
LAND SF	19,030SF
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$525,000
PRICE PSF	\$146.77

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	4,540	16,414	46,032
2021 Median HH Income	\$40,618	\$38,909	\$36,769
2021 Average HH Income	\$52,310	\$53,831	\$50,635



SPECIAL FEATURES

- Prime Location surrounded by retail, schools, solid neighborhoods and established Commercial developments.
3,577 SF +/- Solid Building
Four options for entrance/egress.
Two large executive offices with floor to ceiling windows.
Expansive Lobby with space for multiple Use.
Spacious Conference room.
Nice built in features break room.
Additional Office coves.
Beautiful brick floors throughout.
Working Vault.
A highly visible sign remains and includes a marketing marquee.
Well landscaped parking lot.
Former Bank Branch... well maintained Great quality move in ready.
The construction and shape presents opportunity for todays drive through needs 4 Bays with equipment in place.
Perfect for pharmacy , emergency care facility, or other medical applications.
Located in Petal, Mississippi a solid lifestyle community.

PETAL, Mississippi One Of The Best !!

- Petal is a with a population of 10,584. Petal is in Forrest County and is one of the best places to live in Mississippi. Living in Petal offers residents a rural feel and most residents own their homes. In Petal there are a lot of parks. Many families and young professionals live in Petal and residents tend to lean conservative. The public schools in Petal are highly rated.

Petal Higher Education

There are several higher education institutes near the city. Among them include the University of Southern Mississippi, Jones County Junior College, Pearl River Community College, and Mississippi Gulf Coast Community College.

“Friendly community, low crime rates, nice rural area, business is booming, schools are growing and getting better every year. ”

Regional Map



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02

Property Description

Property Features

Pictures with Captions

PROPERTY FEATURES

NET RENTABLE AREA (SF)	3,577
LAND SF	19,030
LAND ACRES	0.44
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	A
LOCATION CLASS	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	173X110
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4
ADA COMPLIANT	yes

CONSTRUCTION

FOUNDATION	concrete
FRAMING	Wood
EXTERIOR	Brick
PARKING SURFACE	Concrete
ROOF	metal/asphalt
LANDSCAPING	Good
WINDOWS	All around





OFFICE



CONFERENCE ROOM



OPEN WORK AREA



VAULT



Mississippi Commercial Realtors Assn. PRESIDENT 2019
Mississippi Commercial Broker of the year 2013
Mississippi CoStar Top Broker in Mississippi
2013,2014,2015,2016,2017,2018
Mississippi Economic Development Council Honorary Life Member
Mississippi Economic Development Council Past President

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Broker Associate

EXCEPTIONAL COMMERCIAL FACILITY

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