



# RETAIL/MEDICAL/OFFICE FOR SALE/LEASE

6116 HWY 98  
HATTIESBURG, MS 39402

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$875,000
Lease Price	\$21.00/SF NNN
Available SF:	3,600 SF
Lot Size:	0.44 Acres
Year Built:	2006
Zoning:	B-5
Parking	33 spaces
Traffic Count	38,000-52,000

## PROPERTY OVERVIEW

This sale includes a 3600 SF facility on a .44 acre corner parcel along Hwy 98. The current tenant is scheduled to vacate October 2020.

## LOCATION OVERVIEW

The subject property is located on the south side of Hwy 98 across from Target

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	7,853	20,693	40,487
Total Population	18,473	50,870	104,432
Average HH Income	\$60,521	\$60,761	\$56,294

# Property Details

## LOCATION INFORMATION

County	Lamar
Market	West Hattiesburg
Side of the Street	Southeast
Signal Intersection	Yes

## PROPERTY INFORMATION

Lot Frontage	89 ft
Lot Depth	200 ft
Signal Intersection	Yes
Flood Zone	Out

## UTILITIES

Electricity	Mississippi Power
Gas	Spire
Water/Sewer	City of Hattiesburg

## BUILDING INFORMATION

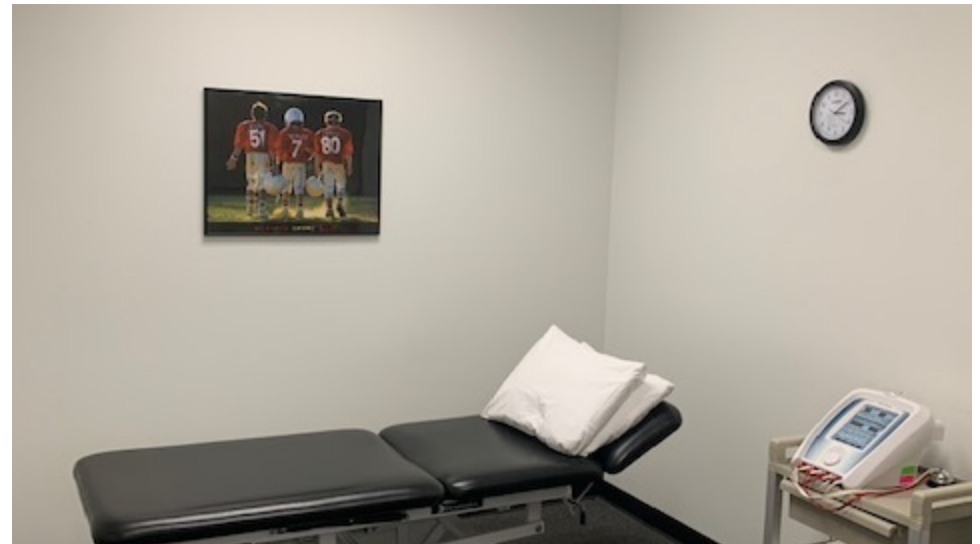
Building Class	B
Tenancy	Single
Number of Floors	1
Gross Leasable Area	3,600 SF
Free Standing	Yes
Restrooms	2
Offices/Exam Rooms	5

## TAX INFORMATION (2019)

City/County	Hattiesburg, Lamar County
Parcel ID:	052R-10-037.002
Section/Township/Range	10/04N/14W
Land Value:	347940
Improvements:	244,520
Assessed:	88869
Annual Tax Amount:	\$15,086.41

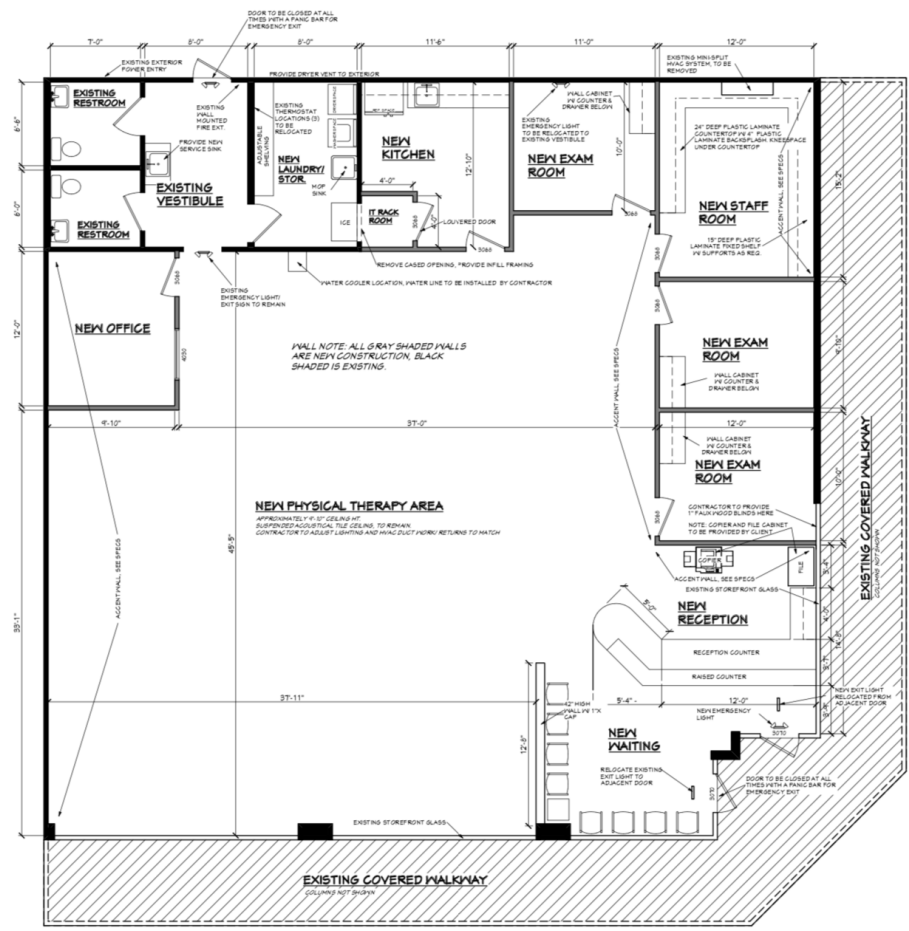


# Interior Photos





# Floor Plan



GENERAL NOTES:  
1. ALL INTERIOR DOORS TO BE NON-RATED 6 PANEL HOLLOW CORE DOORS  
2. ALL INTERIOR PARTITION WALLS TO BE 2"x4" STUDS @ 16" O.C. WITH 1/2" GYP BRD EACH SIDE.

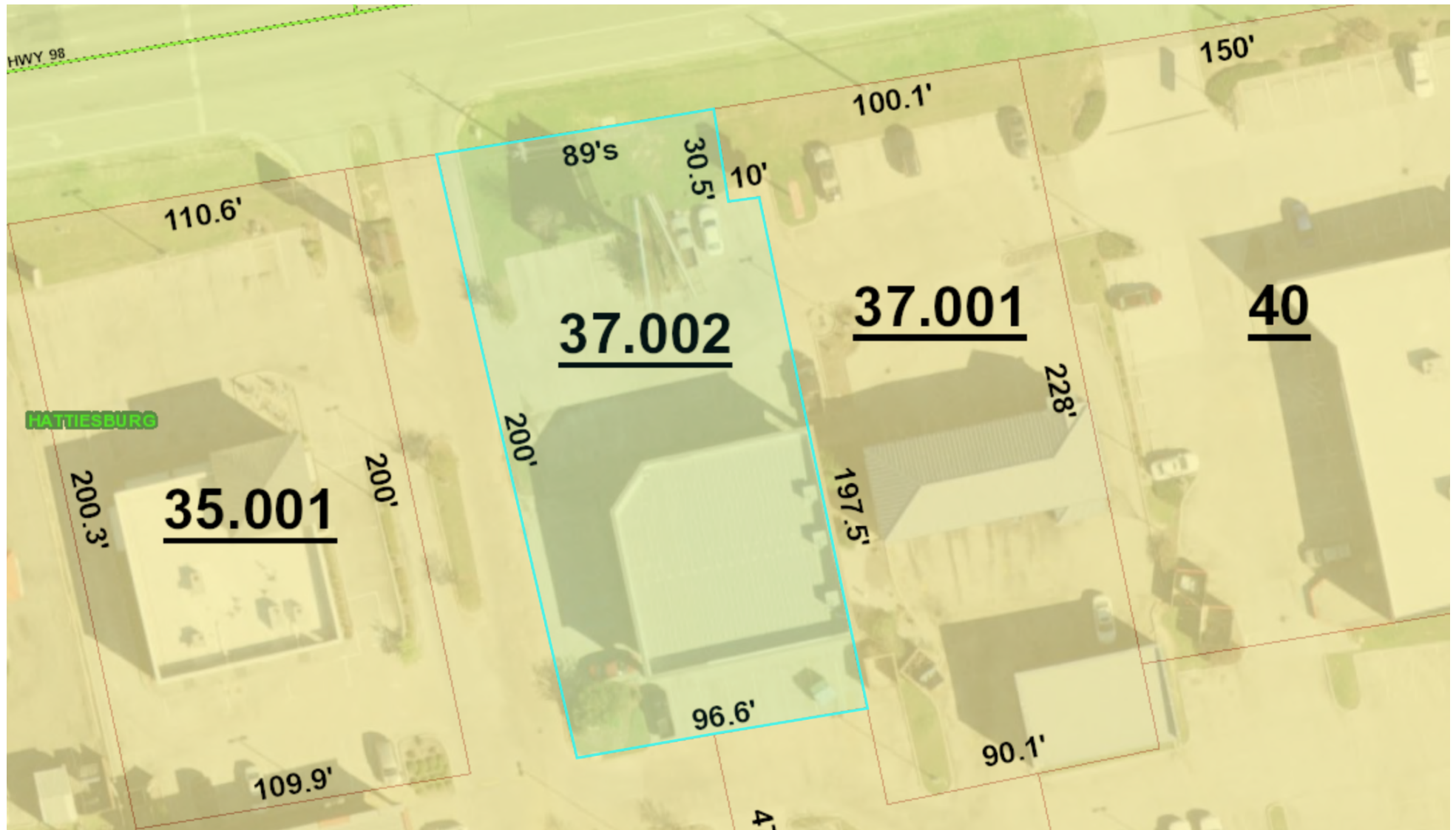
CODE SUMMARY	
CONSTRUCTION TYPE:	VB UNSPRINKLED
OCCUPANCY:	BUSINESS
TOTAL BUILDING AREA (SF):	4344
HEATED:	3514
UNHEATED:	830
ALLOWABLE STORIES/ACTUAL STORIES:	2/1
TOTAL OCCUPANT LOAD:	40
TOILETS REQ'D/SEX:	1
SINKS REQ'D/SEX:	1
REQUIRED EXITS/EXITS PROVIDED:	1/2

## 074-013 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

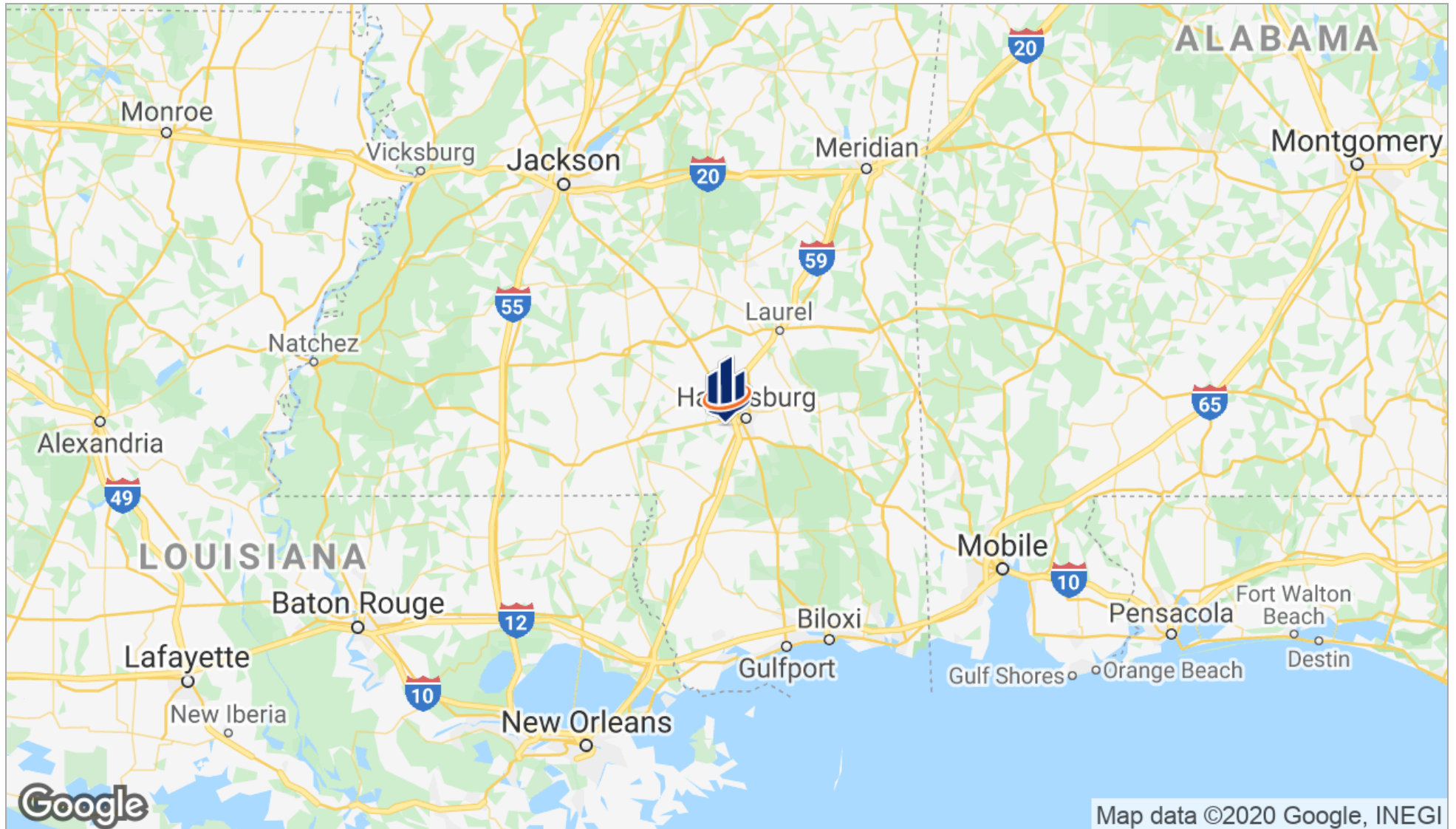
AREAS:	3514 S.F. HEATED
	830 S.F. UNHEATED, COVERED WALKWAY
	4344 S.F. TOTAL UNDER ROOF

# Tax Plat





# Regional Map





# Aerial Map





## **JOSHUA BLACKLEDGE, CCIM**

Senior Advisor

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### **PROFESSIONAL BACKGROUND**

A graduate of the University of Mississippi, Josh earned a B.S. in Business Administration and began his professional career in the field of commercial and residential real estate lending. He soon integrated his position in finance with real estate, and used his specialized background to complete numerous transactions and forge productive industry relationships across the Mississippi market. Blackledge earned his CCIM designation, uniquely qualifying him to integrate his banking experience and realty expertise to satisfy clients' needs across the decision-making continuum. As Senior Advisor, he specializes in the sales and leasing of industrial, multifamily, office, medical and retail properties. He currently serves on the MS CCIM Chapter Board and recently as Secretary/Treasurer of the MS Commercial Association of Realtors.

### **EDUCATION**

B.S in Business Administration-University of Mississippi  
University of Mississippi Undergraduate School of Banking  
CCIM Institute

### **MEMBERSHIPS**

MCAR  
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