



# TWO SPACES IN 49 PLACE SHOPPING CENTER

1000 Broadway Drive, Hattiesburg, MS 39401

MONTE LUFFEY • PRINCIPAL

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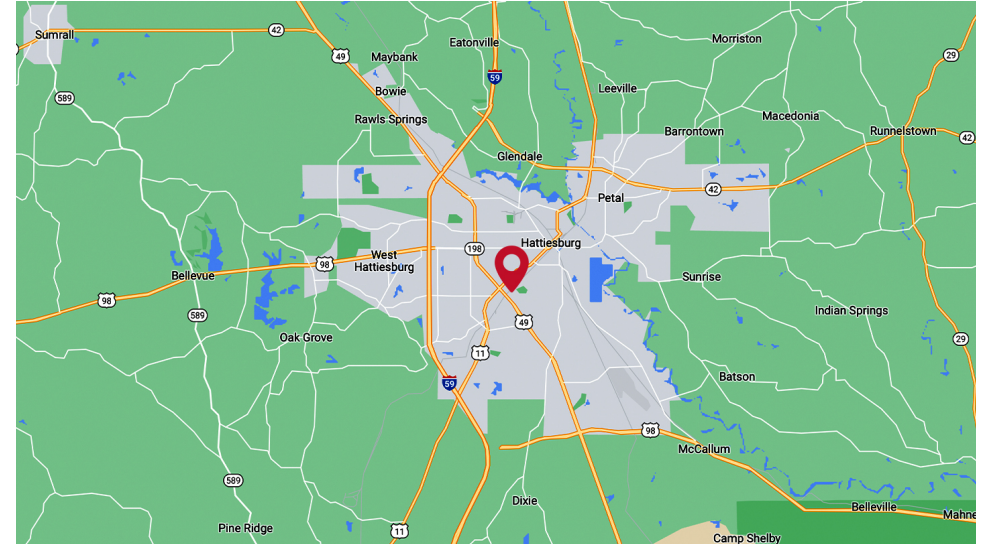
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## PROPERTY DESCRIPTION

Southeast Commercial Real Estate is pleased to offer two spaces FOR LEASE in 49 Place Shopping Center. Suite 10 consists of 1,500 SF. Suite 60 consists of 2,600 SF. The shopping center is located at the intersection of Highway 49 and Broadway Drive with excellent visibility. The center sits on a total of 13.49 acres. Neighboring tenants in the shopping center include Badcock & More Home Furniture, Grifols, Citi Trends, Rent-a-Center, and Pizza Hut. The center is surrounded by multiple national retailers and restaurants. Do not miss your opportunity to be part of this great tenant mix!

## OFFERING SUMMARY

Available SF:	Suite 10 (1,500 SF), Suite 60 (2,600 SF)
Lease Rate:	\$12/SF (NNN)
Lot Size:	13.49 Acres
Gross Building Size:	116,185 SF

RETAIL PROPERTY FOR LEASE

## PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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ADDITIONAL PHOTOS



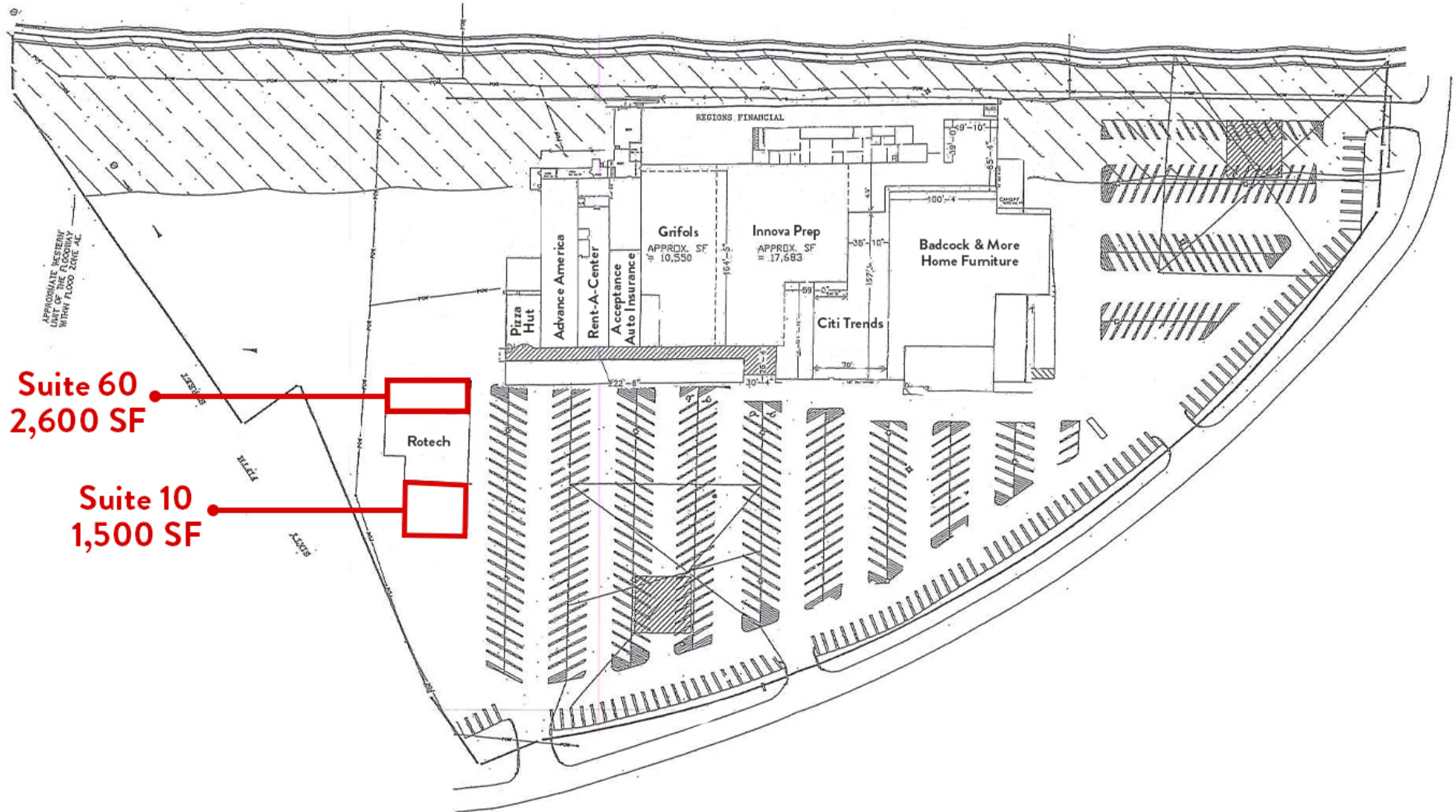
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SITE PLAN



SOUTHEAST  
COMMERCIAL  
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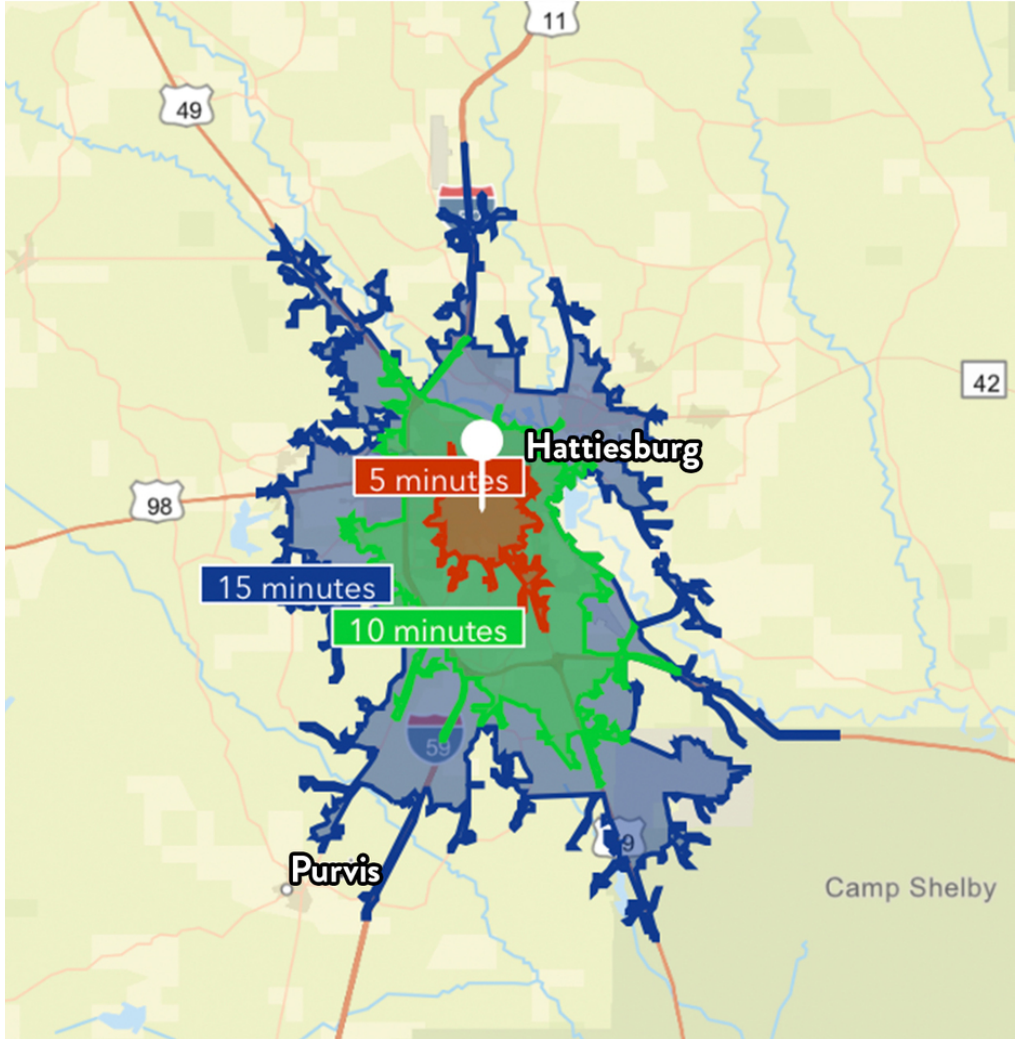




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**\$62,628**

Average Household Income within 15 minutes of site.



**31.4**

Median Age

Within 15 minutes of site.



**34,209**

Number of housing units within 15 minutes of site.

2022 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	14,100	48,941	75,351
Average HH Income	\$57,324	\$59,293	\$62,628
2027 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,758	48,843	75,665
Average HH Income	\$66,748	\$69,583	\$73,651

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE

## AREA DEMOGRAPHICS



**SOUTHEAST COMMERCIAL REAL ESTATE**