



# For Lease

## Retail Space Available

- 99,000 SF Academy Sports + Outdoors anchored shopping center
- Located along main retail corridor in West Hattiesburg (Highway 49 - 56,000 CPD)
- Less than 4 miles from the University of Southern Mississippi (± 14,554 students)

## Estimated Demographics

|                          | 1-mile   | 3-mile   | 5-mile   |
|--------------------------|----------|----------|----------|
| Estimated Population     | 3,217    | 28,049   | 57,556   |
| Daytime Population       | 5,692    | 29,832   | 65,753   |
| Average Household Income | \$53,214 | \$70,837 | \$71,818 |
| Median Age               | 28.8     | 31.3     | 32.0     |

Source: Esri, 2021

**The Ridge at Turtle Creek**  
**6173 Highway 98**  
**Hattiesburg, MS**

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**Property Managed By:**

**CIM**

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Site Plan

Hattiesburg, MS



| Tenant                                | Size (SF) |
|---------------------------------------|-----------|
| 1 Academy                             |           |
| 2 Mattress Express                    |           |
| 3 Keesler Federal Credit Union        |           |
| 4 AVAILABLE                           | 4,131 SF  |
| 5 Salad Station                       |           |
| 6 At Lease                            | 1,420 SF  |
| 7 Vein Institute of South Mississippi | 3,200 SF  |
| 8 Massage Envy                        |           |
| 9 Juicy Crab                          |           |

Aerial

