

A photograph of a large, modern, white commercial building with a grid-like facade. The building features a prominent sign that reads "Academy" in large blue letters and "SPORTS+OUTDOORS" in smaller red letters below it. The building has several large arched openings, some of which are currently closed with roll-up doors. A silver SUV is parked in the foreground, and a person is visible near the entrance on the right. The sky is blue with scattered white clouds.

Academy

SPORTS+OUTDOORS

FOR LEASE

The Ridge at Turtle Creek

6173 US Highway 98 | Hattiesburg, MS



The Ridge at Turtle Creek

6173 US Highway 98 | Hattiesburg, MS 39402



Fully Leased
Available

99,000 SF
GLA

CONTACT

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ABOUT THE PROPERTY

- 99,000 SF Academy Sports + Outdoors anchored center
- Located along main retail corridor in West Hattiesburg (US 98 - 53,000 VPD)
- Less than 4 miles from the University of Southern Mississippi (±14,606 students)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,142	30,921	63,853
Average HH Income	\$57,833	\$79,172	\$80,430
Total Daytime Population	6,939	33,579	73,892

Year: 2022 | Source: Esri

TRAFFIC COUNTS

US 98, E of Site	53,000 VPD
US 98, W of Site	36,000 VPD
I-59, NE of Site	48,000 VPD
I-59, SE of Site	39,000 VPD

Year: 2021 | Source: MDOT

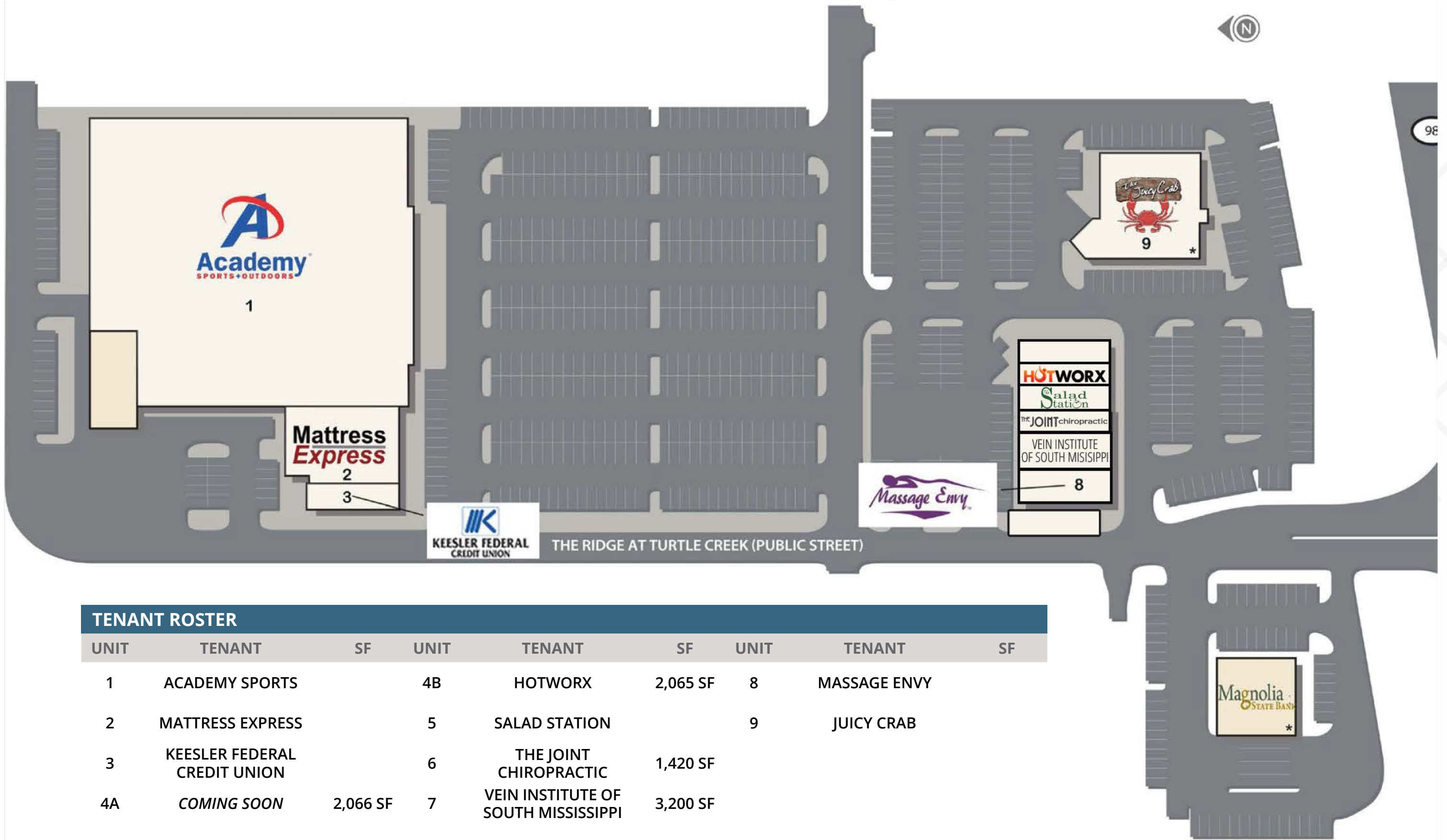
The Ridge at Turtle Creek

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THE UNIVERSITY OF SOUTHERN MISSISSIPPI
FALL 2020 ENROLLMENT 14,606





TENANT ROSTER

UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
1	ACADEMY SPORTS		4B	HOTWORX	2,065 SF	8	MASSAGE ENVY	
2	MATTRESS EXPRESS		5	SALAD STATION		9	JUICY CRAB	
3	KEESLER FEDERAL CREDIT UNION		6	THE JOINT CHIROPRACTIC	1,420 SF			
4A	COMING SOON	2,066 SF	7	VEIN INSTITUTE OF SOUTH MISSISSIPPI	3,200 SF			

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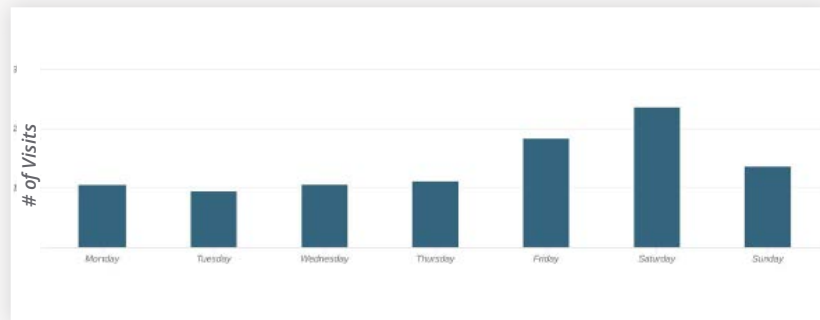


MOBILE DATA & FOOT TRAFFIC INSIGHTS

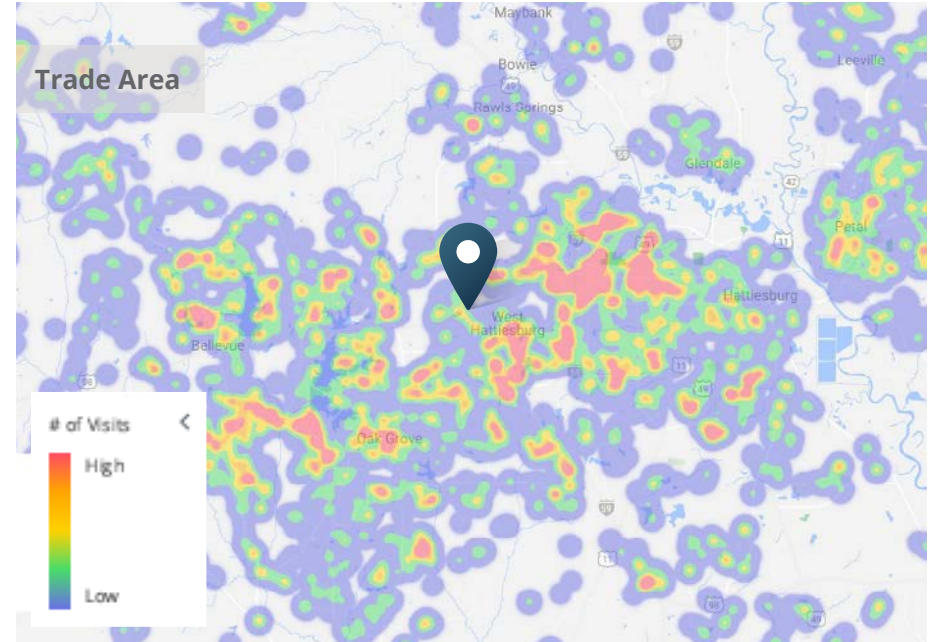
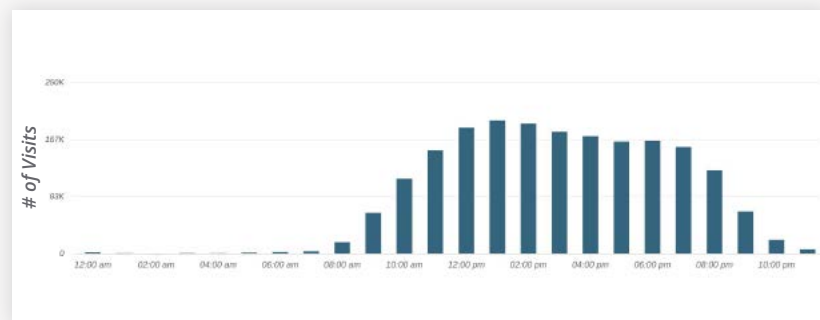
Estimated Annual Visits 01/01/2023 - 12/31/2022

Estimated # of Visits	Estimated # of Visitors	Average Visits/Customer
1.1M	382.7K	2.94

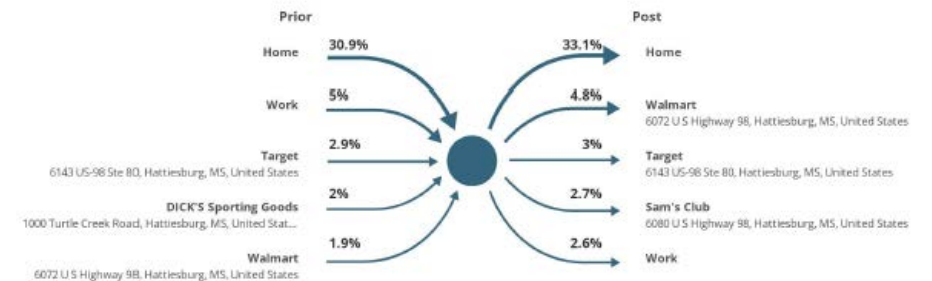
Daily Visits



Hourly Visits



Visitor Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

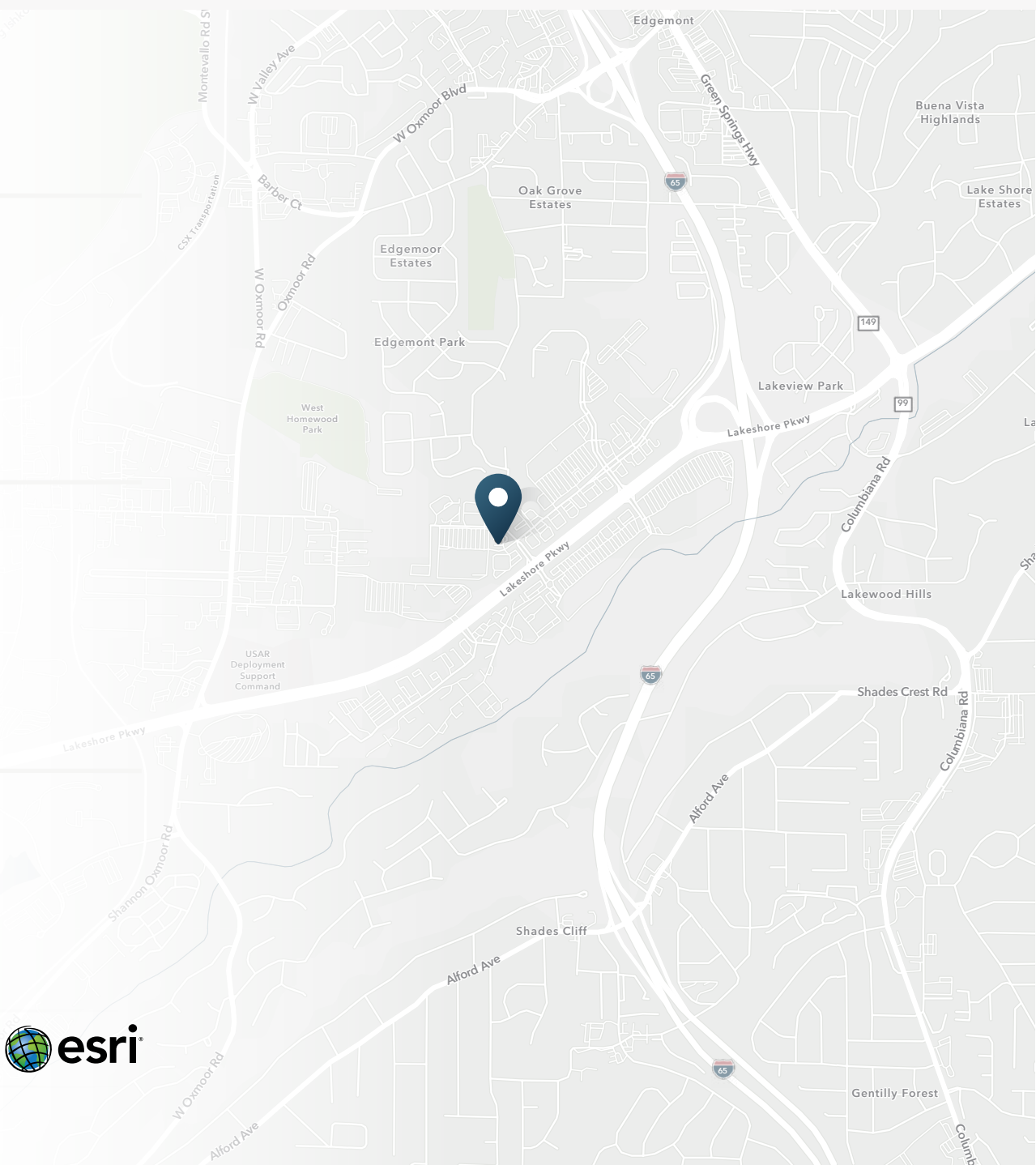
3,142 Population	6,939 Total Daytime Population	\$57,833 Average Household Income
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3 MILES

30,921 Population	33,579 Total Daytime Population	\$79,172 Average Household Income
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5 MILES

63,853 Population	73,892 Total Daytime Population	\$80,430 Average Household Income
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

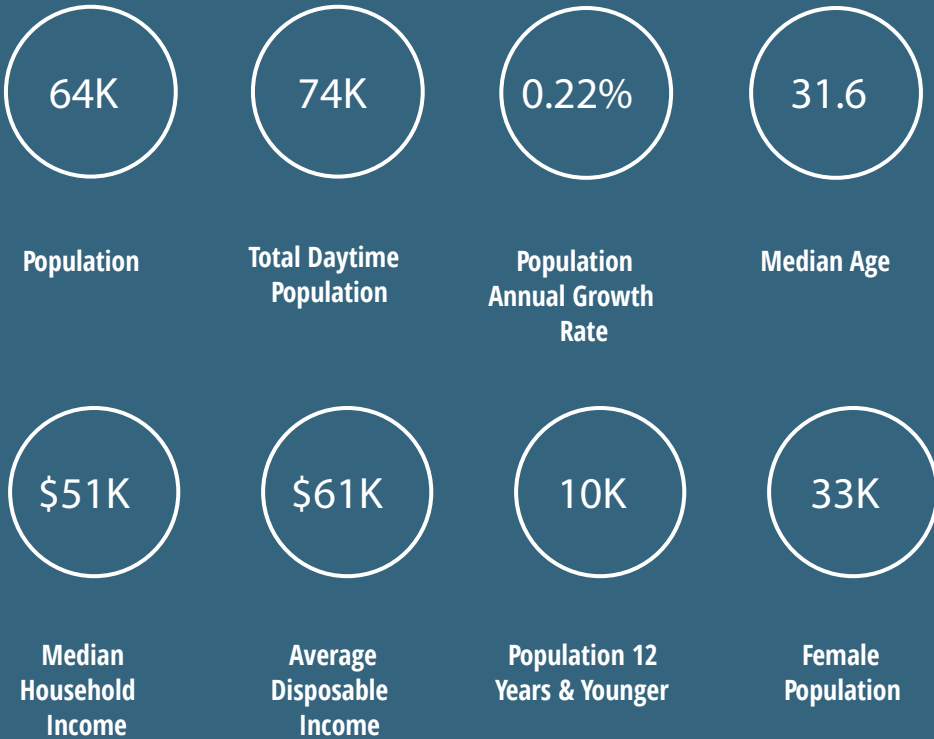


TARGET MARKET SUMMARY

The Ridge at Turtle Creek

Ring of 5 miles

KEY FACTS



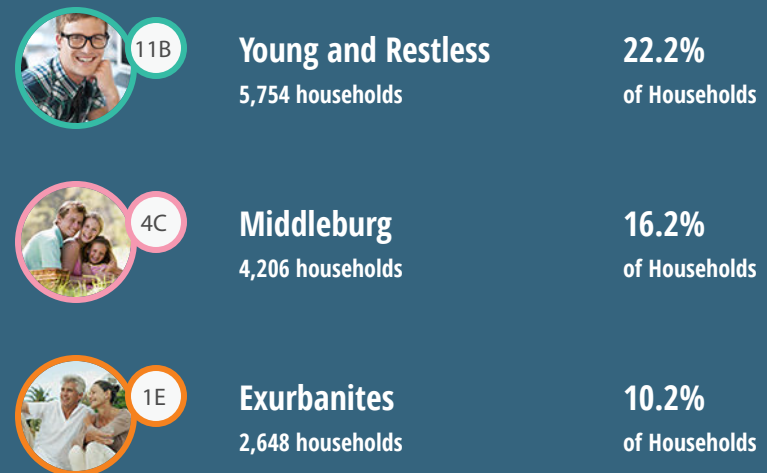
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2022, 2027.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry Segments





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