

# Grocery Anchored Outparcel Opportunity



## PROPERTY DESCRIPTION

Formerly a high-volume urgent care, the facility is still well suited for a range of medical uses or repurposing to restaurants or retail.

All of the urgent care FF&E remains in place and is available to another operator.

There are several options for subdividing the space to suite tenant needs.

## LOCATION HIGHLIGHTS

Trophy corner location with excellent visibility and access.

Last outparcel to the Midtown Market Shopping Center.

Hardy Street traffic counts of 29,000 vehicles per day; 3,100 vehicles per day on 37th Ave.

The property is anchored by the most upscale grocery store in Hattiesburg, Corner Market.

The University of Southern Mississippi is less than a mile east on Hardy Street.

## OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Number of Units:	Up to three (3) spaces
Available SF:	727- 6,500 SF
Lot Size:	22,492 SF
Building Size:	6,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,425	28,873	44,454
Total Population	12,662	71,482	113,288
Average HH Income	\$59,092	\$70,752	\$86,162

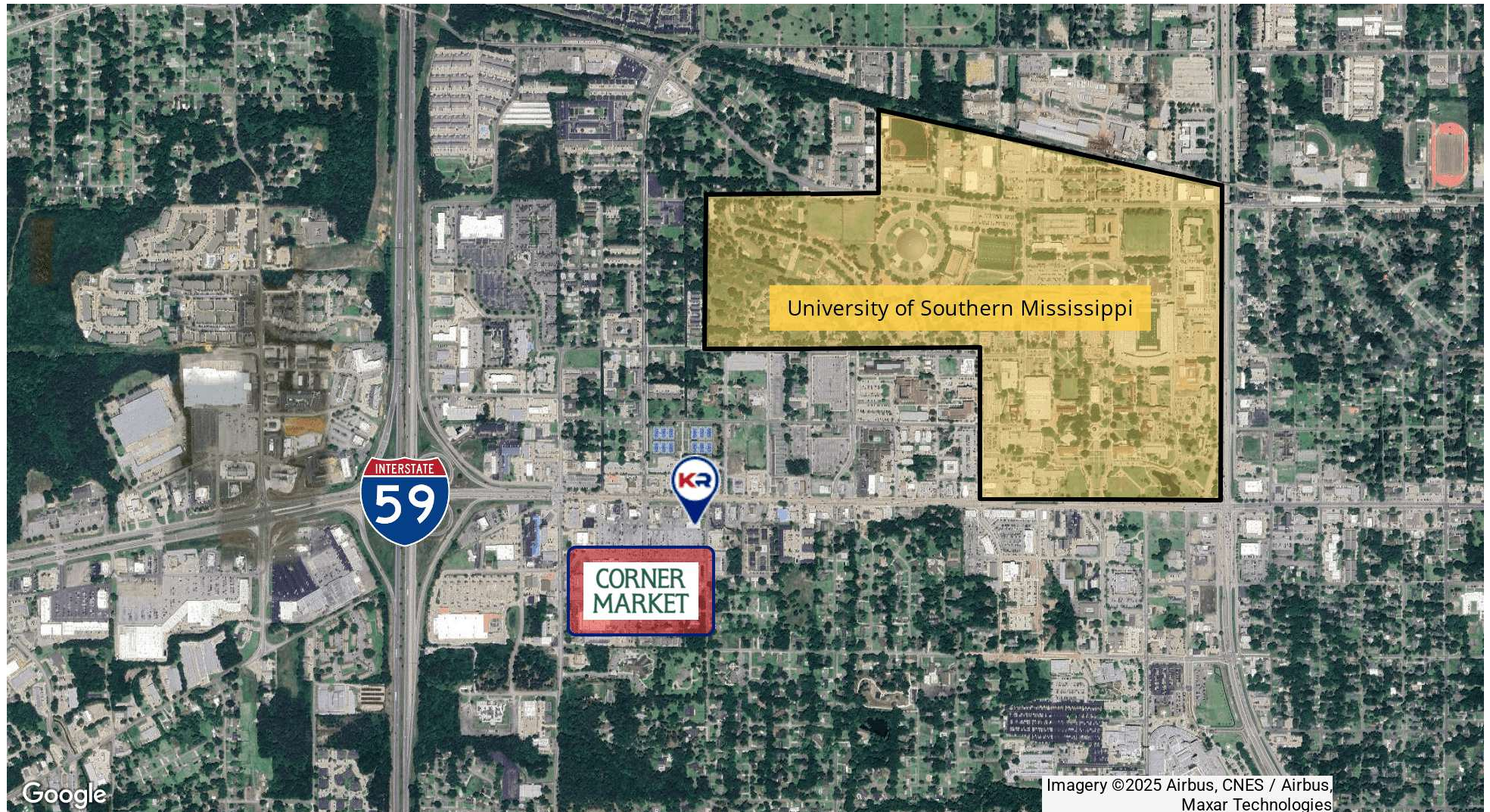
## CHRISTOPHER KUEBEL DOZIER

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## FORMER ST. MICHAEL'S URGENT CARE



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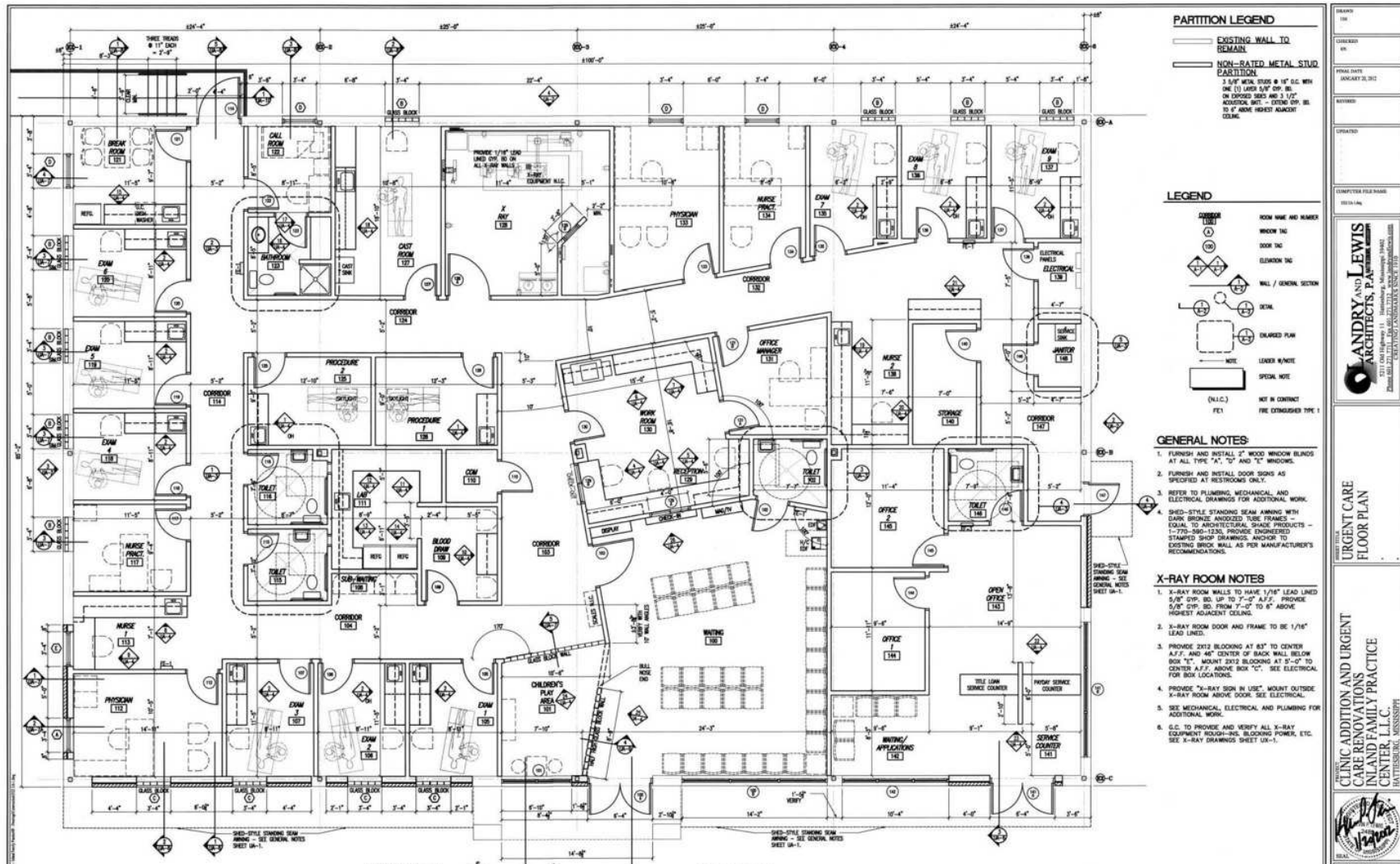
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# Floorplan



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# Demographics Map & Report

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	12,662	71,482	113,288
Average Age	31	36	37
Average Age (Male)	31	35	36
Average Age (Female)	32	37	38

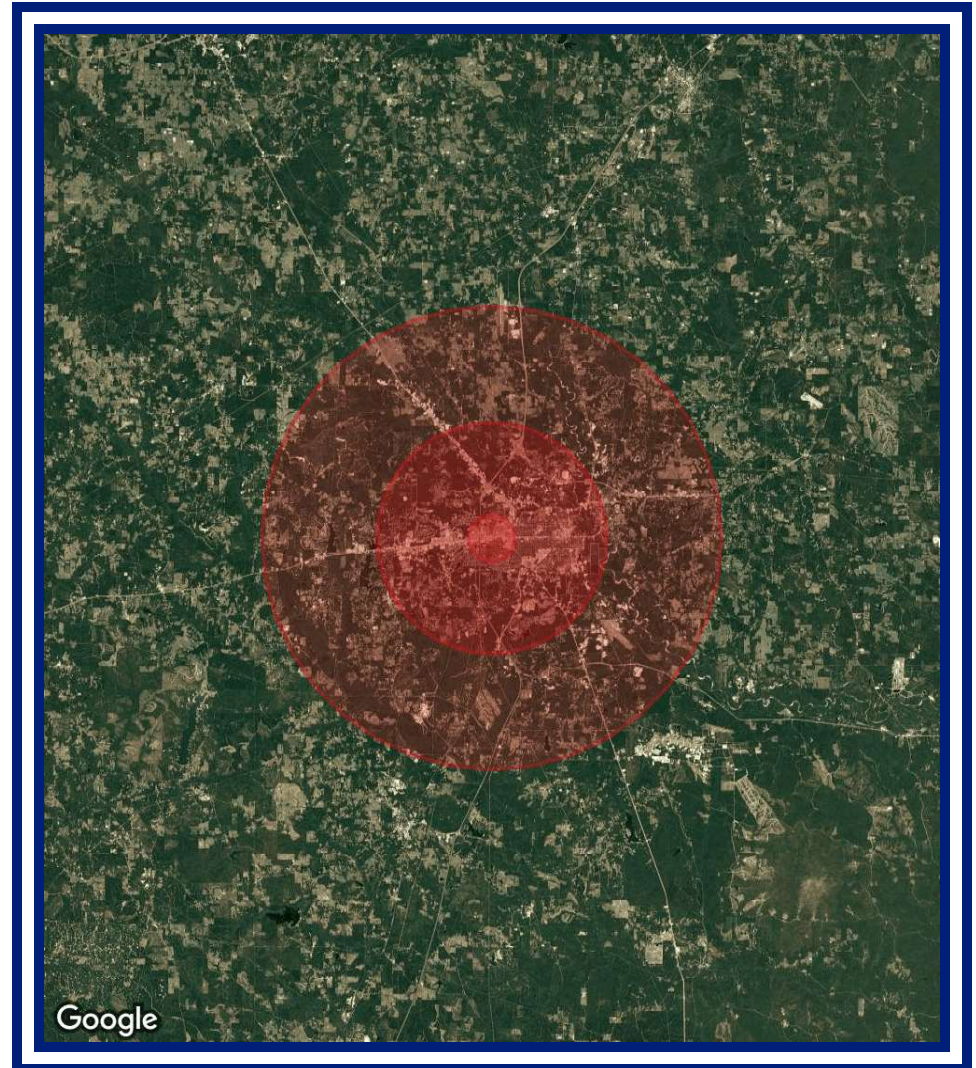
**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total Households	4,425	28,873	44,454
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$59,092	\$70,752	\$86,162
Average House Value	\$195,620	\$205,685	\$223,618

**TRAFFIC COUNTS**

29,000 vehicles /day

*Demographics data derived from AlphaMap*

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