

stirling

FOR LEASE

TURTLE CREEK
CROSSING

6143 US HIGHWAY 98 | HATTIESBURG, MS

RHONDA SHARKAWY
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TURTLE CREEK CROSSING

6143 US Highway 98, Hattiesburg, MS



GLA

538,165 SF

UNIVERSITY OF SOUTHERN MISSISSIPPI

13,191 Full and Part-Time Students (Fall 2026)

AVAILABILITY RANGE

- 1,100 SF - 9,973 SF

OPENING SOON

ULTA Beauty - Opening Q1 2027

AVAILABLE SUITES

- 1,100 SF (0B10: Prior CPR Cell Repair - 13.8' x 80')
- 1,200 SF (03B: Prior Payday Loan - 19.7' x 61')
- 1,405 SF (03H: Prior Which Wich - 23' x 61')
- 1,746 SF (0E4 End Cap: Prior Sylvan - 24.5' x 70')
- 1,980 SF (0B2 End Cap: Prior South Lane - 30' frontage)
- 3,500 SF (0E3: Prior Spa - 50' x 70')
- 4,000 SF (0B0: Prior Carter's - 40' x 100')
- 5,973 SF (0A0: Prior LifeWay - 59.7' x 100')

IN-LINE TENANTS

Target, Kohl's, Ashley HomeStore, Ross Dress for Less, HomeGoods, PetSmart, Old Navy, Books-A-Million, Boot Barn, Shoe Station, Dollar Tree, Five Below, Buckle, The Children's Place, U.S. Armed Forces Recruitment Station, Men's Wearhouse, Leslie's Pool Supplies, Sake Cafe, Nothing Bundt Cakes, Serenity Nails & Spa, Sally Beauty, and Lupita's Ice Cream

OUTPARCEL TENANTS

Logan's Roadhouse, Fuji Yama Hibachi & Sushi, Ikko Japanese Cuisine, Steak 'n Shake, AT&T, Chick-fil-A, Lane Bryant, Mattress Direct, Five Guys, Wells Fargo, Bright Steps Therapy, Eyemart Express, Palm Beach Tan, GameStop, Air National Guard Recruitment Station, Lendmark Financial Services, Glamour Nails, Sports Clips, Direct General Insurance, Great Clips, and Smoothie King

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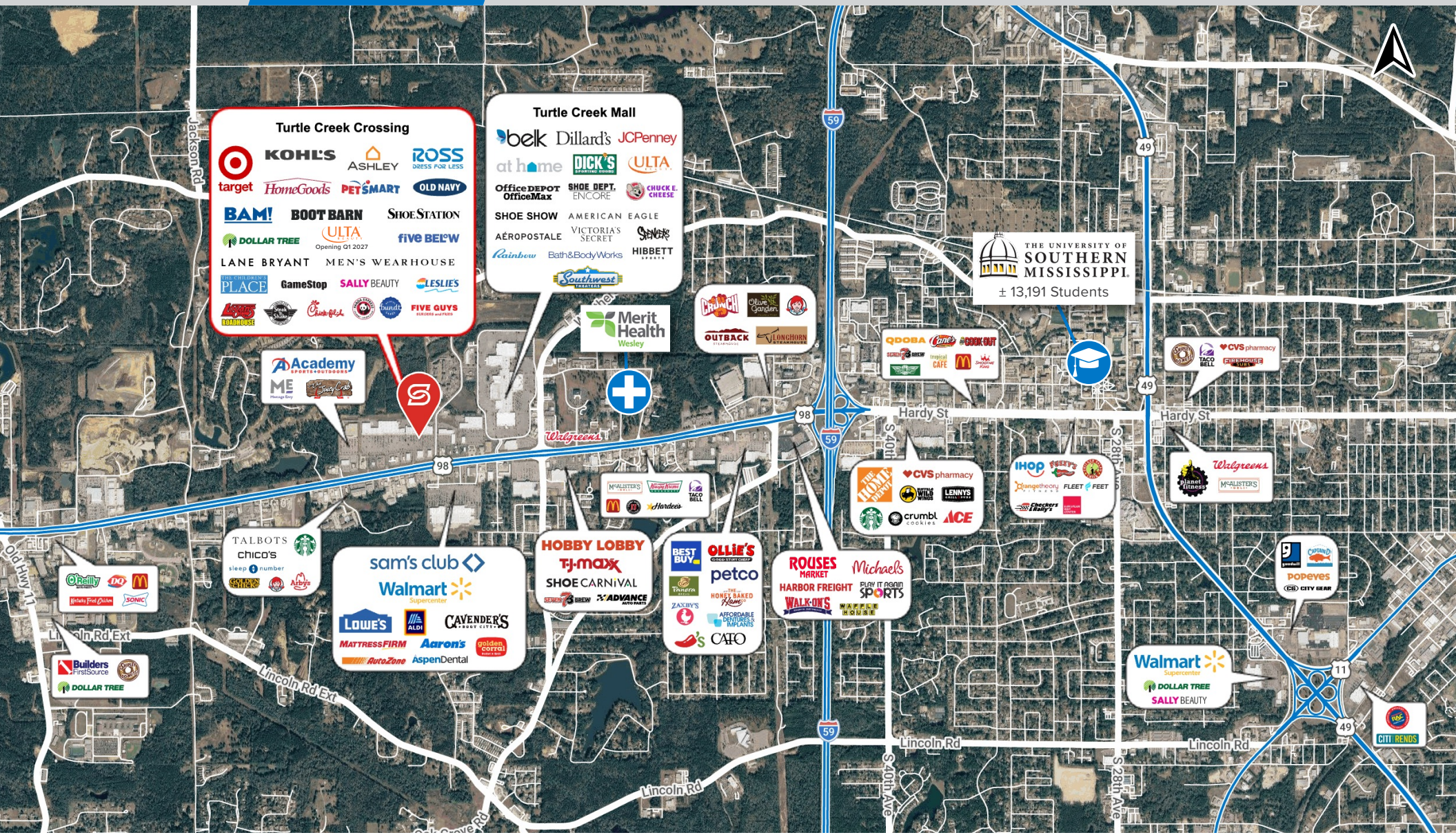

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TENANT ROSTER

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
02A	GameStop	2,400	0A1	Sally Beauty	1,600	0B9	Storage / Off-Market	1,600	0I0	Buckle	6,000
02B	Smoothie King	1,200	0A2	Men's Wearhouse	3,251	0B10	Available (Prior Cell Phone Repair 13.8' x 80')	1,100	0K0	Dollar Tree	10,069
02C	Sports Clips	1,467	0A3	Nothing Bundt Cakes	2,045	0C0	HomeGoods	23,065	0L0	ULTA Beauty Opening Q1 2027	8,000
02D	Mattress Direct	4,134	0A5	U.S. Armed Forces Recruitment	4,360	0D0	Ross Dress for Less	30,187	0M0	Ashley HomeStore	45,000
03A	Great Clips	1,320	0B0	Available (Prior Carter's 40' x 100')	4,000	0D1	Eyemart Express	3,200	0F1	The Children's Place	6,000
03B	Available (Prior Auto Title 19.7' x 61')	1,200	0B1	Sake Cafe	3,000	0D2	Air National Guard Recruiting	2,000	0F3	Boot Barn	14,000
03C	Lane Bryant	4,200	0B2	Available (Prior South Ln Boutique 30' frontage)	1,980	0D3	Palm Beach Tan	3,200	0E1	Bright Steps Therapy	3,500
03F	AT&T	5,300	0B3	Serenity Nails & Spa	2,000	0D4	Lendmark Financial Services	1,600	0E3	Available (Prior Spa 50' x 70')	3,500
03G	Glamour Nails	1,177	0B4	National Tenant In Lease	1,611	0E0	Old Navy	18,801	0E4	Available (Prior Sylvan 24.5' X 70')	1,746
03H	Available (Prior Which Wich 23' x 61')	1,405	0B5	Shoe Station	12,000	0F0	Books-A-Million	15,000			
03J	Direct General Insurance	1,400	0B6	Lupita's Ice Cream	1,298	0G0	PetSmart	19,160			
0A0	Available (Prior LifeWay 59.7' x 100')	5,973	0B8	Leslie's Pool Supplies	3,300	0H0	Five Below	7,700			

TOTAL ACREAGE 66.4 ACRES | Owned 296,998 | Not Owned 241,463 | **TOTAL GLA** 538,461 SF



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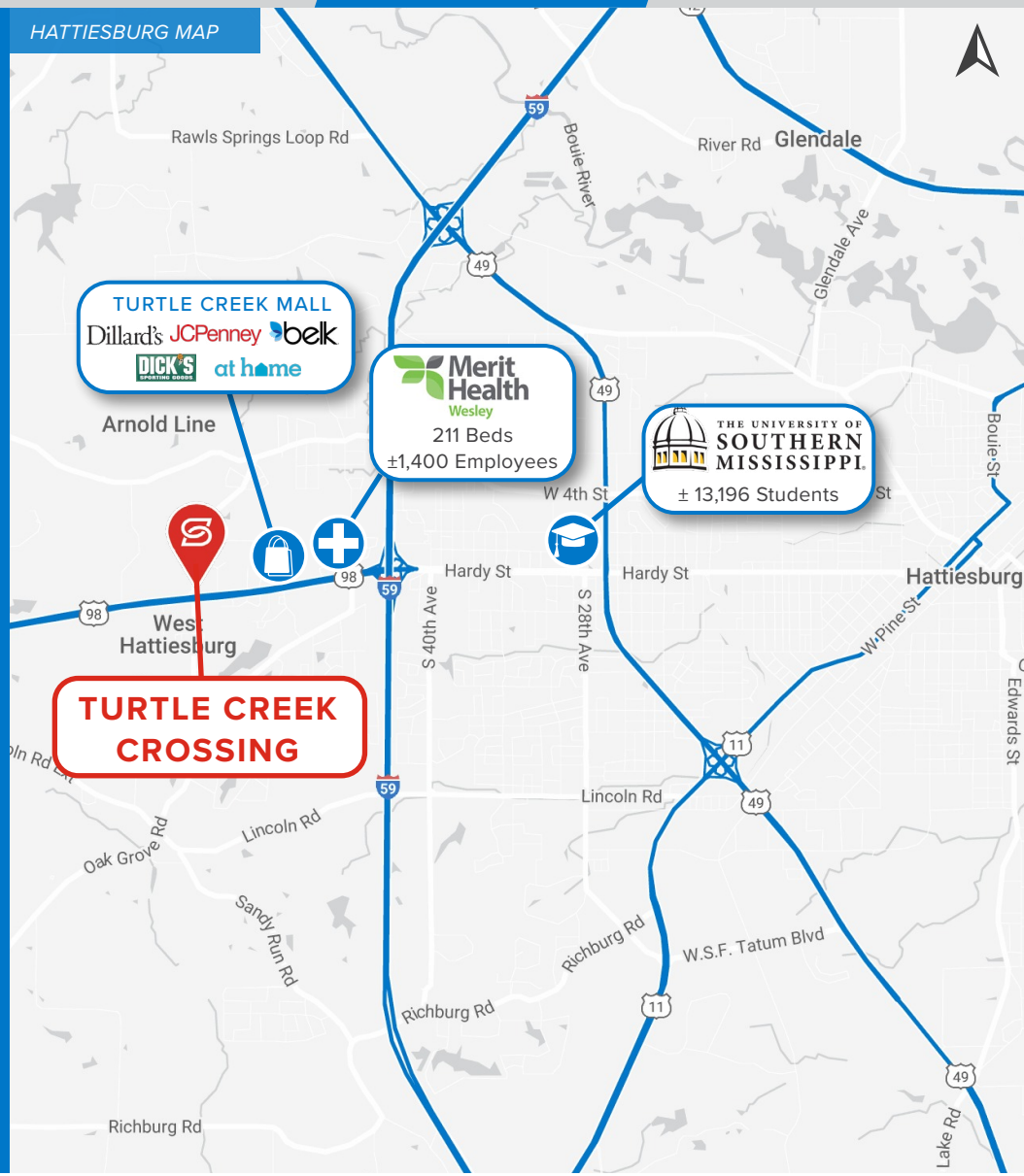
MISSISSIPPI STATE MAP



HATTIESBURG MAP



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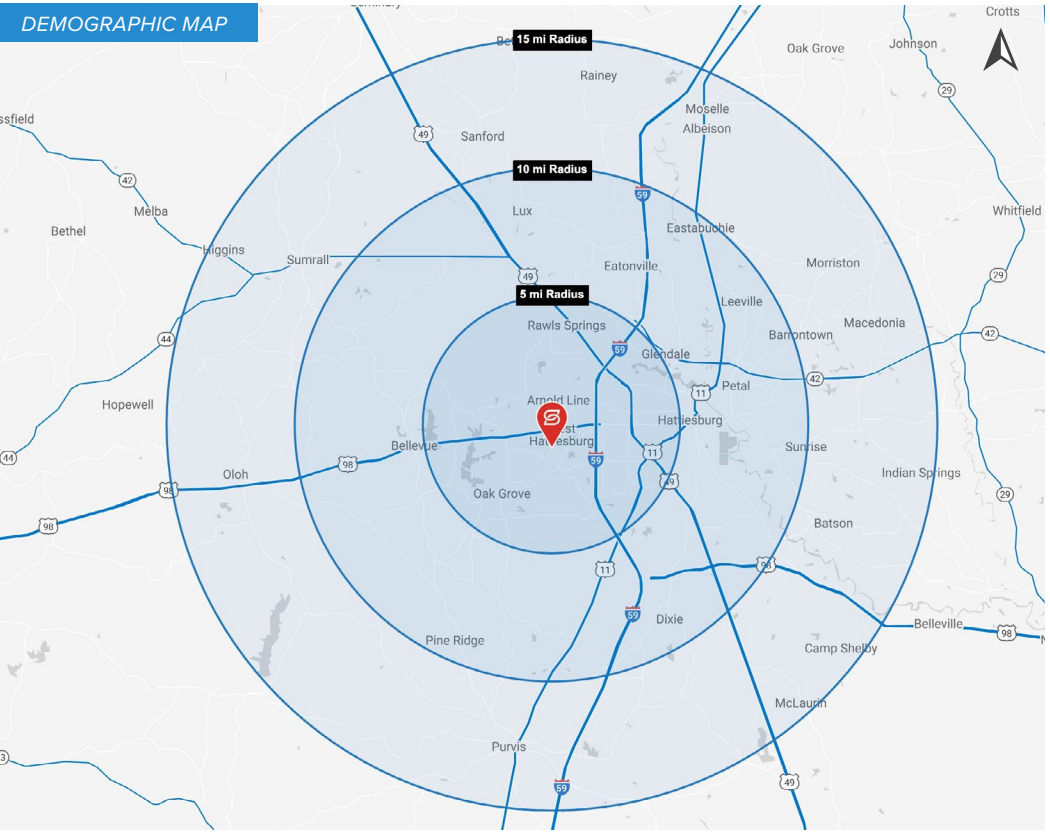
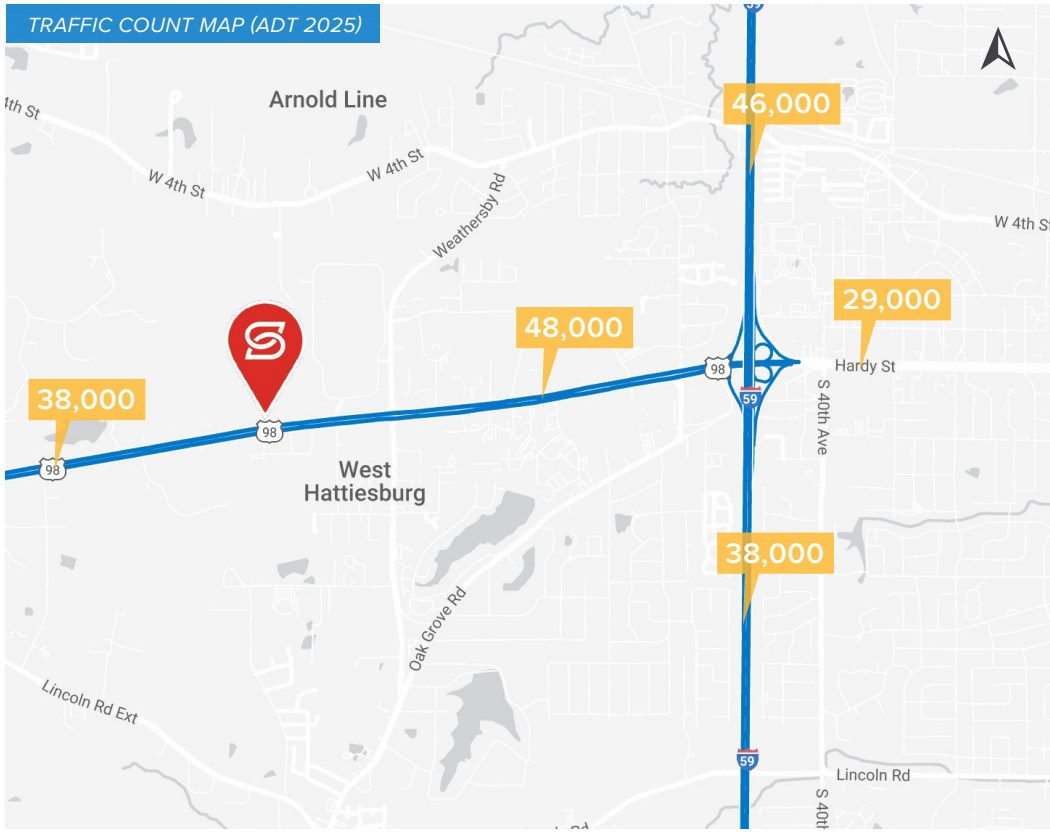
DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



2026 DEMOGRAPHICS

	5 MI	10 MI	15 MI
POPULATION	64,888	107,846	139,716
AVG. HH INCOME	$96,585	$96,072	$97,351
HOUSEHOLDS	27,129	43,337	55,413

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