

Marketing Presentation



103 BRASWELL ROAD, HATTIESBURG, MS 39401
10,000 SF RETAIL
FOR SALE AT \$650,000

Presented By:

Mississippi Commercial Realty
Robert Hand, MBA, CCIM, SIOR
Hattiesburg, Mississippi
601-520-9096



May 5, 2025



SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®





TABLE OF CONTENTS

Description	3
Location	4
Demographics For Retail	5
What Businesses Will Do Well In This Location	6





Description

The 10,000 square foot building measures 100' x 100' and has dropped 9' 7" ceiling from the 12' eave height. There is one ground level door 7' high x 8' wide. is currently used as a retail store on a month to month lease. There are 25 paved parking spaces in front and on the side of the building, plus 30 unpaved parking spaces. The property is located just outside the Hattiesburg, Mississippi, city limits in Forrest County and there are no zoning restrictions. Shown by appointment only.

Research shows these businesses would be successful in this location:

Appliances

Furniture

Pet Stores

Clothing

Grocer





Location

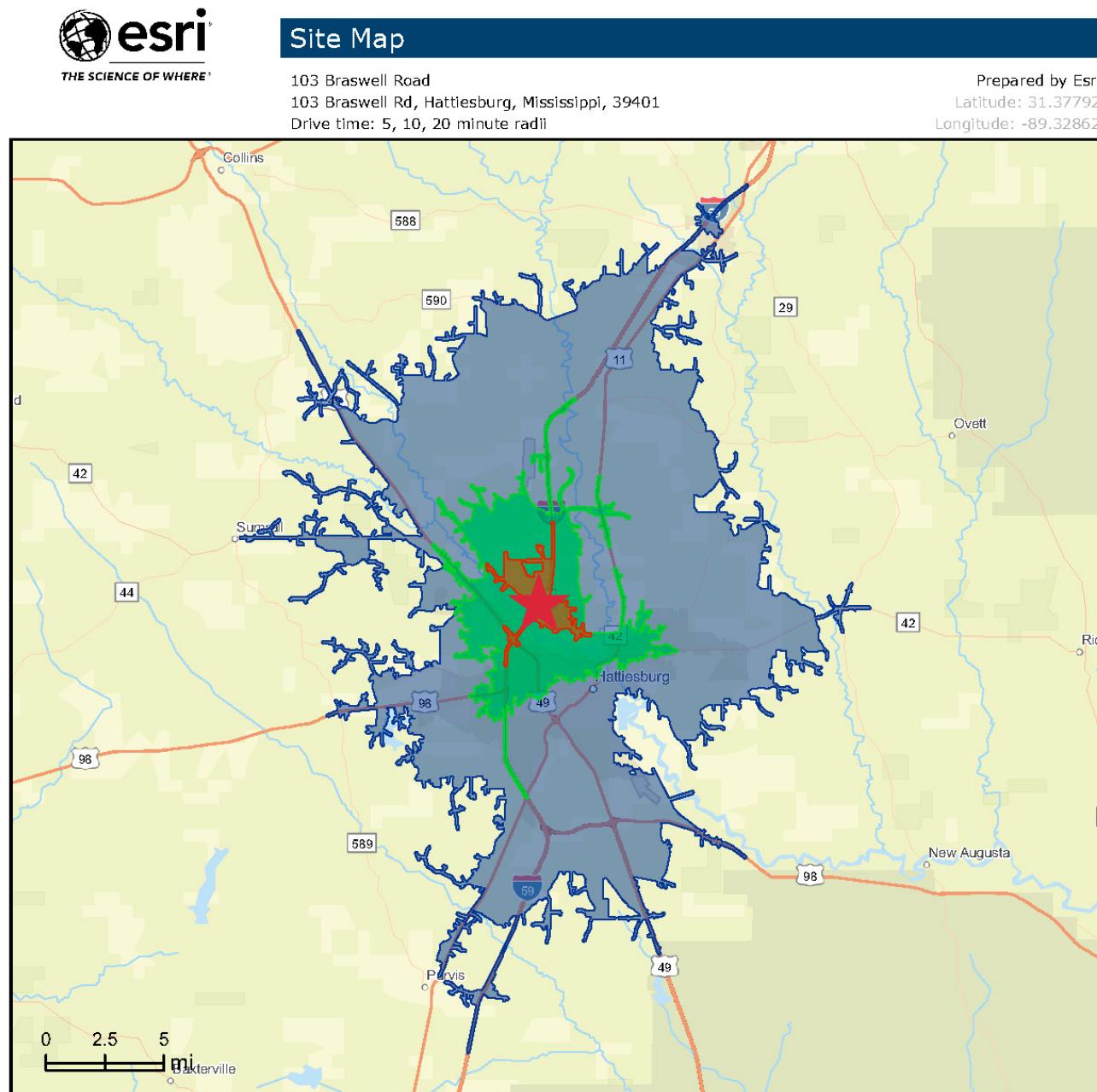
The property offers easy access from exit #69 at the interchange of Interstate 59 and Mississippi Highway 42 (Evelyn Gandy Parkway). Interstate 59 runs northeast/southwest, connecting to New Orleans at I-10 and northeast through Meridian to Birmingham's I-20. Mississippi Highway 42 runs east/west, connecting Alabama to Central Mississippi through Hattiesburg.





Demographics For Retail

The location pulls retail customers from several surrounding communities because it is located at Interstate 59, which offers easy access. The 20 minute drive time reaches residents of the county seat of Purvis to the south, and the highest income area of Bellevue to the west, and Petal to the east which has an average income over \$60,000. The population in the drive time exceeds 100,000, with a median age of 33 and average household income over \$50,000.



Drive time map: 5 minutes shown in brown, 10 minutes shown in green and 20 minutes in blue.



What Businesses Will Do Well In This Location

Retail tenants in this location draw business from a population over 100,000, with household income expected to approach \$60,000 in 4 years. The tables below show the data on how residents that feed this location spend their money, which can be translated into what businesses will be supported by residents and will do well in this location.



Retail Goods and Services Expenditures		
103 Braswell Rd, Hattiesburg, Mississippi,		
Drive time: 5, 10, 20 minute radii		
20 minutes Drive Time		
Demographics	2024	2029
Population	102,470	103,076
Households	40,568	41,294
Families	24,009	24,337
Median Age	33.3	34.5
Median Household Income	\$53,848	\$59,496

CLOTHING STORES WILL DO WELL IN THIS LOCATION

Spending within the drive time on apparel exceeds \$68,000,000, with the highest category of spending on women's clothing of \$23,000,000 alone.

	Average \$ Spent	Total
Apparel and Services	\$1,691.69	\$68,628,558
Men's	\$308.58	\$12,518,553
Women's	\$579.55	\$23,511,292
Children's	\$274.67	\$11,142,929
Footwear	\$351.15	\$14,245,395
Watches & Jewelry	\$143.71	\$5,830,228

TELEVISION/APPLIANCE STORES WILL DO WELL

Spending on television/Video/audio equipment totals almost \$40,000,000 in this drive time.

	Average \$ Spent	Total
TV/Video/Audio	\$965.16	\$39,154,614
Cable and Satellite Television Services	\$547.38	\$22,205,920
Televisions	\$112.17	\$4,550,496



PET STORES WILL DO WELL

Spending on pets exceeds \$27,000,000 annually within the drive time.

	Average \$ Spent	Total
Pets	\$676.36	\$27,438,642
Toys/Games/Crafts/Hobbies (4)	\$129.20	\$5,241,545
Recreational Vehicles and Fees (5)	\$119.72	\$4,856,666
Sports/Recreation/Exercise Equipment	\$203.73	\$8,265,116

GROCERS WILL DO WELL

Spending on food at home exceeds \$210,000,000. This category includes snack spending of \$77,000,000 alone which ranges from candy to chips, seasonings and prepared foods.

	Average \$ Spent	Total
Food	\$7,925.54	\$321,523,138
Food at Home	\$5,183.11	\$210,268,450
Bakery and Cereal Products	\$661.77	\$26,846,651
Meats, Poultry, Fish, and Eggs	\$1,129.59	\$45,825,102
Dairy Products	\$482.54	\$19,575,773
Fruits and Vegetables	\$993.17	\$40,290,789
Snacks and Other Food at Home (10)	\$1,916.05	\$77,730,136
Food Away from Home	\$2,742.42	\$111,254,687

FURNITURE STORES WILL DO WELL

One of the largest spending amounts is for furniture, totaling \$28,000,000 and also \$16,000,000 on appliances.

	Average \$ Spent	Total
Household Furnishings and Equipment		
Furniture	\$694.71	\$28,182,968
Rugs	\$28.66	\$1,162,615
Major Appliances (14)	\$403.85	\$16,383,342



About Mississippi Commercial Realty



Mississippi's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help landlords and tenants solve their real estate problems, bringing a high level of ethical conduct to the industry, with great attention to detail and professionalism.

We have expertise in every sector of commercial real estate, completing these landmark projects:

- The largest office space lease in Hattiesburg.
- One of the largest hotel acquisitions.
- The largest warehouse disposition in downtown.
- Several of the largest apartment developments.
- The largest land disposition.

Nationally recognized expertise with expedited results:

- Named Top 50 Financial Executive by CityBusiness Magazine.
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine.
- Member National Association of Realtors.
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.
- Eagle Scout.

More national publications than any other real estate broker in the state:

- *Commercial Investment Real Estate Magazine*- "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*- "Return of The AutoMat".
- *Registered Representative Magazine*- "Growing Your Business By Providing a Higher Level of Services".

What makes our firm different is that our clients never have to worry about conflicts of interest. We never accept work where clients compete. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge to help make better real estate decisions.