



CLOVERLEAF CENTER

5912 US HWY 49
HATTIESBURG, MS 39401



 **LORMAX STERN**

Daniel Stern
(248) 737-7110
dls@lormaxstern.com

www.lormaxstern.com

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PROPERTY DESCRIPTION

Cloverleaf Center is the only **mixed use center** in the trade area, offering **400,000 GLA** of prime retail, office, and restaurant space.

A combined population of more than **100,000 residents** of diverse **educational, commercial,** and **medical backgrounds** makes this a very attractive center to audiences alike. The location in Hattiesburg is ideal with the **Hattiesburg MSA** producing **over \$2.5 billion** in annual retail sales.

PROPERTY SUMMARY

Anchors:	Dirt Cheap Building Supplies, General Dynamics, Maximus, Rainbow, It's Fashion Metro
Available SF:	1,000-68,000 SF
Building Size:	400,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,487	28,852	43,747
Total Population	45,917	71,245	111,695
Average HH Income	\$58,198	\$130,424	\$76,733

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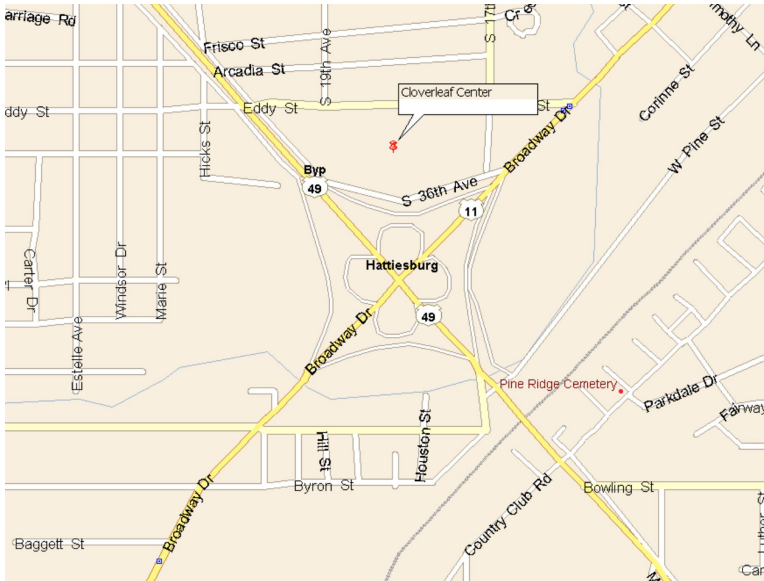
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Hattiesburg Positioning



- Super Regional Location
- Exceptional Trade Area Growth
- Highly Visible
- Destination & Transient Customer Base

TRAFFIC COUNTS (2016)

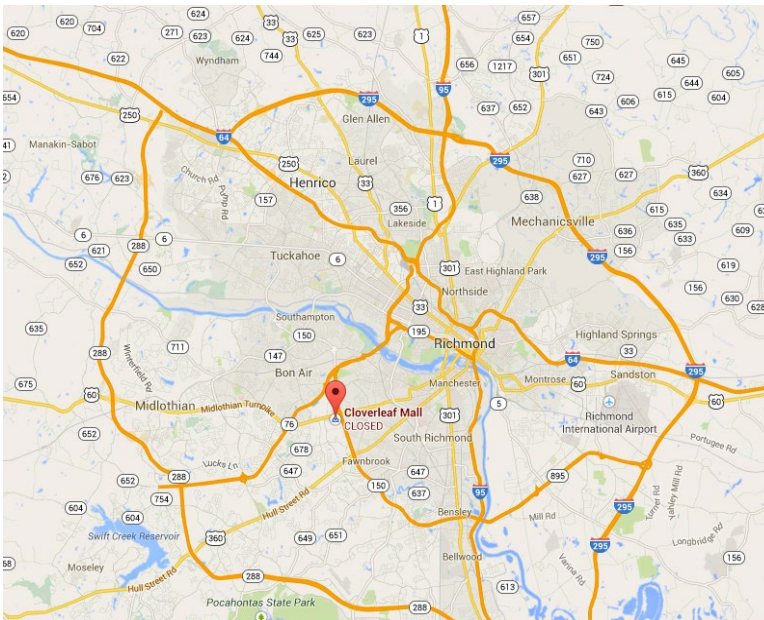
Broadway Drive US-11:

24,614 VPD

Memorial Drive US-49:

39,716 VPD

Mississippi Positioning



Located on [Highway 49 South](#) this is a highly visible location with direct highway access to interstates [US-11](#) and [US-49](#) positioned in the [super regional](#) trade area attracting western suburbs such as [Oak Grove](#) and [Purvis](#), eastern suburb of [Petal](#) and [southern City of Laurel](#). The Center serves the western suburbs of [Forrest County](#) as well as [Lamar](#), [Jones](#), and [Pearl River counties](#).

Cloverleaf Center offers small shop space to retailers such as [Rainbow Apparel](#), [Beauty Squad](#), and [It's Fashion Metro](#).

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Lormax Stern Development Company's earned a [national reputation](#) for the development of [outstanding shopping centers](#)- producing higher than average sales for retailers in their developments. Through strategic acquisition of [premium locations](#), Lormax Stern's centers, of the [highest quality](#) and [prominence](#), outshine competitors in existing markets. The Company works closely with communities to ensure [long-term benefits](#) and maintains a track record of "getting the job done."

LORMAX STERN OWNS AND OPERATES OVER 25 SHOPPING CENTERS AND IS HOME TO TOP NAMES IN RETAIL:



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EXISTING TABLE

UNIT #	TENANT NAME	SQ.FT.
RETAIL		
A-1a	ACADEMY OF HAIR DESIGN	5,200
A-1b	IT'S FASHION METRO	10,000
A-2	CITY GEAR	8,244
A-3	BEAUTY SQUAD	15,934
A-4	SUMMIT FINANCE	2,143
B-1/4	RAINBOW APPAREL	24,768
OFFICE		
ANC	AVAILABLE	69,405
B-6	MDOC	3,300
C-1	AVAILABLE	4,200
C-2	AVAILABLE	1,072
C-3	AVAILABLE	2,296
C-10	HATTIESBURG CLINIC	16,017
C-11	SAVILINX	42,839
C-12	GENERAL DYNAMICS	21,820
D-1	AVAILABLE	2,750
D-2	AVAILABLE	3,149
D-3	AVAILABLE	4,000
D-4	AVAILABLE	4,000
D-5	STEVE FLOYD	2,160
D-16	AVAILABLE	12,610
E-6A	AVAILABLE	2,850
E-6	AVAILABLE	1,425
F-1	NAILS AND MORE	800
F-2	AVAILABLE	1,710
F-3	AVAILABLE	3,625
F-3/4	MEDIA GENERAL CORP	3,570
H-1	MAXIMUS, INC.	16,560
H-2	MAXIMUS, INC.	18,200
H-3	MAXIMUS, INC.	62,500
H-5	COOL CUTZ	800
FOOD		
FC-1/2	FOOD FACTORY	1,252
FC-3	CHINA GARDEN	618
FC-4	HIBACHI GRILL	618
FC-5	AVAILABLE	1,766
FC-8	CADILLAC PIG	583
FUTURE EXPANSION AREA		7,283 SF
COMMON AREA		29,791 SF
GROSS LEASEABLE AREA		358,024 SF
TOTAL		395,098 SF

