



## Cloverleaf Center

### INVESTMENT HIGHLIGHTS

- Substantial value-add opportunity
- Irreplaceable real estate at the intersection of two major highways.
- General Dynamics has had a long commitment to the center.
- High Growth Area - The Hattiesburg MSA was voted one of the top 50 fastest growing metro areas in the United States by the latest US Census Bureau statistics.

### 5912 U.S. Highway 49 Hattiesburg, Mississippi 39401

Mike Milano, CCIM, MAI and Sean Glickman, CCIM, Executive Managing Directors at Colliers International are pleased to offer the exclusive opportunity to acquire Cloverleaf Center ("the Property"), a 373,867 SF mixed-use facility located in Hattiesburg, Mississippi. The center is anchored by General Dynamics (NYSE: GD), who occupy 123,280 SF of call center space with more than 1,600 employees at this location. The center has seen an increase in leasing activity with some recently added tenants in 2018, Summit Financial and SaviLinx, along with the recent expansion of General Dynamics.

The Property is ideally positioned at the intersection of Highway 49 and Highway 11, which is one of the most highly trafficked areas of the city. The intersection forms a cloverleaf interchange, thus allowing traffic to flow in every direction with traffic counts of more than 60,000 vehicles-per-day.

Cloverleaf Center is a well located mixed-use facility which houses call center/back office, retail/service, and restaurant space. The food court is in full operation and the available vacant space is currently built out for a sizeable call center.



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Address 5912 U.S. Highway 49, Hattiesburg, MS 39401

Lot Size 33± Acres

Year Built 1974/1999

Rentable Area 373,867 SF

Call Center/Back Office 231,073 SF

Retail/Service 137,957 SF

Food Court 4,837 SF

Occupancy 58.3%

Key Tenants  
General Dynamics (123,280 SF)  
SaviLinx (42,839 SF)  
Hattiesburg Clinic (16,017 SF)  
It's Fashion Metro (9,963 SF)  
Hibbett Sports (8,244 SF)

## CLOVERLEAF CENTER



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