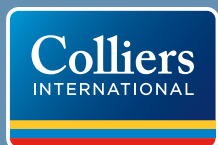




## INVESTMENT HIGHLIGHTS

- Substantial value-add opportunity
- There is immediate upside potential with 42,839 SF of built-out/move-in ready call center/back office space.
- 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.



**COLLIERS INTERNATIONAL**  
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## 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 373,747 SF mixed-use facility located in Hattiesburg, Mississippi. The Property, which is situated on 33 acres of land along US Highway 49, contains 297,158 SF of call center/back office space, 71,752 SF of retail/service space, and 4,837 SF dedicated to a food court. The center is anchored by General Dynamics (NYSE: GD), who occupy 119,080 SF of call center space, and employee over 1,600 people at this location.

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.





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

Lot Size 33± Acres

Year Built 1974/1999

Rentable Area 373,747 SF

Call Center/Back Office 297,158 SF

Retail/Service 71,752 SF

Food Court 4,837 SF

Occupancy 47%

Key Tenants  
General Dynamics (119,080 SF)  
Hattiesburg Clinic (16,017 SF)  
It's Fashion Metro (9,963 SF)  
Hibbett Sports (8,244 SF)

## CLOVERLEAF CENTER



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**CHECK OUT THE DRONE VIDEO**

<https://www.crex.com/properties/92029>

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