

RETAIL SPACE FOR LEASE



The Ridge at Turtle Creek

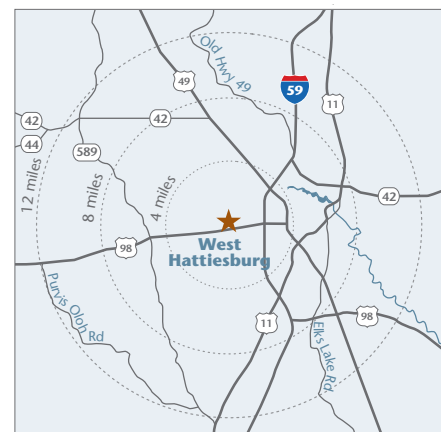
6173 US HIGHWAY 98 | HATTIESBURG, MS 39402

3,240 SF SUITE AVAILABLE



Property Highlights

- 99,000-square-foot* center anchored by Academy Sports.
- The center is located along US Highway 98, the area's main retail corridor.
- South of Hattiesburg is Camp Shelby, the largest National Guard training base east of the Mississippi River.
- Hattiesburg is home to branch offices for Kohler Engines, BAE Systems Inc., Coca-Cola Bottling Co., Pepsi Cola Bottling Co. and Budweiser Distribution Co.



*Approximate.

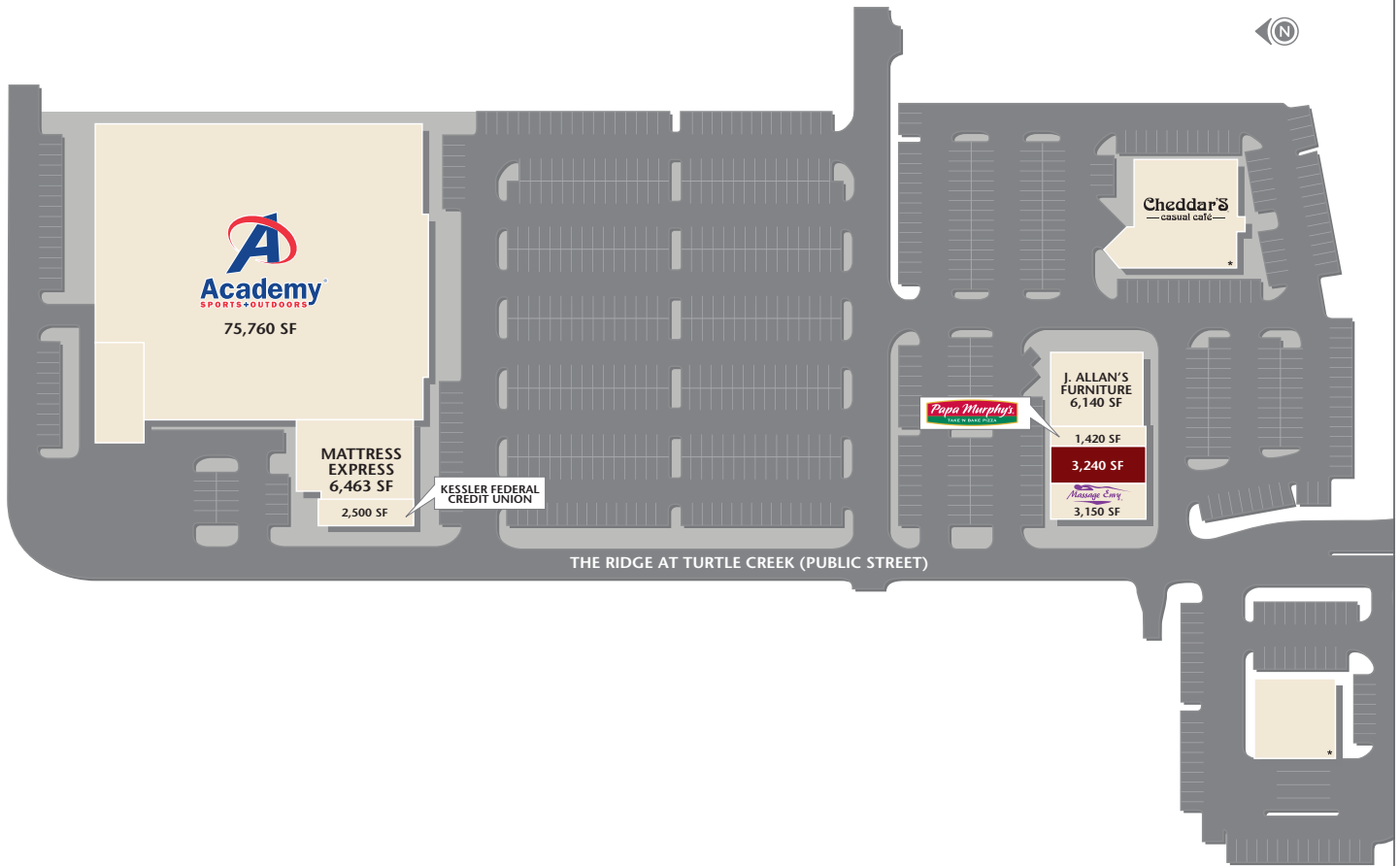


SRSA Commercial Real Estate, Inc.
2555 Severn Avenue, Suite 220
Metairie, LA 70002
504.831.2363 | www.srsa-realestate.com

Kirsten Early
Phone: 504.620.0352
kearly@srsa-realestate.com

Stephanie Hilferty
Phone: 504.620.0354
shilferty@srsa-realestate.com

The Ridge at Turtle Creek



Property Lineup and Square Footage

AVAILABLE	3,240	MASSAGE ENVY	3,150
ACADEMY SPORTS	75,760	MATTRESS EXPRESS	6,463
J. ALLAN FURNITURE	6,140	PAPA MURPHY'S	1,420
KEESLER FEDERAL CREDIT UNION	2,500	TOTAL	98,673

Market Data

DEMOGRAPHICS**	1 MILE	3 MILES	5 MILES
2015 Estimated Population	2,784	28,239	59,523
2015 Estimated Avg. Household Income	\$60,433	\$58,325	\$56,924

Anchors



Not to scale. *NOT A PART. **Source: Claritas, 2015.

Owned by Cole Credit Property Trust IV, Inc. and managed by American Realty Capital Properties, Inc.



www.ARCPreit.com | 888.909.9057

© 2015 American Realty Capital Properties, Inc. All Rights Reserved. ARCP is not affiliated or associated with, is not endorsed by, does not endorse, and is not sponsored by or a sponsor of the tenants or of their products or services pictured or mentioned. The names, logos and all related product and service names, design marks and slogans are the trademarks or service marks of their respective companies. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.