

FOR LEASE

2400 Hwy 51 S
Hernando, MS 38632



SINGLE SPACES AVAILABLE!!!

SUMMARY

Available Spaces: 100 +/- SF up to 235 +/- SF
Lease Type: Modified Gross / Full Service
Building SF: 8,000 +/- SF
Property Type: Commercial
Lot Size: .42 +/- AC
Zoning: C-2



RHODES THOMPSON
Commercial Agent
(662) 892-4000
rhodesthompson@outlook.com
Mississippi

(901) 286-6200 - Main Office
(901) 833-8000 - Cell

Property Description

This unique single office/retail leasing opportunity is located along Hwy 51 S in Hernando, just off the historic Hernando Square, offering strong visibility and convenient access. The property has been recently renovated, providing an updated and professional setting for small business users. A single 145 SF suite is currently available, with utilities included in the lease rate (excluding telephone and data services). This space is an ideal option for a boutique retailer or professional service business seeking a well-positioned Hernando location.

Location Overview

Located a short walk from Hernando Square, this property offers convenient access to local restaurants, shops, and community amenities. Its position less than two miles from I-55 also provides strong regional connectivity.

Highlights

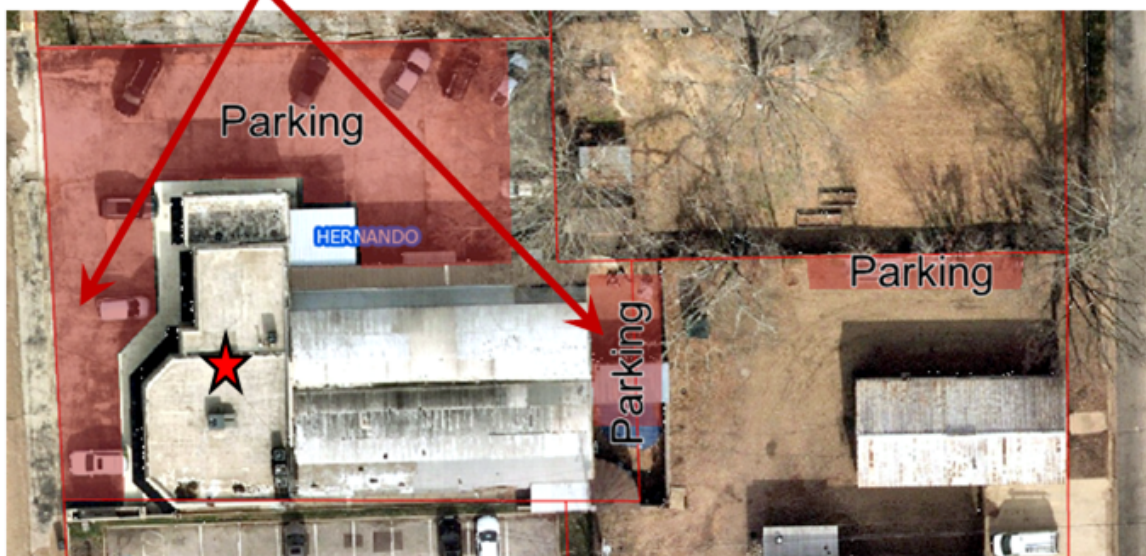
- Potential retail or office space just off the historic Hernando Square
- SINGLE office spaces of 235 +/- SF or less
- Within walking distance of various restaurants and shopping
- Traffic count: 15,000 CPD



Suite	Status	Size	Rate / Month	Term	Description
1	Bunker Boutique	1,422 SF	N/A	5 Years	Includes utilities except telephone & data
2	John Fox - Barber	235 SF	N/A	3 Years	Includes utilities except telephone & data
3	Loan Depot	135 SF	N/A	3 Years	Includes utilities except telephone & data
4	Southern Dreams Designs	138 SF	N/A	3 Years	Includes utilities except telephone & data
5	Salon 51	366 SF	N/A	3 Years	Includes utilities except telephone & data
6	Rutherford Law Firm	998 SF	N/A	5 Years	Includes utilities except telephone & data
7	Unavailable	100 SF	N/A	3 Years	Includes utilities except telephone & data
8	Restore Myofascial & Lymphatic Therapy	100 SF	N/A	3 Years	Includes utilities except telephone & data
9	Hankins Construction	100 SF	N/A	3 Years	Includes utilities except telephone & data
10	True Shield Roofing, LLC	100 SF	N/A	3 Years	Includes utilities except telephone & data
11	Crescent City Surgical	145 SF	N/A	3 Years	Includes utilities except telephone & data
12	Pixel Link Networks, LLC	145 SF	N/A	3 Years	Includes utilities except telephone & data
13	VACANT	145 SF	\$700	3 Years	Includes utilities except telephone & data
14	Hankins Construction	145 SF	N/A	3 Years	Includes utilities except telephone & data

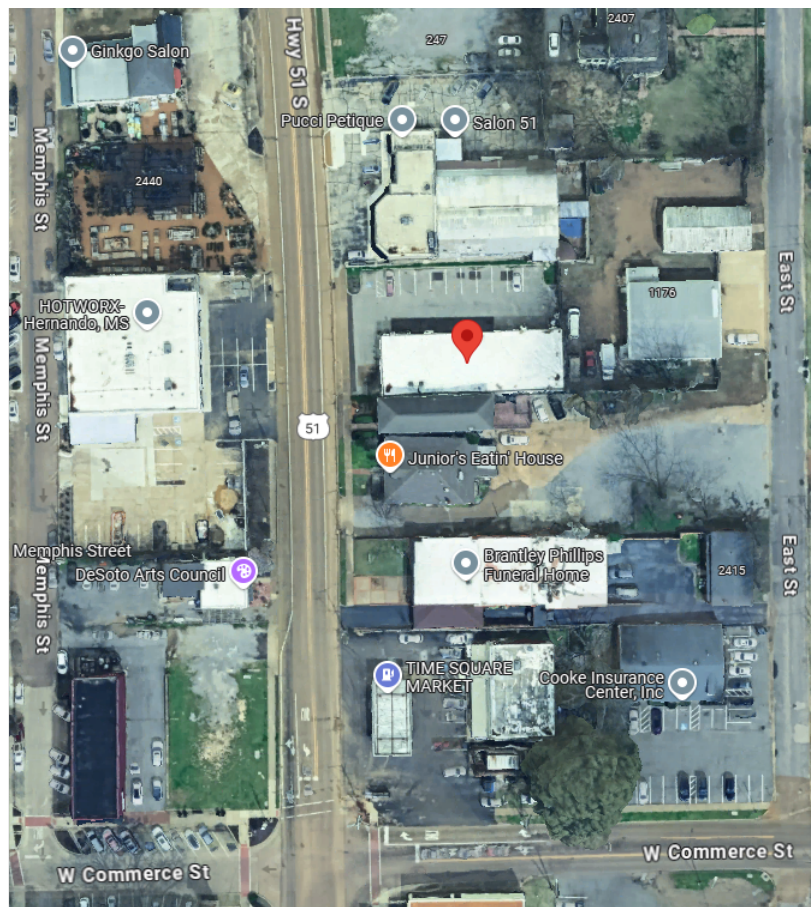
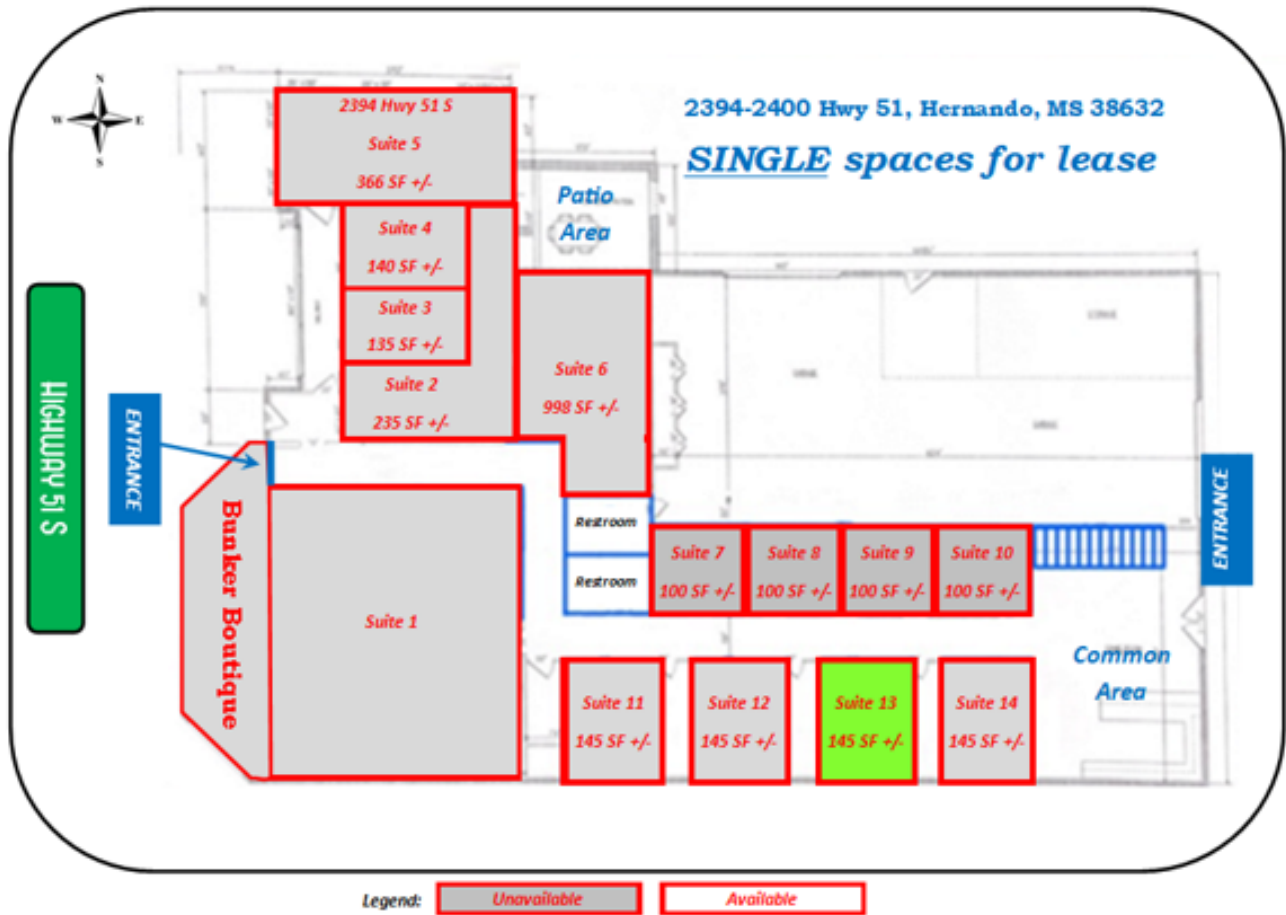
Type: Modified Gross / Full Service

Property offers ample parking, with a newly added rear entrance designed for convenience and accessibility.



LAYOUT

2400 HIGHWAY 51 SOUTH, HERNANDO, MS 38632



BUSINESS MAP

2400 HIGHWAY 51 SOUTH

