

# FOR LEASE



*Multi-Tenant Office Building  
Steps from Hernando Square!*

**165 WEST SOUTH STREET • HERNANDO, MS 38632**

## SUMMARY

**Building Size:** 10,568 +/- SF

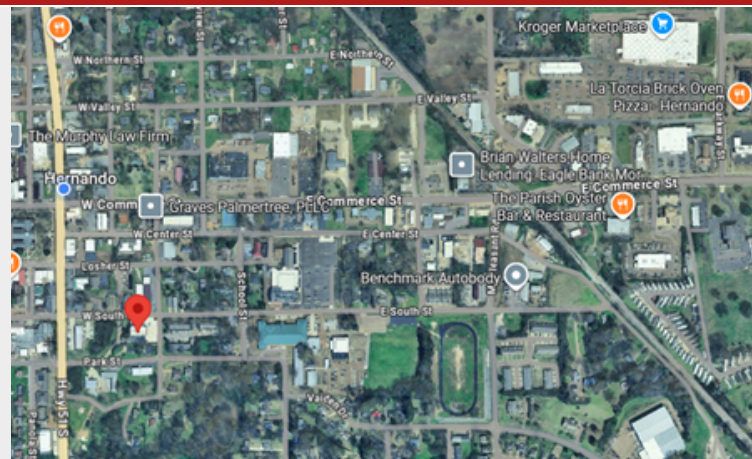
**Lot Size:** 0.64 +/- AC

**Renovated:** 2016

**Year Built:** 1978

**Lease Term:** 3-5 Years

**Zoning:** Office



## RHODES THOMPSON

Commercial Agent  
(662) 892-4000  
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Mississippi

(901) 286-6200 - Main Office  
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Suite	Monthly Rate	Size	Type
103	\$1,400.00	546 +/- SF	Full Service
201	\$2,250.00	1,060 +/- SF	Full Service

***Utilities included!***

## PROPERTY DESCRIPTION

Two suites are available for lease at 165 W South Street, offering a rare opportunity to secure space in one of Hernando's most desirable and fastest growing commercial corridors. Located just off Commerce Street and minutes from the I-55 interchange, the property provides exceptional accessibility, strong visibility, and immediate proximity to Hernando's core business, civic, and residential activity.

Suite 103 - Three room layout \* Suite 201 - Six room layout plus lobby/reception area

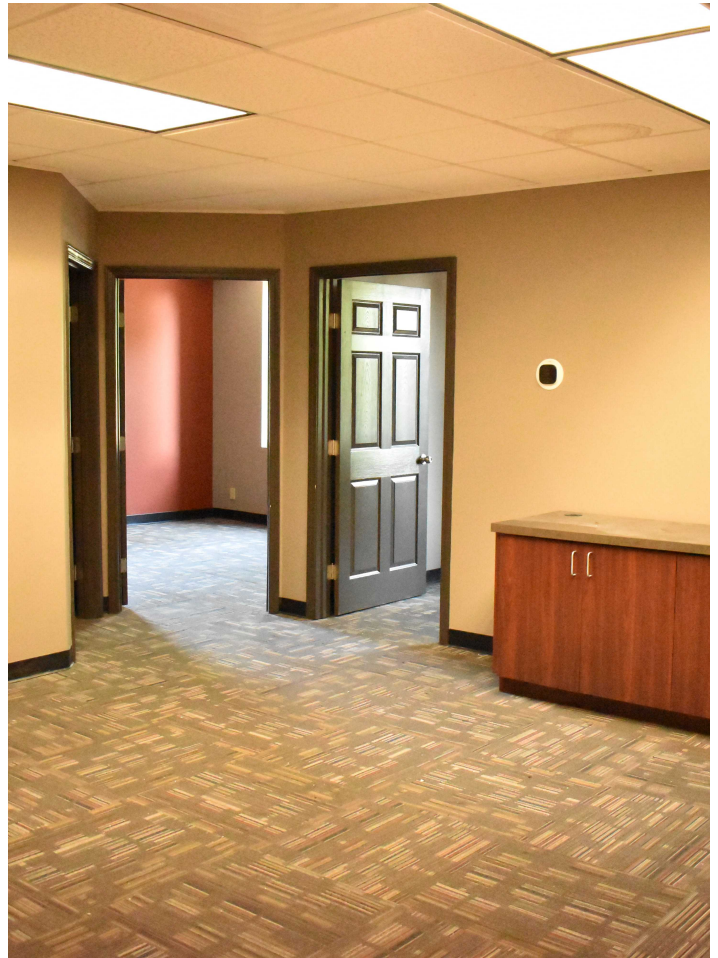
## LOCATION DESCRIPTION

Tenants will benefit from unmatched connectivity, with quick access to Hernando Square, City Hall, restaurants, retail centers, and major transportation routes. I 55 provides direct reach to Southaven, Olive Branch, and the greater Memphis metropolitan area—including airport, logistics, and distribution hubs.



# PROPERTY PHOTOS

165 West South Street | Hernando, MS 38632



# BUSINESS MAP

165 W South Street, Hernando, MS  
165 West South Street | Hernando, MS 38632

