

# FOR SALE



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

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

**Price:** \$1,685,000.00

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

**Office SF:** 8,841 +/- SF

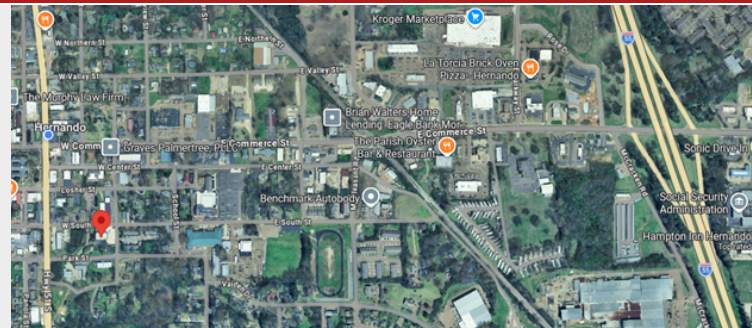
**Lot Size:** 0.64 Acres

**APN:** 308613004 0007400

**Renovated:** 2016

**Year Built:** 1978

**Zoning:** Office



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### Property Description

165 W South Street presents a rare opportunity to acquire a high-quality commercial asset in the heart of Hernando, one of North Mississippi's most desirable and fastest growing markets. Located just off Commerce Street and minutes from the I-55 interchange, this property offers exceptional accessibility, strong visibility, and immediate proximity to the city's core business, civic, and residential activity. Just a short walk from Hernando's historic Square, this location offers convenient access to popular lunch spots and an ideal setting for businesses.

### Location Overview

Positioned within DeSoto County—consistently ranked among the region's most stable and economically vibrant counties—this location supports long term value, steady demand, and a wide range of potential commercial uses. Whether for an owner user seeking a professional headquarters or an investor targeting a high growth market, this property delivers both strategic placement and enduring

**Great Office  
Investment Opportunity!**





High Occupancy \* Full-Service Leases  
Close to Hernando Square





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