

FOR LEASE

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2446 Caffey Street, Hernando, MS 38632

AVAILABLE SPACES

Suite	Rate/Month	Size	Term
1C	\$1,975.00	780 +/- SF	3 Years

Tenant is responsible for their pro-rata share of the electrical and water expenses, which are billed monthly by the landlord.

SUMMARY

Lease Type: Modified Gross

Building SF: 13,400 +/- SF

Lot Size: 0.75 +/- Acres

Parking: 30 Spaces

Professional Offices Available

PROPERTY DESCRIPTION

Prime office space is located in the heart of Hernando, offering a functional layout ideal for professional services, administrative operations, or small business users. This suite, located on the ground floor, features a welcoming reception area, three private offices, a kitchenette, storage room, and a private restroom — all efficiently arranged to maximize usability. This suite provides a balanced mix of private workspace and shared functionality.

LOCATION DESCRIPTION

Conveniently positioned on Caffey Street just off the Hernando Square, this spot has great visibility, simple access, updated features, and a steady flow of customers already in the area. It sits right in one of the busiest growth corridors around, making it perfect for tenants who want to stand out and keep things running smoothly.

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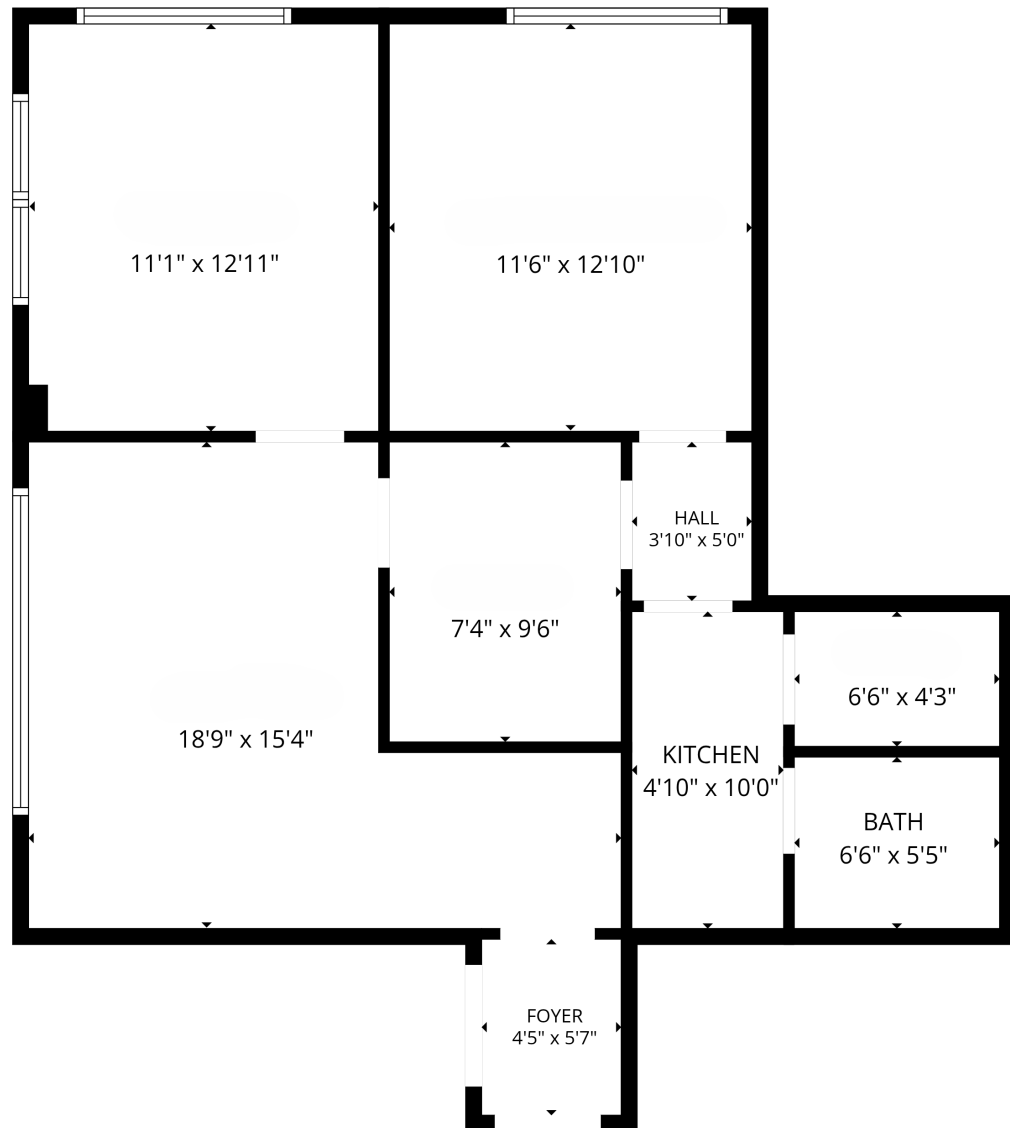
PROPERTY PHOTOS

2446 CAFFEY STREET



SUITE LAYOUT

2446 CAFFEY STREET, 1C



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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