

FOR SALE

Build-to-Suit Opportunity!



2461 MT. PLEASANT ROAD, HERNANDO, MS 38632

PROPERTY SUMMARY

Price: NEGOTIABLE

Property Type: Commercial

Lot Size: .34 +/- AC

Zoning: C-2



Property Description

Strategically positioned slightly north of Commerce Street, this 0.34 +/- AC lot offers unmatched visibility and access in Hernando's thriving commercial corridor. Surrounded by successful retail, dining, and office developments—and nestled among established residential neighborhoods—this site is ideal for your next project.

Location Overview

Conveniently located between I-55 and the historic Hernando Square (Hwy 51 S) with a traffic count of 23,000 vehicles per day.

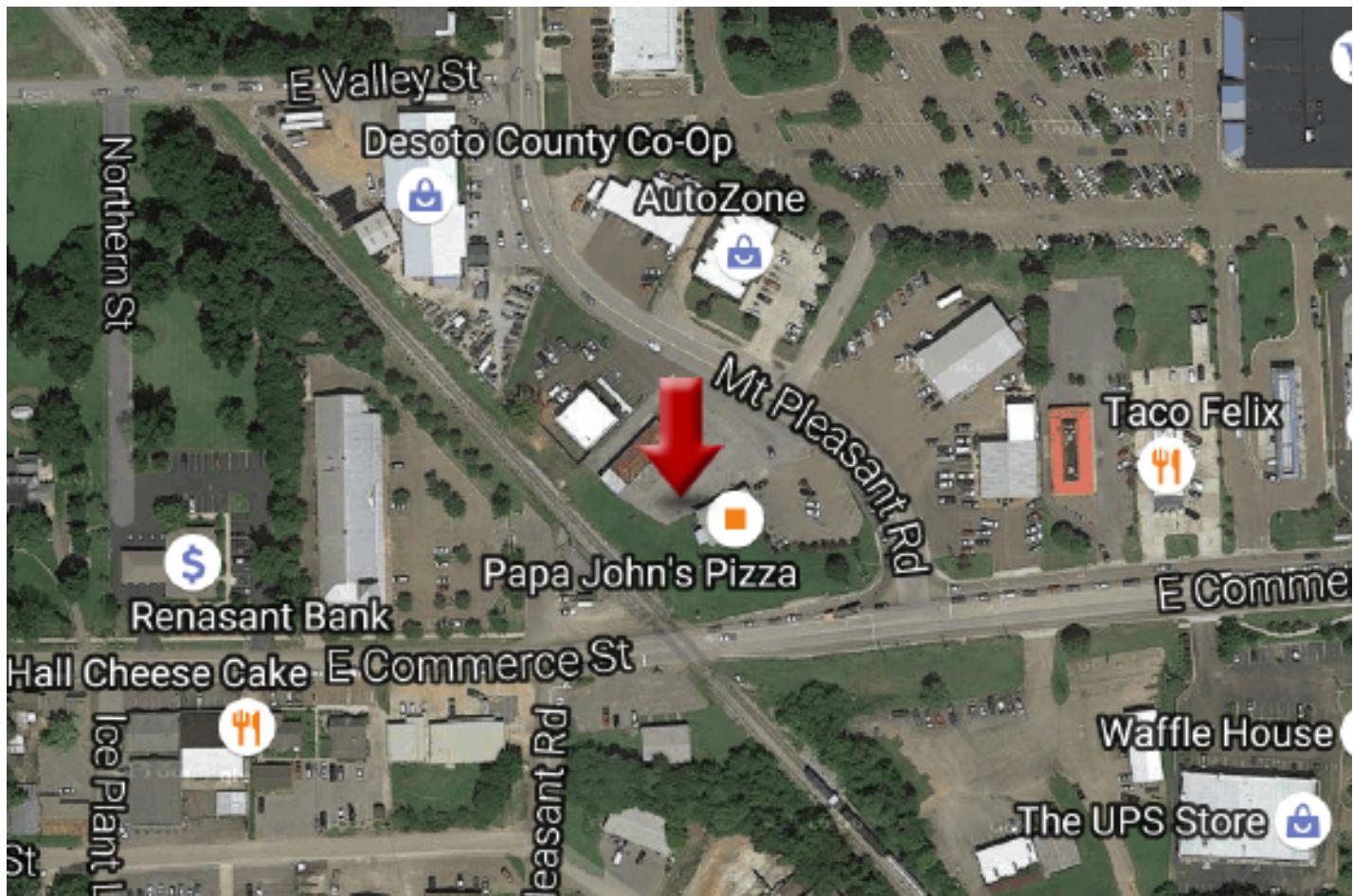
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**GREAT
REDEVELOPMENT
OPPORTUNITY!**



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Demographics

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	8,194	10,994	Median	N/A	\$72,365	\$66,935
Female	N/A	8,790	11,809	< \$15,000	N/A	449	611
Total Population	N/A	16,984	22,803	\$15,000-\$24,999	N/A	546	691
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	N/A	454	697
Ages 0-14	N/A	3,598	4,836	\$35,000-\$49,999	N/A	721	1,021
Ages 15-24	N/A	2,409	3,198	\$50,000-\$74,999	N/A	1,266	1,573
Ages 25-54	N/A	5,788	7,868	\$75,000-\$99,999	N/A	1,042	1,428
Ages 55-64	N/A	2,014	2,772	\$100,000-\$149,999	N/A	1,276	1,693
Ages 65+	N/A	3,175	4,129	\$150,000-\$199,999	N/A	322	373
				> \$200,000	N/A	133	167
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	14,102	19,517	Total Units	N/A	6,205	8,309
Black	N/A	2,080	2,461	Occupied	N/A	5,847	7,835
Am In/AK Nat	N/A	4	4	Owner Occupied	N/A	4,622	6,398
Hawaiian	N/A	N/A	N/A	Renter Occupied	N/A	1,225	1,437
Hispanic	N/A	959	988	Vacant	N/A	358	474
Multi-Racial	N/A	1,438	1,480				

BUSINESS MAP

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