

## LAND FOR SALE

# HWY 51 AND GREEN T

Hwy 51 And Green T, Hernando, MS 38632



### PROPERTY DESCRIPTION

Great Retail Location!

### PROPERTY HIGHLIGHTS

- Great Retail Opportunity
- Potential Sub-Divide
- Auto, Truck, or Equipment Dealership lot.
- Visible from Interstate 55 and Interstate 69
- Located at the intersection of Hwy 51 and Green T
- -Deed Restricted Property - No C-Store-No Tobacco Store- Liquor Store

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	4.52 Acres

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	311	8,181	47,682
Total Population	884	22,253	131,565
Average HH Income	\$77,194	\$75,639	\$64,284

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RHODES THOMPSON**  
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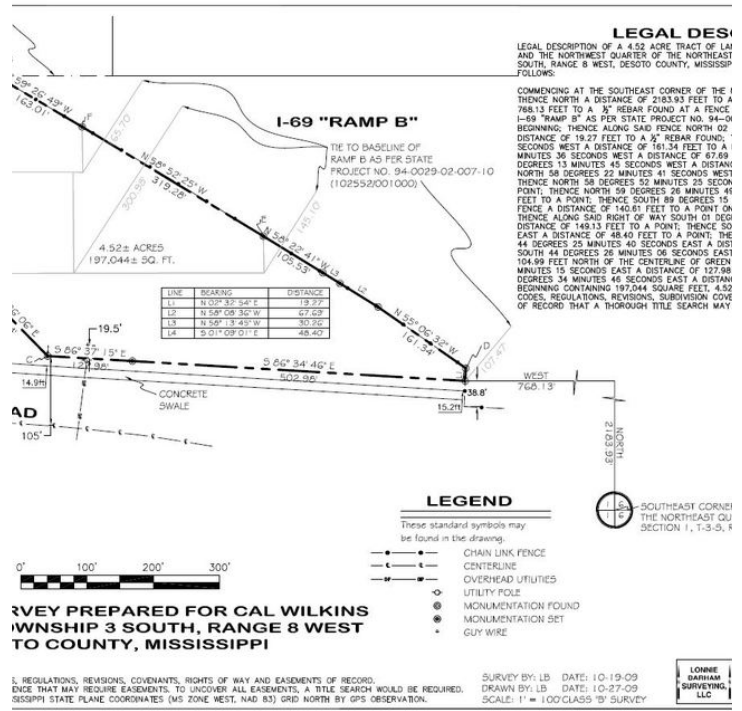
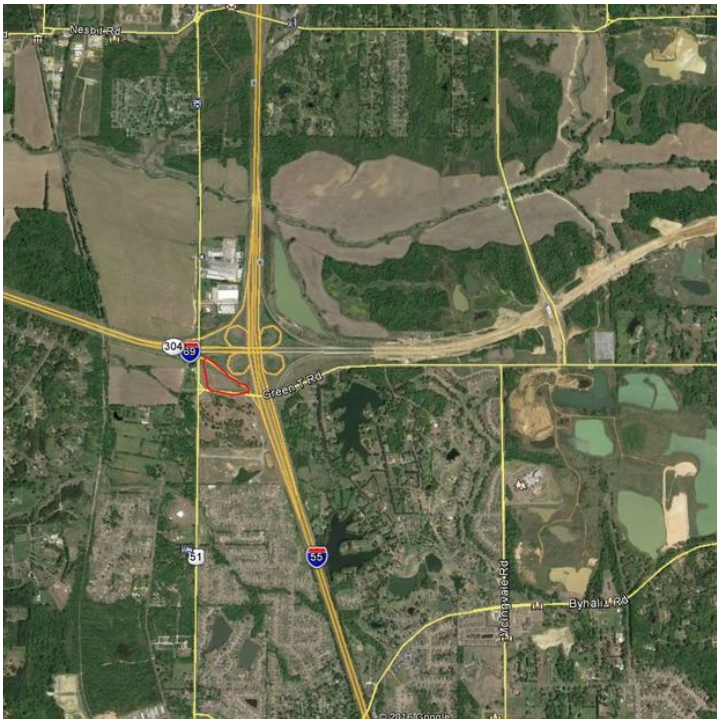
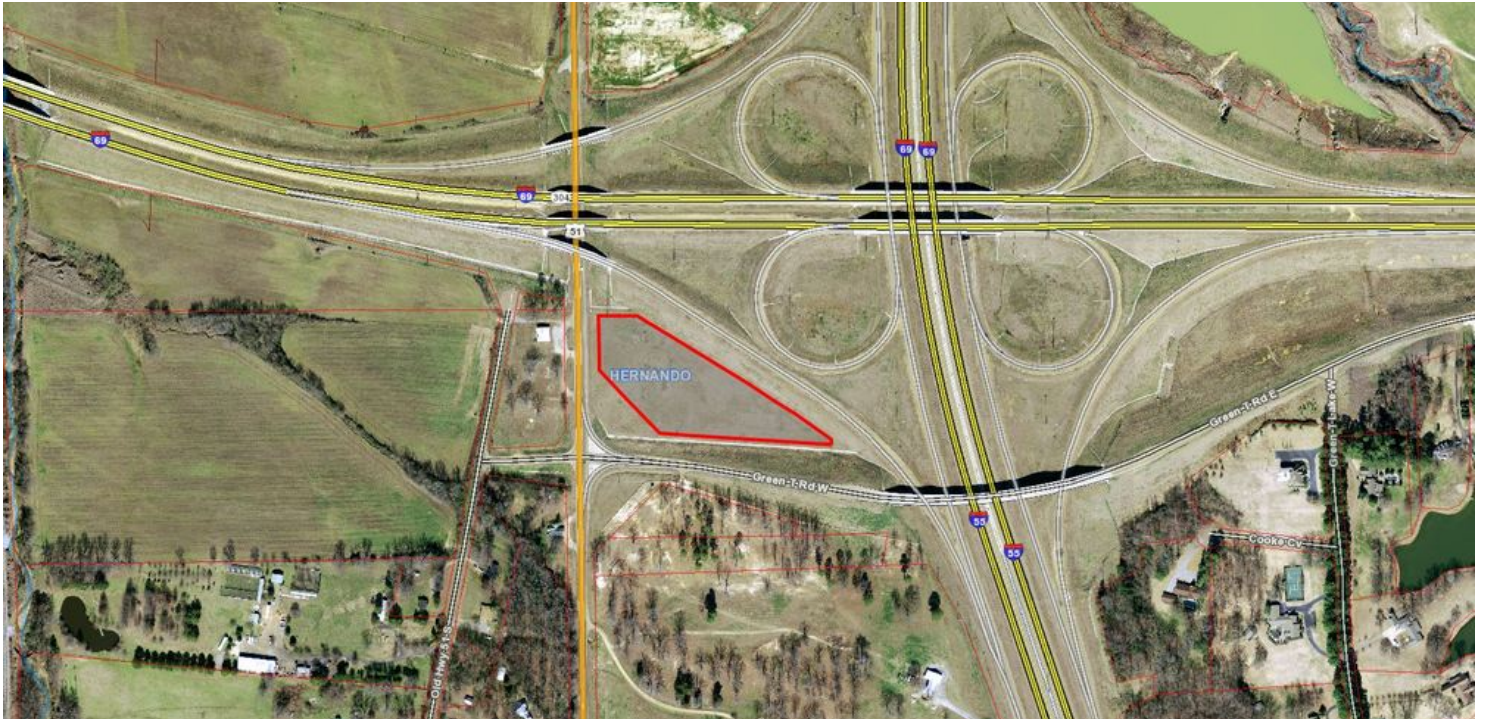
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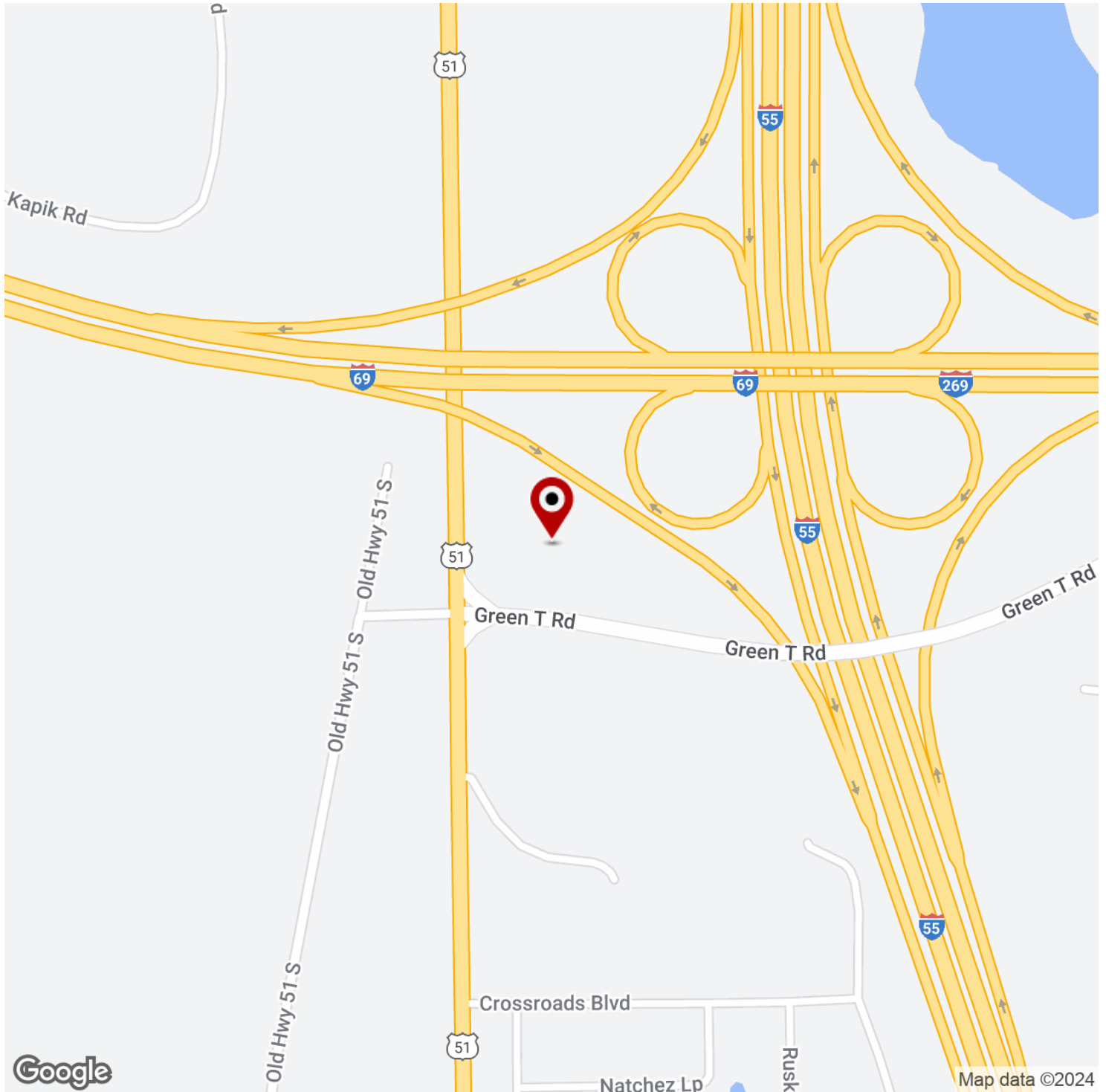
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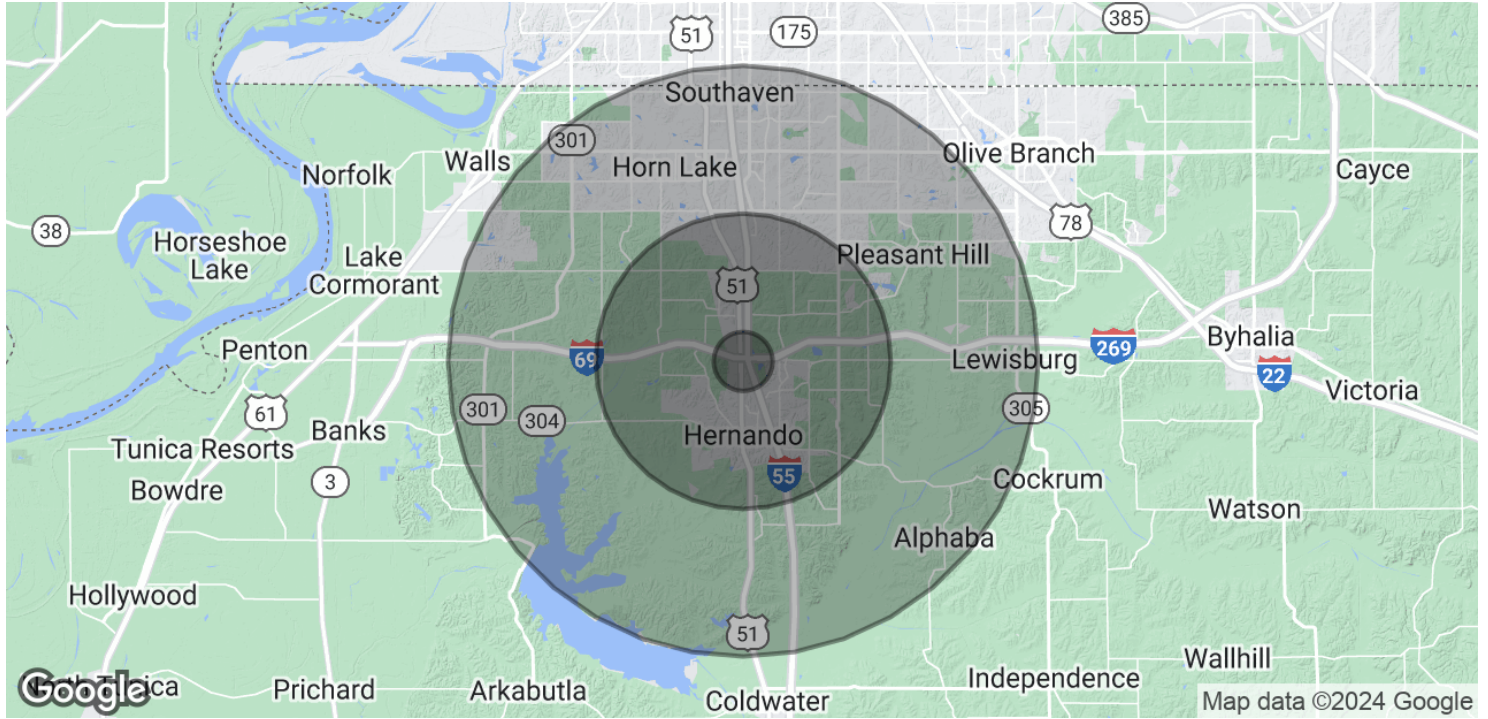
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	884	22,253	131,565
Average Age	35.5	36.3	34.5
Average Age (Male)	35.4	36.6	32.9
Average Age (Female)	35.5	36.3	35.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	311	8,181	47,682
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$77,194	\$75,639	\$64,284
Average House Value	\$196,807	\$191,291	\$142,158

\* Demographic data derived from 2020 ACS - US Census

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