

# FOR LEASE

2400 Hwy 51 S  
Hernando, MS 38632



**SINGLE SPACES AVAILABLE!!!**

## SUMMARY

**Available Spaces:** 100 +/- SF up to 235 +/- SF

**Lease Type:** Modified Gross / Full Service

**Building SF:** 8,000 +/- SF

**Property Type:** Commercial

**Lot Size:** .42 +/- AC

**Zoning:** C-2



## Property Description

This unique single office/retail leasing opportunity is located just off the historic Hernando Square, offering exceptional visibility and walkability. The property is currently undergoing renovations, including the addition of a new rear entrance that will provide convenient access to ample parking. Flexible suite options range from approximately 100-235 SF, making this an ideal opportunity for retailers or professional service businesses seeking a distinctive and well-positioned Hernando location.

## Location Overview

This property is just a short walk from Hernando Square and is surrounded by numerous dining and shopping options. It also offers excellent regional access, located less than two miles from I-55.

## Highlights

- Potential retail or office space just off the historic Hernando Square
- SINGLE office spaces of 235 +/- SF or less
- Within walking distance of various restaurants and shopping
- Traffic count: 15,000 CPD



Suite	Status	Size	Rate / Month	Term	Description
1	Bunker Boutique	1,422 SF	N/A	5 Years	Includes utilities except telephone & data
2	John Fox - Barber	235 SF	N/A	3 Years	Includes utilities except telephone & data
3	AVAILABLE	135 SF	\$750	3 Years	Includes utilities except telephone & data
4	Southern Dreams Designs	138 SF	N/A	3 Years	Includes utilities except telephone & data
5	Salon 51	366 SF	N/A	3 Years	Includes utilities except telephone & data
6	Rutherford Law Firm	998 SF	N/A	5 Years	Includes utilities except telephone & data
7	Unavailable	100 SF	N/A	3 Years	Includes utilities except telephone & data
8	Restore Myofascial & Lymphatic Therapy	100 SF	N/A	3 Years	Includes utilities except telephone & data
9	Hankins Construction	100 SF	N/A	3 Years	Includes utilities except telephone & data
10	True Shield Roofing, LLC	100 SF	N/A	3 Years	Includes utilities except telephone & data
11	Crescent City Surgical	145 SF	N/A	3 Years	Includes utilities except telephone & data
12	Pixel Link Networks, LLC	145 SF	N/A	3 Years	Includes utilities except telephone & data
13	AVAILABLE	145 SF	\$725	3 Years	Includes utilities except telephone & data
14	Hankins Construction	145 SF	N/A	3 Years	Includes utilities except telephone & data

*Type: Modified Gross / Full Service*

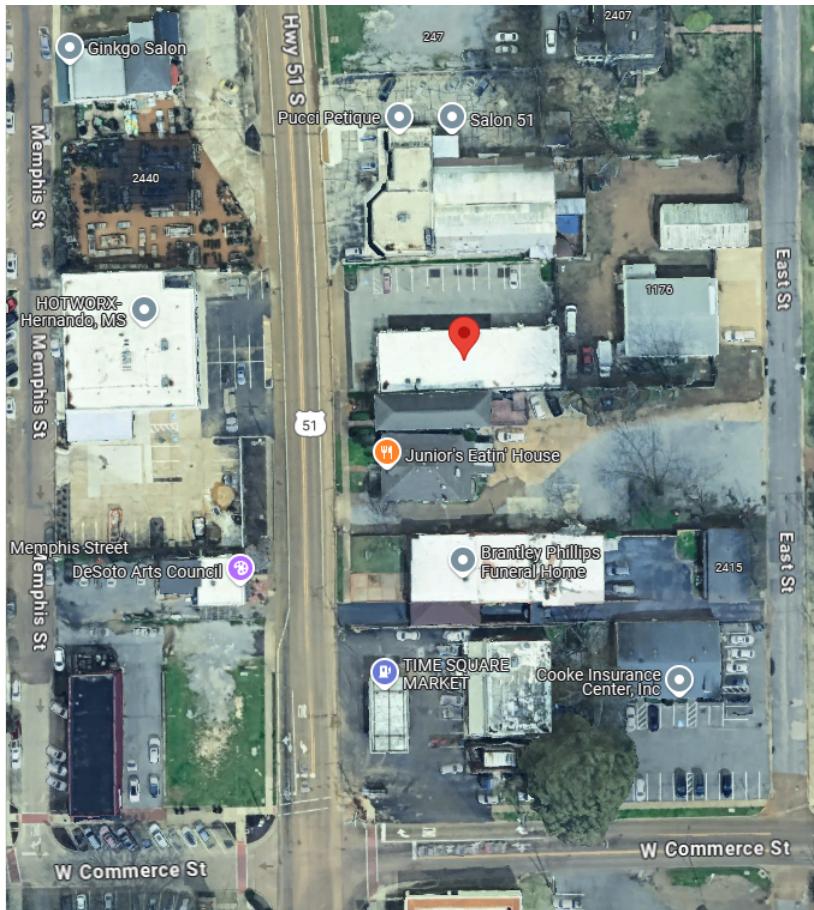
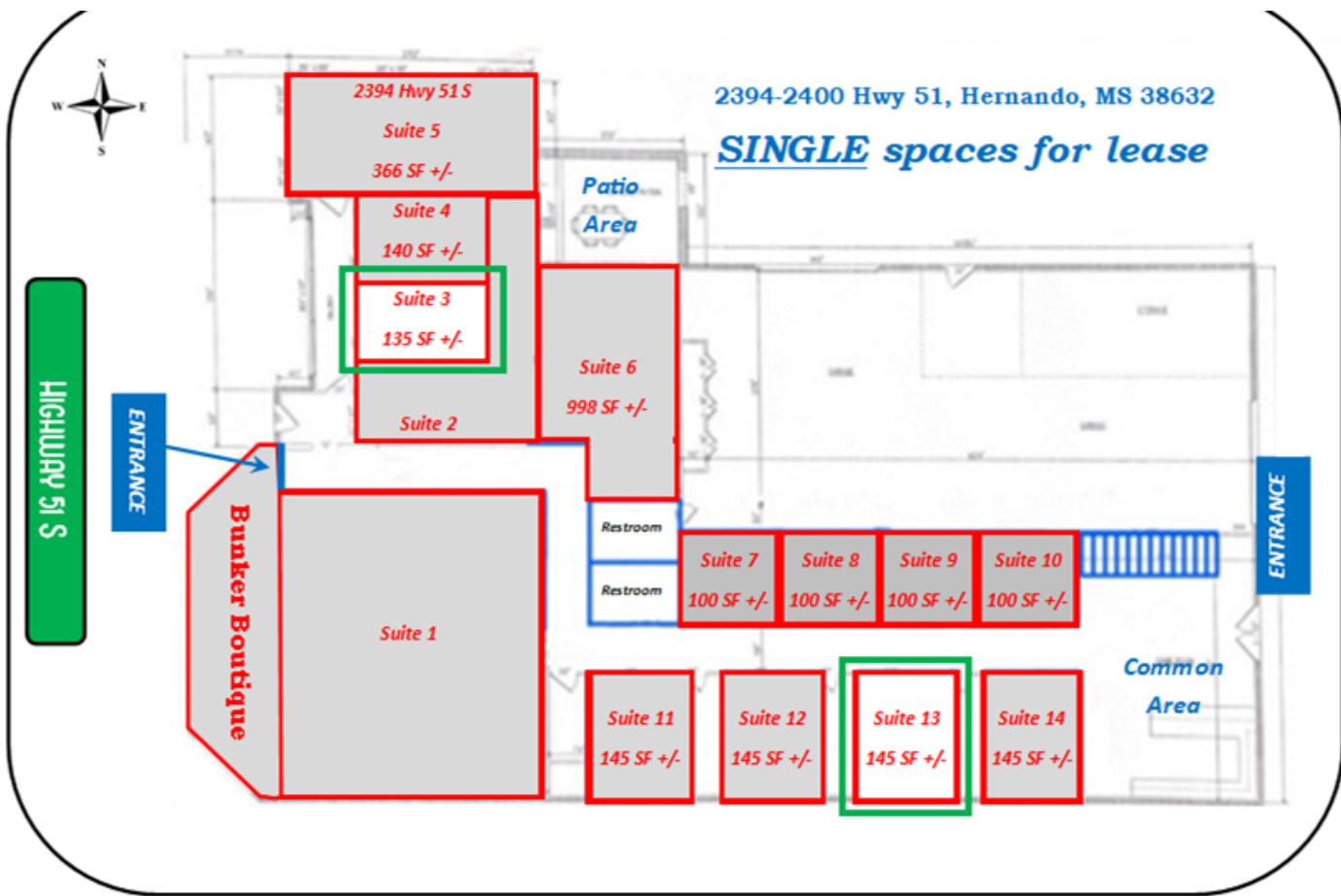
*Property offers ample parking, with a newly added rear entrance*

*designed for convenience and accessibility.*



# LAYOUT

2400 HIGHWAY 51 SOUTH, HERNANDO, MS 38632



# BUSINESS MAP

2400 HIGHWAY 51 SOUTH

