

# 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



#### RHODES THOMPSON

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### 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*

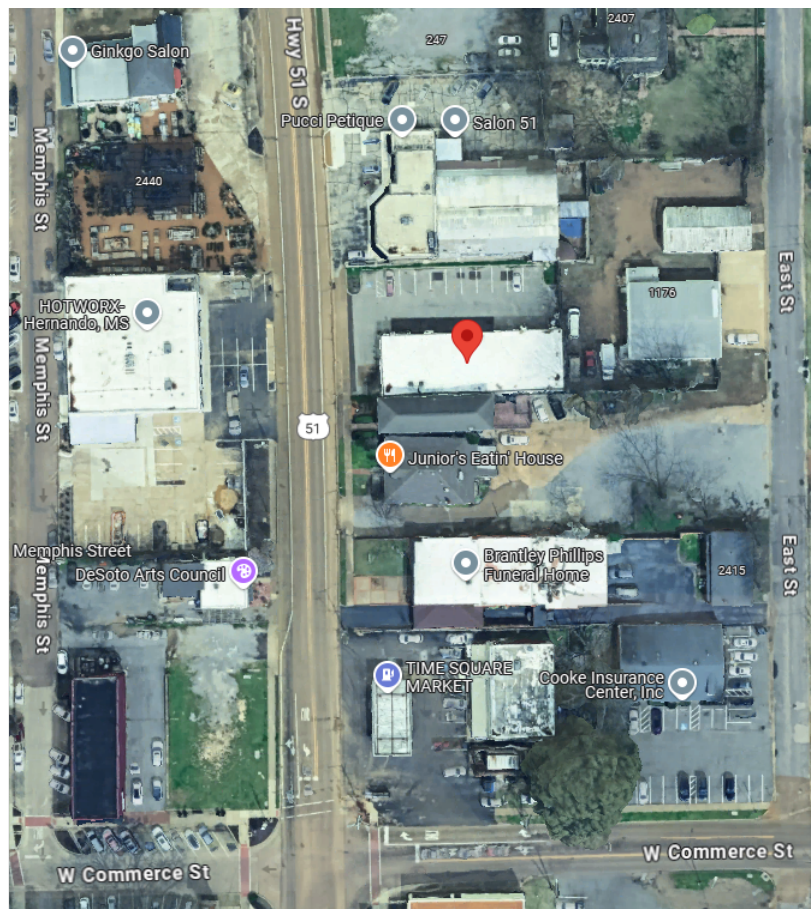
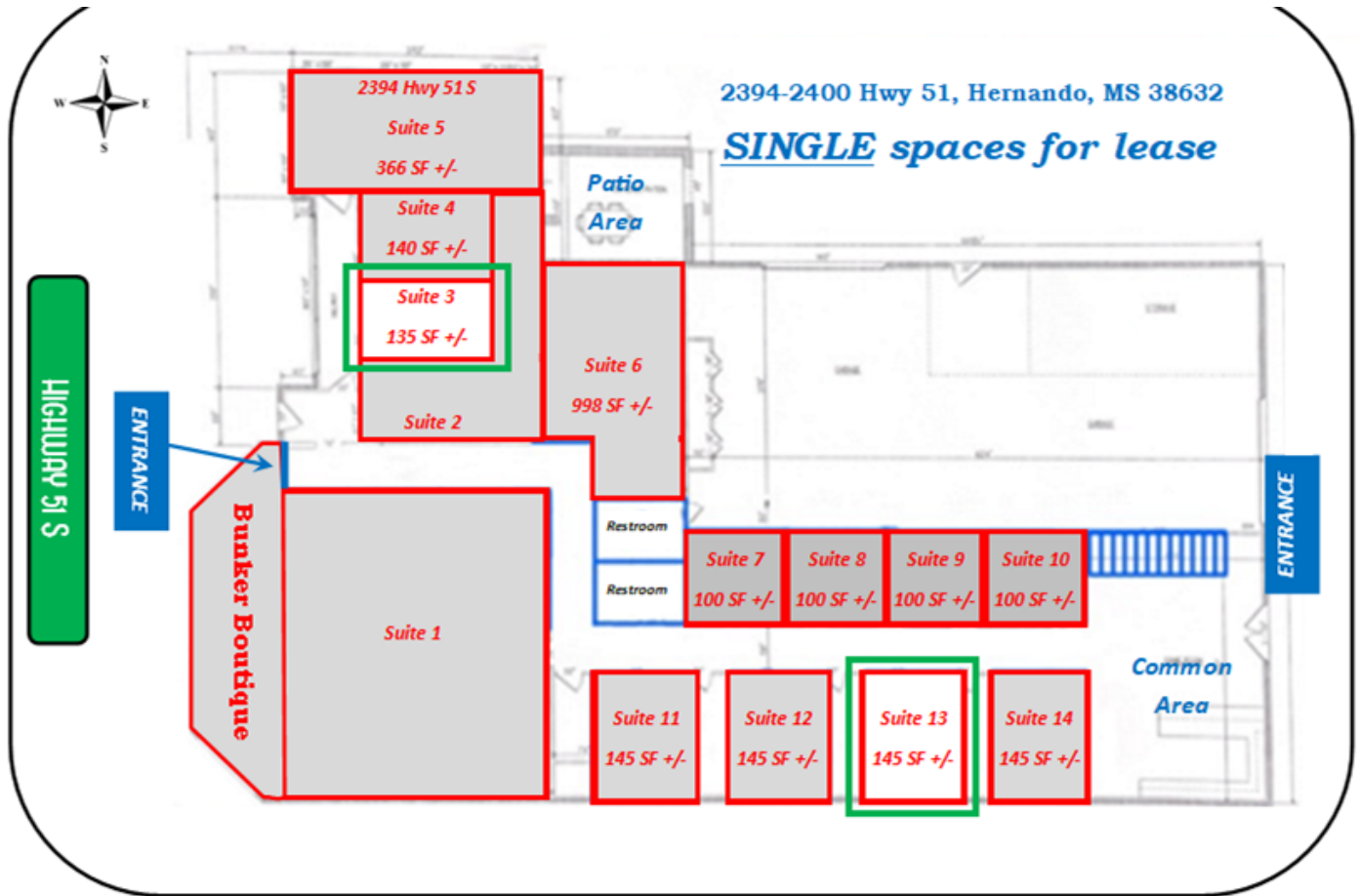
*Property offers ample parking, with a newly added rear entrance designed for convenience and accessibility.*





# LAYOUT

2400 HIGHWAY 51 SOUTH, HERNANDO, MS 38632





# BUSINESS MAP

2400 HIGHWAY 51 SOUTH

