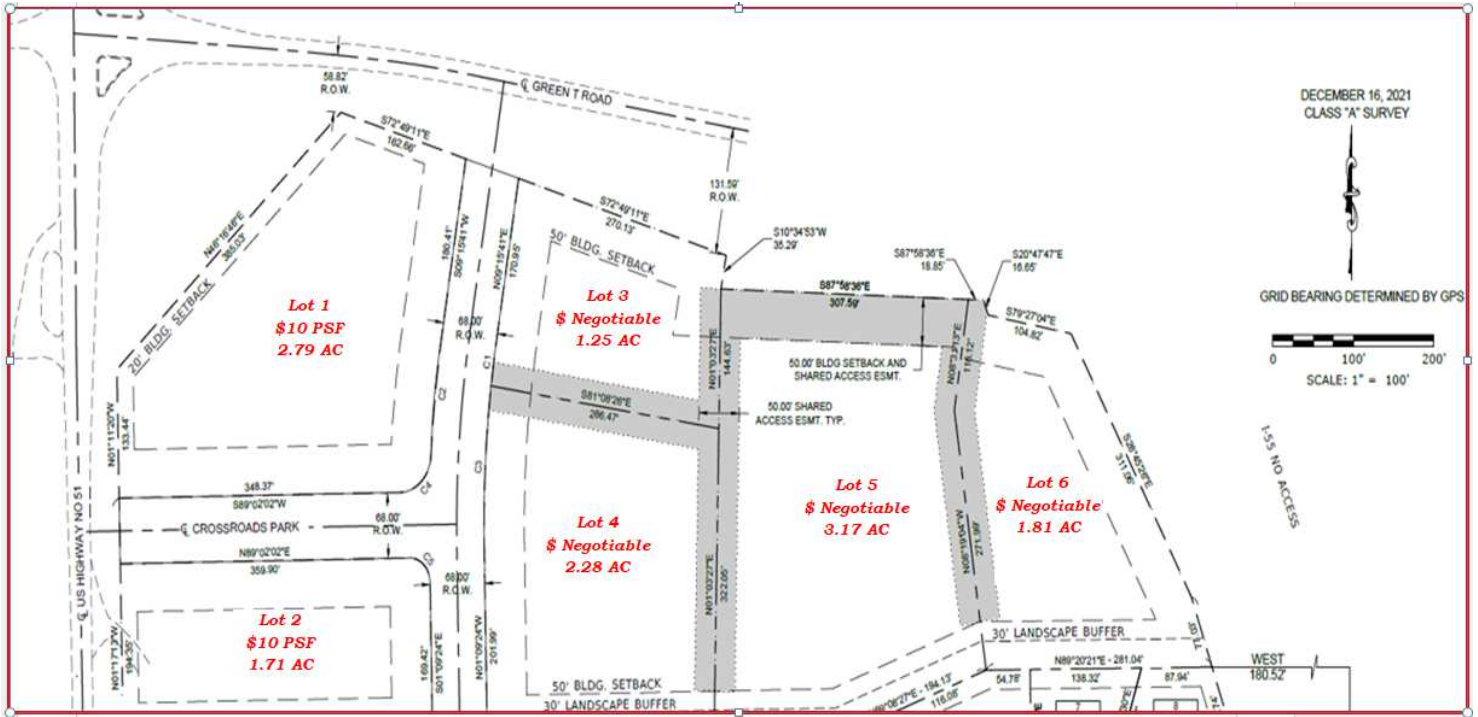


LAND FOR SALE

RETAIL DEVELOPMENT - HWY 51 & GREEN T, HERNANDO, MS

230 Hwy 51, Hernando, MS 38632



PROPERTY DESCRIPTION

Check out this great development opportunity boasting easy access to I-55 & I-69. This location offers unparalleled visibility, with approximately 10,000 vehicles passing through daily. Situated in the thriving North Mississippi area, the property is zoned C-2. With the flexibility to purchase 1-3 acre parcels, this site presents a lucrative investment for retail entrepreneurs seeking a high-traffic, high-visibility location. Don't miss your chance to capitalize on this exceptional commercial opportunity!

LOCATION DESCRIPTION

This property is conveniently located between Green T and the Southwest corner of I-55 and I-69 between Hernando and Nesbit.

PROPERTY HIGHLIGHTS

- Lots 1 & 2 (Selling Together)
- Lots 3, 4, 5 & 6 - Price Negotiable
- Approximately 1,300 ft of Hwy 51 frontage
- Easy Access to I-55 & I-69
- Traffic count: Approximately 10,000 Cars Per Day

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
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Total Households	302	8,049	46,900
Total Population	855	21,918	129,348
Average HH Income	\$77,454	\$75,889	\$64,612

LOT #	SIZE	PRICE	DESCRIPTION
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1 & 2	4.85 AC	\$10 PSF	Corner Hotel/Retail Site
3	1.25 AC	NEGOTIABLE	Green T Retail Site
4	2.28 AC	NEGOTIABLE	Green T Retail Site
5	3.17 AC	NEGOTIABLE	Green T Hotel/Retail Site
6	1.81 AC	NEGOTIABLE	Green T Hotel/Retail Site

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RHODES THOMPSON
Commercial Agent
O: 901.286.6200
C: 901.833.8000
rhodesthompson@outlook.com

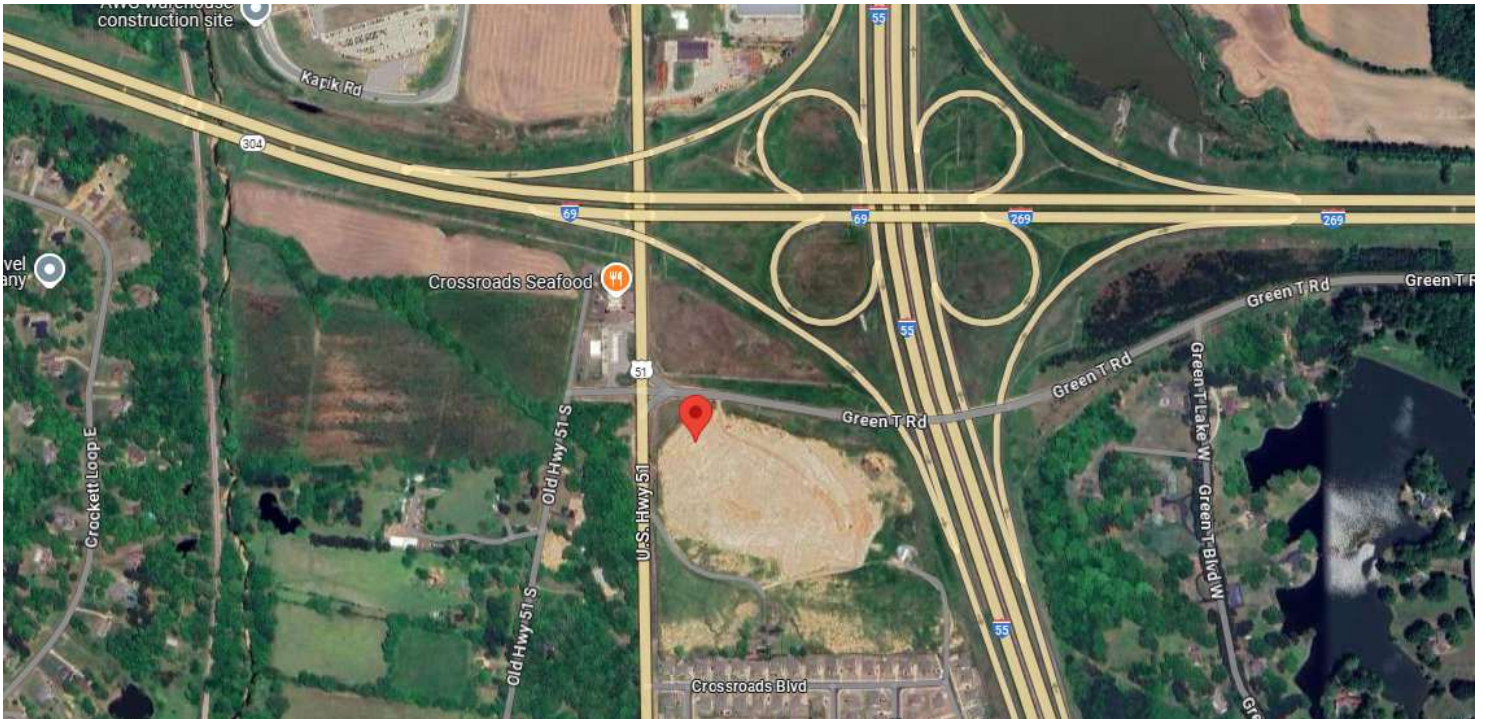
KW COMMERCIAL
662.892.4000
5847 Getwell Road
Suite B1
Southaven, MS 38672

Each Office Independently Owned and Operated kwcommercial.com

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