

# 2475 MEMPHIS ST - OFFICE BUILDING

2475 Memphis Street, Hernando, MS 38632



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Hernando area. This distinguished 2,371 SF building, dating back to 1987, offers timeless appeal and modern potential for office or office building investors. Zoned C-3, the property presents versatile usage options, ideal for a range of business endeavors. Its strategic location provides excellent visibility and accessibility, enhancing its appeal to prospective tenants. Boasting a rich historical charm and solid structural integrity, this property encapsulates the enduring allure of classic architecture while offering the flexibility needed for contemporary commercial ventures. Don't miss the chance to make this landmark property the cornerstone of your investment portfolio in the thriving Hernando area.

## PROPERTY HIGHLIGHTS

- - 2,371 square feet of versatile interior space
- - Built in 1987, combining timeless charm with modern potential
- - Zoned C-3 for flexibility in business ventures

## OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,371 SF
Lot Size:	2,258 SF
Building Size:	2,371 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	591	1,767
Total Population	807	1,799	5,145
Average HH Income	\$63,750	\$67,280	\$77,406

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.

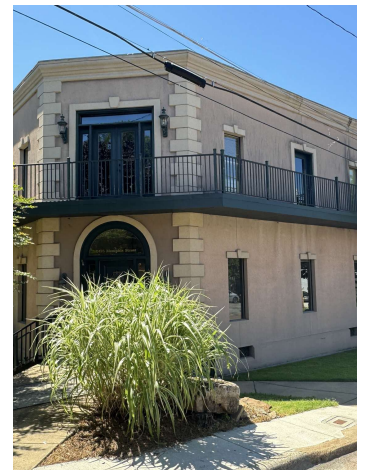
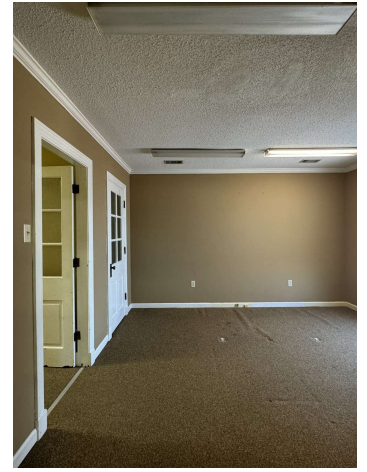
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# OFFICE FOR SALE & LEASE

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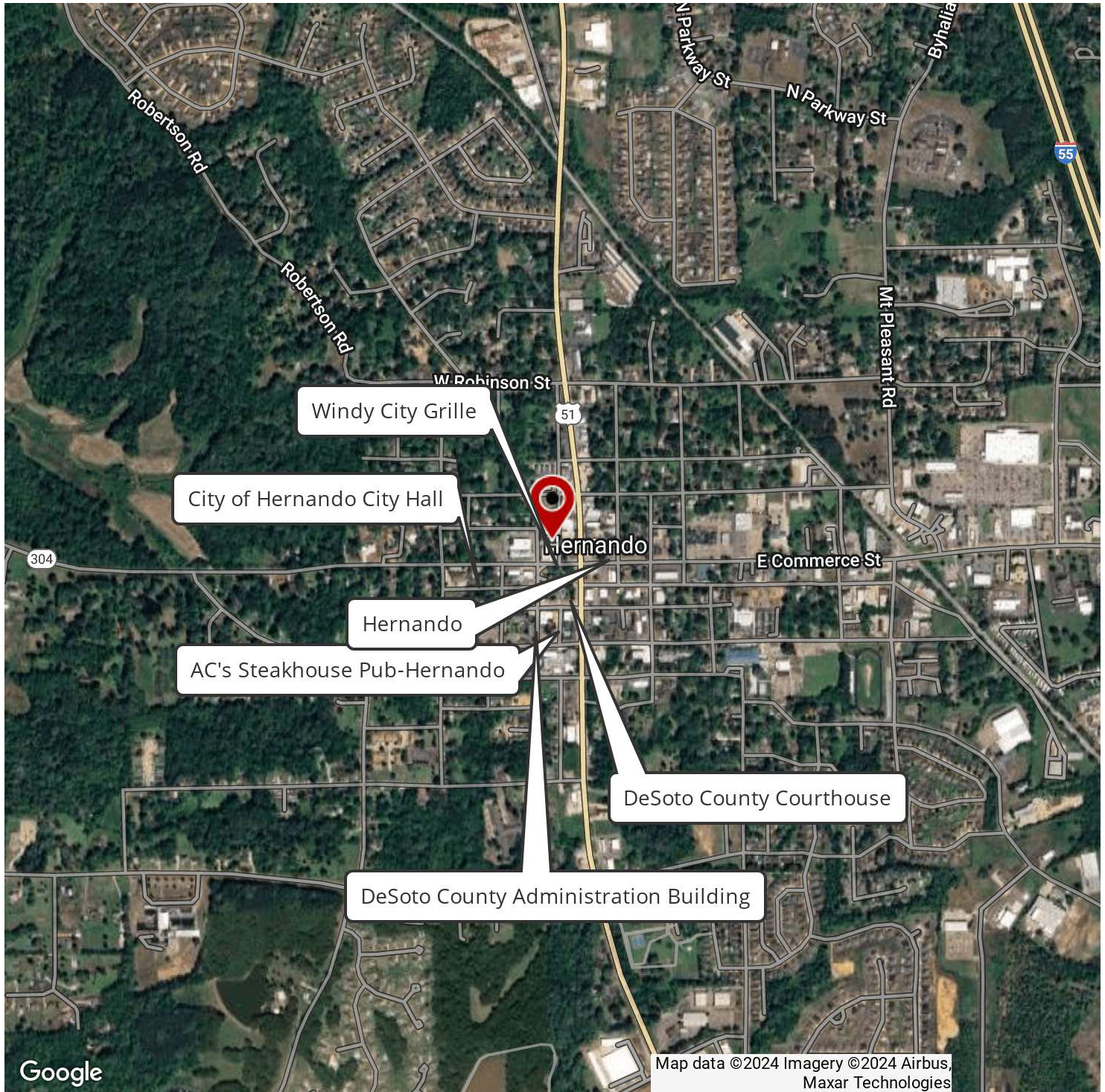
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