

# FOR SALE

## Build-to-Suit Opportunity!



**2461 MT. PLEASANT ROAD, HERNANDO, MS 38632**

### PROPERTY SUMMARY

**Price:** NEGOTIABLE

**Property Type:** Commercial

**Lot Size:** .34 +/- AC

**Zoning:** C-2



#### RHODES THOMPSON

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### Property Description

Introducing a prime redevelopment opportunity in Hernando, MS! This property is .34 +/- AC lot is located just north of Commerce Street on Mt. Pleasant Road. This lot is surrounded by successful retail establishments, restaurants and office buildings and is also encompassed by multiple residential areas. Give us a call today to further discuss this opportunity!

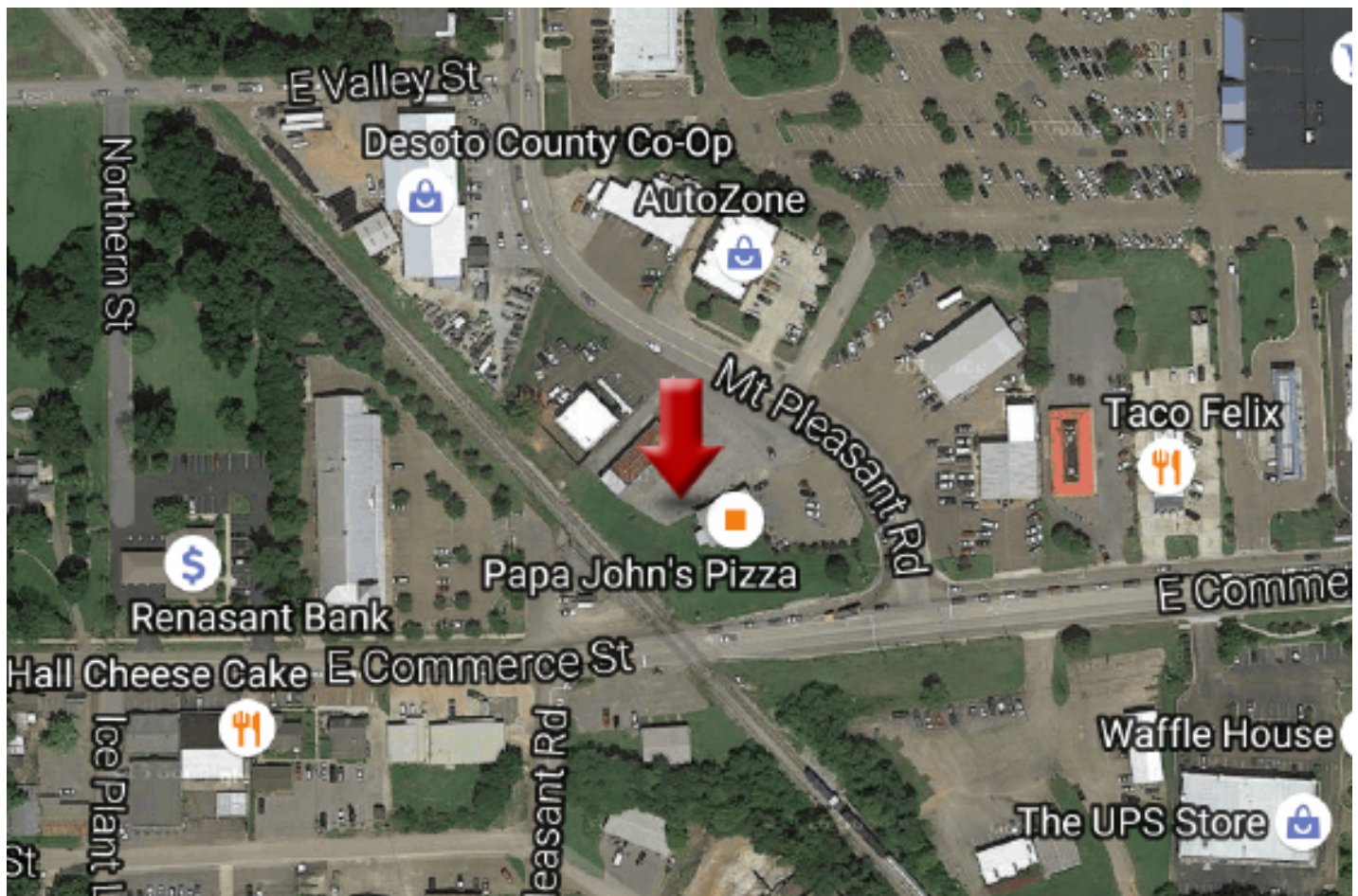
### Location Overview

Conveniently located between I-55 and the historic Hernando Square (Hwy 51 S) with a traffic count of 23,000 vehicles per day.



# ***GREAT REDEVELOPMENT OPPORTUNITY!***

# 2461 Mt. Pleasant, Hernando, MS 38632



## Demographics

| Population       | 1 Mile | 3 Miles | 5 Miles | Income              | 1 Mile | 3 Miles  | 5 Miles  |
|------------------|--------|---------|---------|---------------------|--------|----------|----------|
| Male             | N/A    | 8,194   | 10,994  | Median              | N/A    | \$72,365 | \$66,935 |
| Female           | N/A    | 8,790   | 11,809  | < \$15,000          | N/A    | 449      | 611      |
| Total Population | N/A    | 16,984  | 22,803  | \$15,000-\$24,999   | N/A    | 546      | 691      |
|                  |        |         |         | \$25,000-\$34,999   | N/A    | 454      | 697      |
|                  |        |         |         | \$35,000-\$49,999   | N/A    | 721      | 1,021    |
|                  |        |         |         | \$50,000-\$74,999   | N/A    | 1,266    | 1,573    |
|                  |        |         |         | \$75,000-\$99,999   | N/A    | 1,042    | 1,428    |
|                  |        |         |         | \$100,000-\$149,999 | N/A    | 1,276    | 1,693    |
|                  |        |         |         | \$150,000-\$199,999 | N/A    | 322      | 373      |
|                  |        |         |         | > \$200,000         | N/A    | 133      | 167      |
| Race             | 1 Mile | 3 Miles | 5 Miles | Housing             | 1 Mile | 3 Miles  | 5 Miles  |
| White            | N/A    | 14,102  | 19,517  | Total Units         | N/A    | 6,205    | 8,309    |
| Black            | N/A    | 2,080   | 2,461   | Occupied            | N/A    | 5,847    | 7,835    |
| Am In/AK Nat     | N/A    | 4       | 4       | Owner Occupied      | N/A    | 4,622    | 6,398    |
| Hawaiian         | N/A    | N/A     | N/A     | Renter Occupied     | N/A    | 1,225    | 1,437    |
| Hispanic         | N/A    | 959     | 988     | Vacant              | N/A    | 358      | 474      |
| Multi-Racial     | N/A    | 1,438   | 1,480   |                     |        |          |          |

## BUSINESS MAP

2461 MT. PLEASANT, HERNANDO, MS 38632

