

FOR SALE



# Highland Court Shopping Center

HERNANDO, MS 38632



OFFERING MEMORANDUM

**Keller Williams Realty | KW Commercial**

5847 Getwell Road Suite B1  
Southaven, MS 38671

<http://www.kwcommercial.com>

PRESENTED BY:

**RHODES THOMPSON**

COMMERCIAL AGENT  
(662) 892-4000  
[rhodes@partners-one.com](mailto:rhodes@partners-one.com)  
Mississippi

## PROPERTY SUMMARY

Highland Court Shopping Center  
2631 McIngvale Rd. | Hernando, MS 38632



## Property Description

Highland Court is a 70,600 sf Shopping Center with numerous businesses all the way from medical offices to restaurants! With years of successful commercial business in this area, we only have a few spaces left! Hernando is a up and coming city and it is growing every day! Are you looking for a empty space to make your own? Give us a call today!

## Property Overview

Asking \$18.00 per sf. plus NNN Estimated \$3.00.  
Motivated to Lease space!  
Tenant Improvement allowance available!  
Great Retail or Office Space!

## Location Overview

Shopping Center is located just off I55 in Hernando, MS across from the Wal-Mart behind the Zaxbys and Sonic

**PROPERTY PHOTOS**

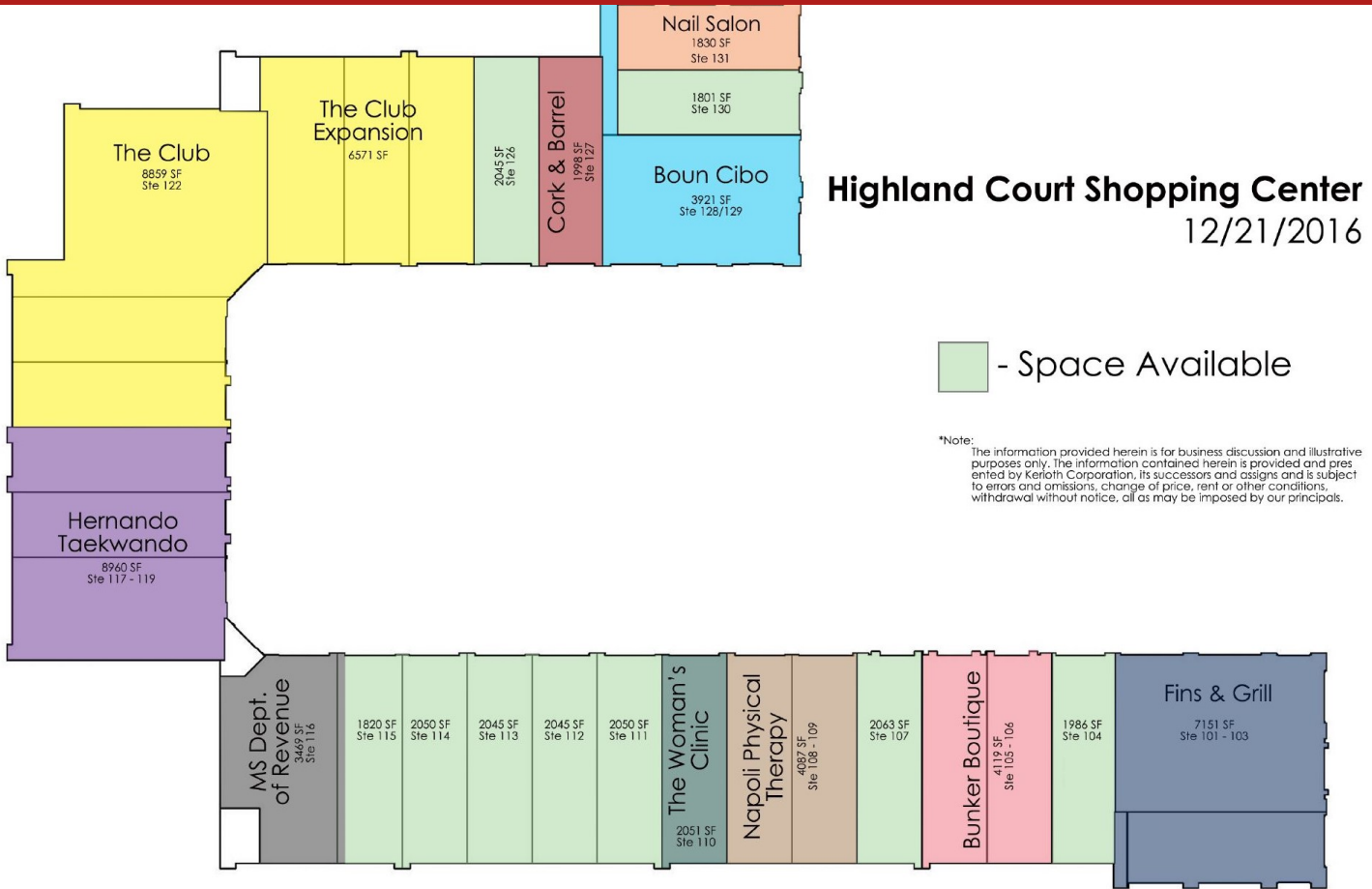
Highland Court Shopping Center  
2631 McIngvale Rd. | Hernando, MS 38632





# AVAILABLE SPACES

Highland Court Shopping Center  
2631 McIngvale Rd. | Hernando, MS 38632



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
107	2,063	3-5 Years	\$3,610 /mo	Retail/Commercial	Grey Shell	1/2022

## Space Overview

Asking \$18.00 per sf. plus NNN Estimated \$3.00.

Motivated to Lease space!

Tenant Improvement allowance available!

Great Retail or Office Space!

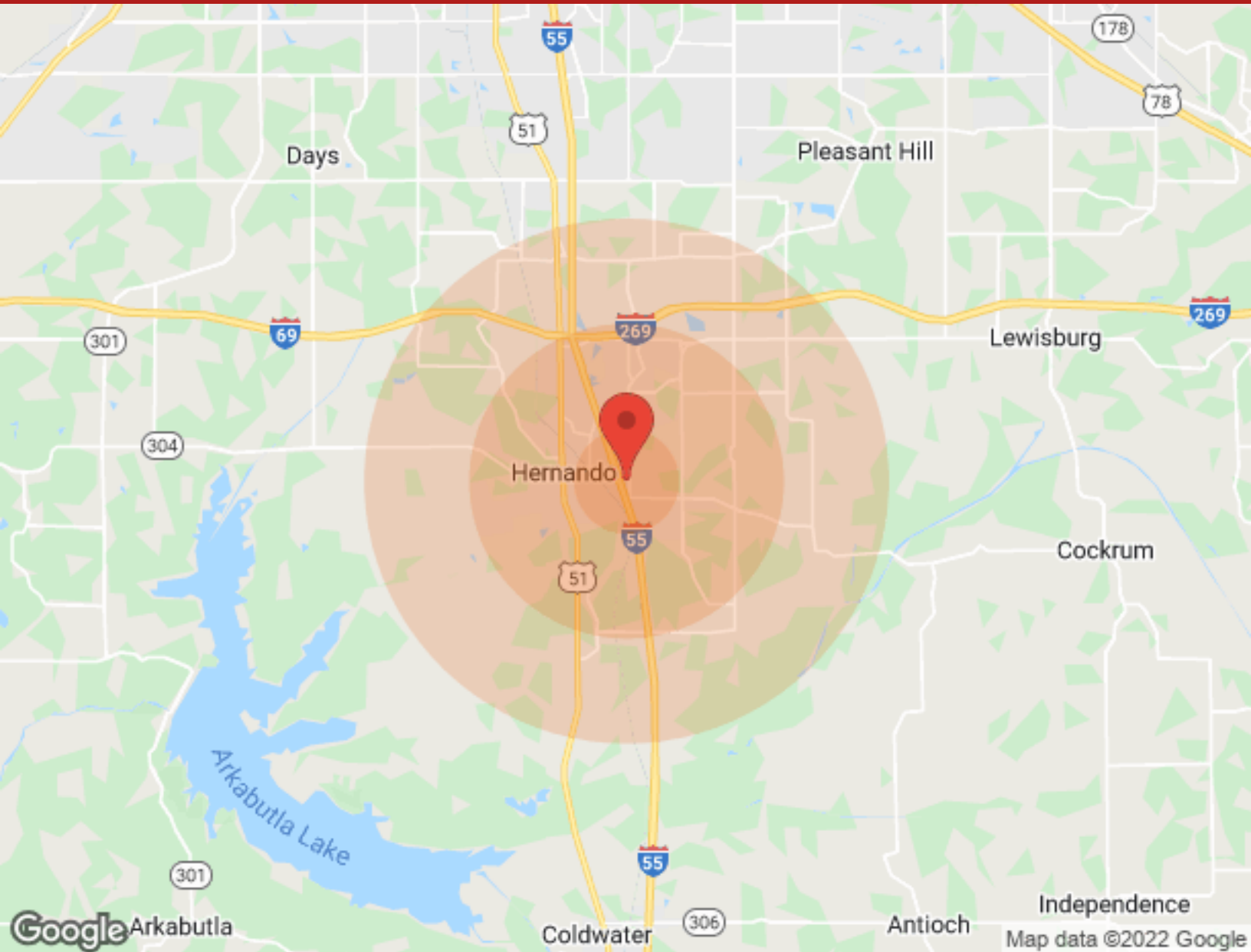
# BUSINESS MAP

Highland Court Shopping Center  
2631 McIngvale Rd. | Hernando, MS 38632



# DEMOGRAPHICS

Highland Court Shopping Center  
2631 McIngvale Rd. | Hernando, MS 38632



Population	1 Mile	3 Miles	5 Miles
Male	N/A	8,265	10,178
Female	N/A	8,798	10,848
Total Population	N/A	17,063	21,026

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,628	4,420
Ages 15-24	N/A	2,382	2,973
Ages 55-64	N/A	2,020	2,529
Ages 65+	N/A	3,138	3,812

Race	1 Mile	3 Miles	5 Miles
White	N/A	14,308	17,831
Black	N/A	1,972	2,378
Am In/AK Nat	N/A	4	4
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	938	985
Multi-Racial	N/A	1,412	1,464

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$65,492	\$66,531
< \$15,000	N/A	444	487
\$15,000-\$24,999	N/A	571	666
\$25,000-\$34,999	N/A	559	690
\$35,000-\$49,999	N/A	789	940
\$50,000-\$74,999	N/A	1,194	1,508
\$75,000-\$99,999	N/A	1,069	1,334
\$10,000-\$149,999	N/A	1,178	1,539
\$150,000-\$199,999	N/A	317	359
> \$200,000	N/A	104	133

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,181	7,739
Occupied	N/A	5,823	7,287
Owner Occupied	N/A	4,612	5,902
Renter Occupied	N/A	1,211	1,385
Vacant	N/A	358	452