

OFFICE BUILDING FOR LEASE

# 430 S STATE ST

430 S STATE ST JACKSON, MS 39201



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SPEED COMMERCIAL REAL ESTATE

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**LOCATION DESCRIPTION**

Located on the corner of State and Court Streets on the Southern boundary of the Business Improvement District, this property consists of 21,700 sf sitting on 50,208 sf of land. This lot is situated on a major thoroughfare of downtown Jackson, one of the few two-way streets within the Business Improvement District. This area features a high-volume traffic in excess of 5200 cars per day.

This property sits immediately adjacent to the historic Old Capital Building on the Pearl River Bluffs and is adjacent to the Pearl Street exit from I-55 which is the primary entrance into downtown Jackson restaurants, museums and attractions. The United States Court House and more are less than five minutes away from this location.

**OFFERING SUMMARY**

Lease Rate:	\$5,000.00 per month (MG)
Number of Units:	2
Available SF:	3,897 SF
Lot Size:	1.153 Acres
Building Size:	23,410 SF

SPACES	LEASE RATE	SPACE SIZE
100	\$5,000 per month	3,897 SF

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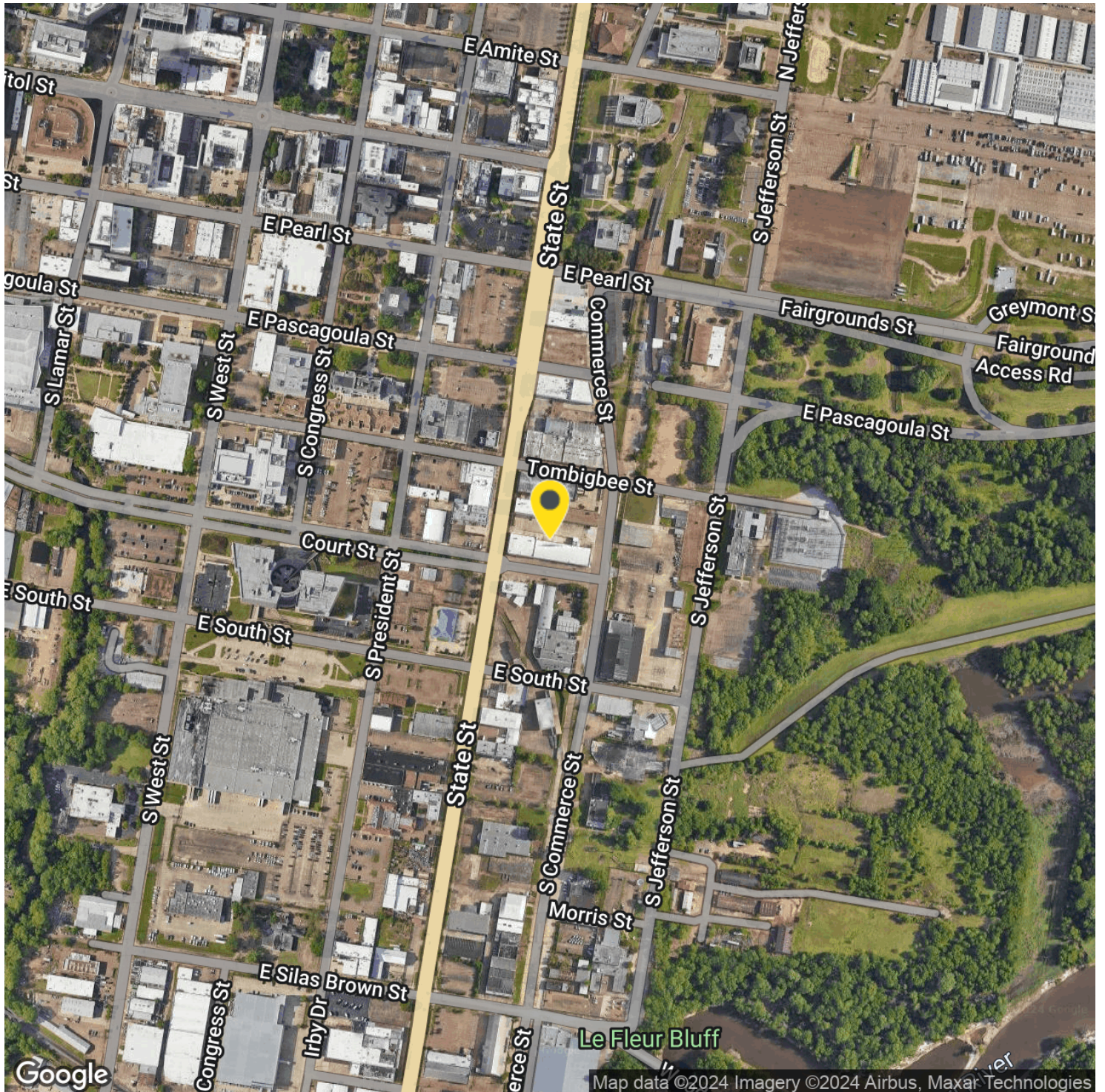
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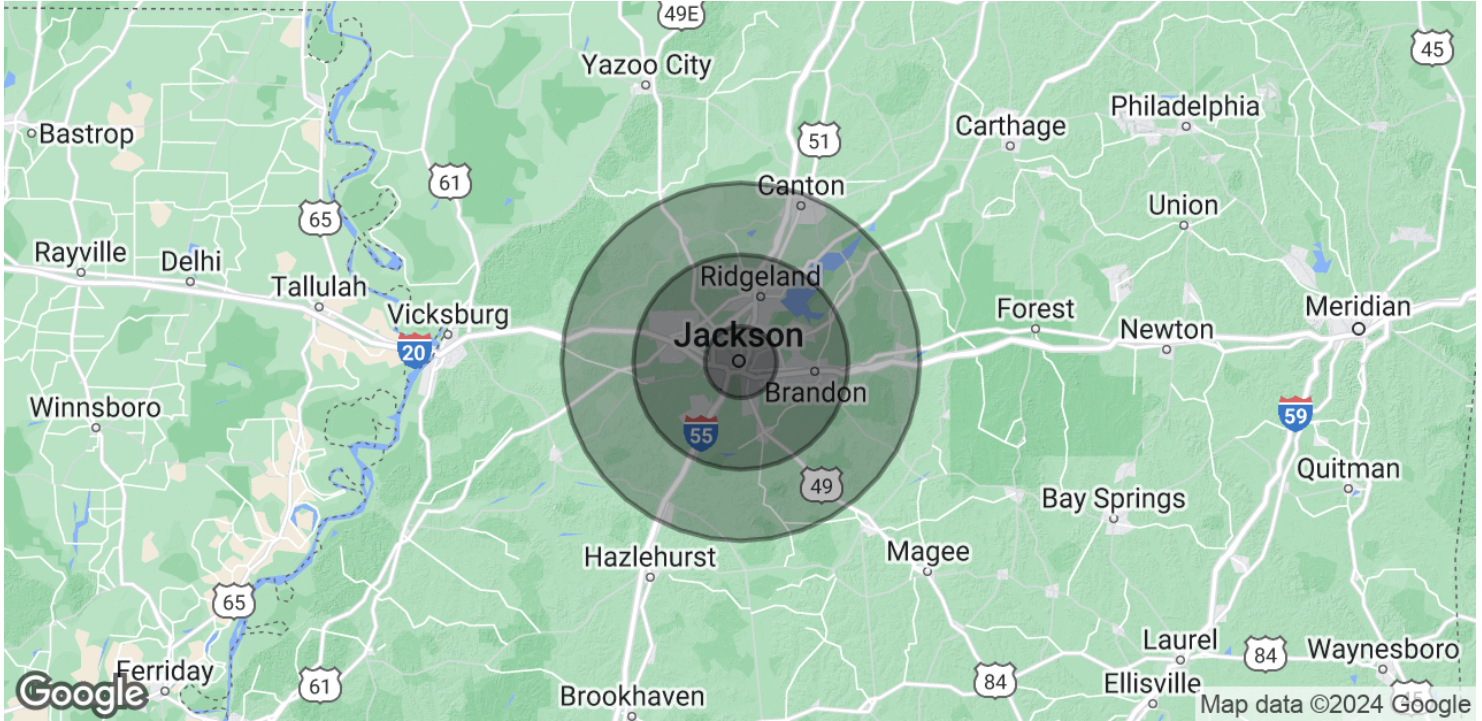


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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	111,963	398,054	488,878
Average Age	34.1	37.2	37.6
Average Age (Male)	33.9	36.0	36.4
Average Age (Female)	35.4	38.9	39.0

HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	52,207	167,675	205,311
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$43,194	\$68,929	\$70,186
Average House Value	\$92,554	\$157,794	\$161,415

2020 American Community Survey (ACS)

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