

SPECIAL PURPOSE PROPERTY FOR SALE

# HISTORIC STATE THEATRE

## 213 & 217 MAIN STREET

Starkville, MS 39759

**SCOTT FARMER**

Broker/Owner

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**FARMER COMMERCIAL PROPERTIES**

O. 662.268.8025

101 S Lafayette Street Ste 31

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# STARKVILLE, MS 39759



## OFFERING SUMMARY

**Sale Price:** \$1,750,000

**Price / SF:** \$116.34

**Lot Size:** 0.22Acres

**Building Size:** 15,042 SF

**Zoning:** T5-D

## PROPERTY OVERVIEW

Starkville, MS. Historic State Theatre 213 & 217 Main Street - incredible "feet on the ground" location in a SEC College town best describes this 15,042+/- SF dynamic property. First floor features 9014 +/- SF with large dance floor/bar, full kitchen/dining area. Second floor features 5594 +/- SF, commercial bar area, second floor open air patio overlooking Main Street. Additional second floor features include large open ballroom that features bar area that could be used for private parties, rehearsals, etc. Possible bonus features could be rear elevated deck. The third floor is 434+/-SF that includes bar area overlooking dance floor & bar area, and private office. There are endless possibilities, including converting the second floor to condominiums for great downtown living.

## LOCATION OVERVIEW

Located in the Heart of Starkville. Downtown on Historic Main Street. Near Mississippi State University.

for more information contact:

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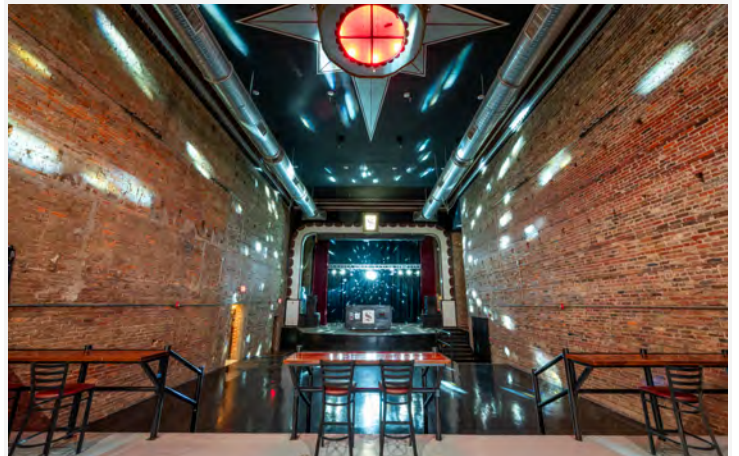
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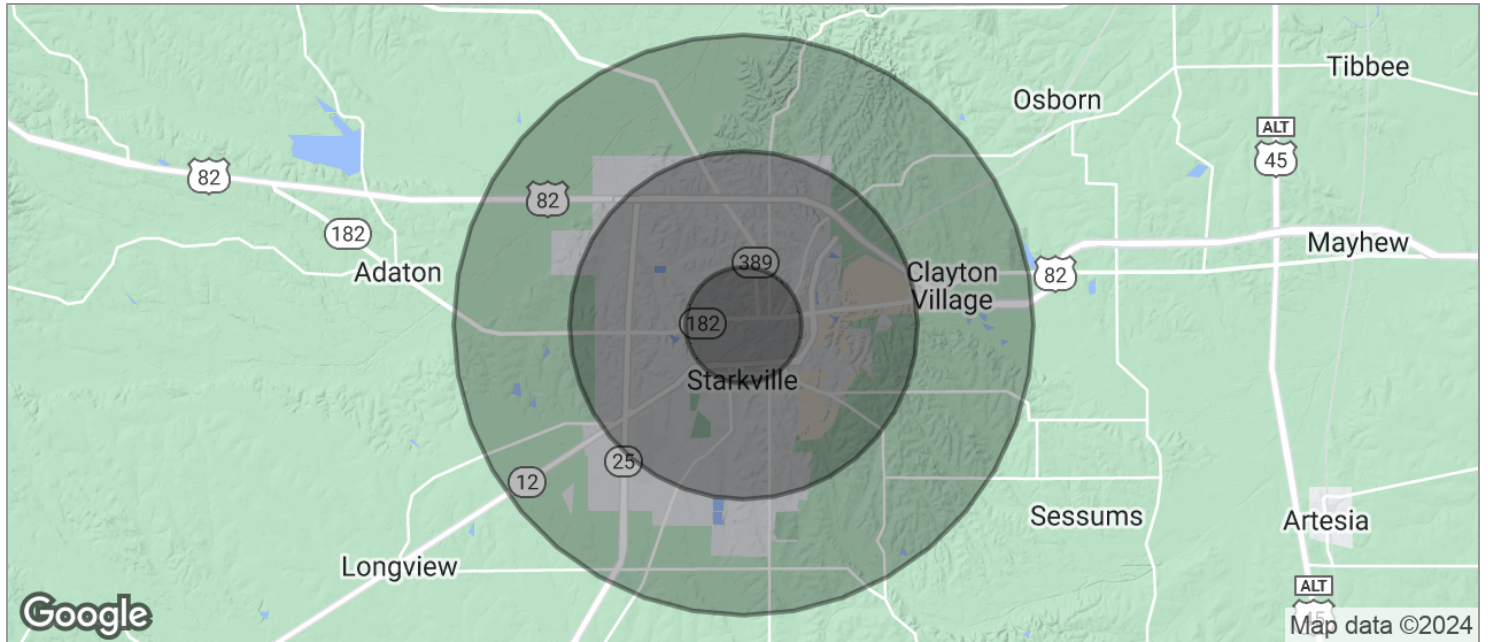
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,570	22,221	31,853
MEDIAN AGE	27.1	25.6	25.2
MEDIAN AGE (MALE)	25.2	24.6	24.4
MEDIAN AGE (FEMALE)	30.9	27.1	26.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,940	8,992	12,591
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$39,907	\$41,991	\$44,459
AVERAGE HOUSE VALUE	\$109,118	\$109,924	\$115,936

\* Demographic data derived from 2020 ACS - US Census

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