

OFFICE BUILDING FOR SALE



# 109 N STATE ST # 11

JACKSON, MS 39201

**Alicen Blanchard**  
Broker Associate  
601.366.8600  
alicen@overby.net





## PROPERTY DESCRIPTION

Located in the heart of downtown Jackson's Spengler's Corner Historic District, this mixed-use property offers a compelling investment opportunity with strong current income and value-add potential.

The ground floor is leased to Offbeat Records, a popular, established local business, providing immediate cash flow and a stable tenant in a high-traffic area.

Upstairs, a versatile office/loft space with abundant natural light and historic charm is ready for lease. Ideal for professional offices, creative studios, or co-working environments, the flexible layout can be easily tailored to a range of tenants.

Separate parcel (33-33) with 5 parking spaces conveys with purchase of building. One space is dedicated for each tenant. For Lease: Prime Office/Creative Space in Jackson's Historic Spengler's Corner District

Located in the heart of downtown Jackson, Mississippi, this property offers a unique opportunity within the highly sought-after Spengler's Corner Historic District.

The second floor location offers a versatile office/loft/creative space that can easily be adapted to a wide range of uses, from

## PROPERTY HIGHLIGHTS

- 4,074 SF building with 2 units
- Built in 1920, renovated in 2016
- Ideal for office, creative, or loft use
- Prime location in Jackson, MS
- Historical charm with modern updates
- Flexible layout for diverse tenant needs
- High ceilings and abundant natural light
- 50% occupancy for immediate income
- Nearby parking options available
- Well-maintained and move-in ready
- Proximity to amenities and public transportation
- Excellent investment opportunity
- Strong potential for future growth

## OFFERING SUMMARY

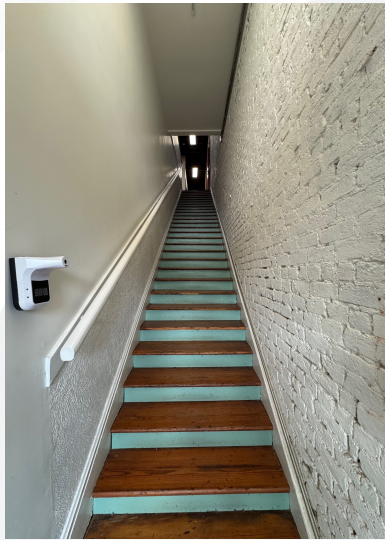
|                         |           |
|-------------------------|-----------|
| <b>Sale Price:</b>      | \$360,000 |
| <b>Number of Units:</b> | 2         |
| <b>Lot Size:</b>        | 2,242 SF  |
| <b>Building Size:</b>   | 4,074 SF  |

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ADDITIONAL PHOTOS



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## ALICEN BLANCHARD

Broker Associate

alicen@overby.net

Direct: **601.366.8600** | Cell: **601.260.0699**

MS #B-24006

### PROFESSIONAL BACKGROUND

Alicen Blanchard is a licensed broker associate with Overby, Inc., specializing in investment sales, landlord representation, and commercial property advisory services throughout Central Mississippi. Since 2014, she has closed more than \$40 million in residential transactions and completed multiple commercial deals spanning office, retail, and mixed-use assets. She currently represents several commercial listings and is actively expanding her client base in the Jackson metropolitan market.

Alicen brings a disciplined, analytical approach to real estate, shaped by more than a decade in design, project management, and strategic planning, including her tenure as Director of Exhibits and Education at the Mississippi Children's Museum. This experience informs her ability to evaluate site functionality, operational performance, and long-term asset potential with exceptional precision.

She is a candidate pursuing the CCIM designation in 2026, underscoring her commitment to advanced financial modeling, market analysis, and investment strategy. Her growing commercial portfolio includes office and retail leasing, owner-occupant sales, and small-scale investment acquisitions, where she advises clients on asset repositioning, value creation, and strategic growth.

In addition to her brokerage practice, Alicen owns and operates Blanchard Group LLC, a portfolio of nineteen single- and multi-family properties in Jackson, Mississippi. This ownership experience provides her with firsthand insight into asset management, capital improvements, and investor decision-making, giving her a practical advantage when guiding clients through acquisition and disposition strategies.

A Jackson-area resident since 1992, Alicen is known for her professionalism, responsiveness, and attention to detail. She also serves as Chairperson of the Board of Directors for the Mississippi Children's Museum, reflecting her commitment to leadership and community development.

### EDUCATION

Bachelor of Arts, University of Mississippi, 1992

### MEMBERSHIPS

CCIM, Mississippi Chapter  
National Association of Realtors  
Mississippi Association of Realtors  
Central MS Association of Realtors

Overby  
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