



FOR LEASE

ELECTRIC 308

308 E PEARL STREET, JACKSON, MS 39201



Overby Commercial • 800 Woodlands Pkwy., Ste. 206 • Ridgeland, MS 39157 • 601.366.8511 • Overby.net



For More Information:

Scott Overby, CCIM CPM 601.366.8511 x301 scott@overby.net

Sterling McCool, CCIM 601.366.8511 x312 sterling@overby.net

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	104,041 SF
Stories:	10
Year Built:	1926
Year Renovated:	2004
Space Available:	1,842 -22,476 SF
Price:	\$18-\$20 SF/YR (Full Service)
Parking:	Covered and Uncovered Parking Available
Traffic Count:	18,00 ADT
Zoning:	Central Business District
Market:	Jackson, MS
Sub-Market:	Jackson CBD

PROPERTY OVERVIEW

Built in 1926, Electric 308, a part of the Smith Park Architectural District Historical Register, is prominently located in the heart of Jackson's central business district. Upon completion of renovations began in 2004 to all ten floors, the newly redesigned icon returned as a mixed-use facility offering first floor retail and office options with a mix of medium and large office configurations and two floors of luxury residential apartments. Electric 308 serves as the epicenter to downtown Jackson's revitalization and a focal point of Mississippi's capital city home to a rich historical past and a diverse offering of art, culture, music, and cuisine.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
101	\$20.00 SF/yr	2,548 SF
102-A	\$18.00 SF/yr	2,500 SF
203	\$18.00 SF/yr	1,842 SF
400	\$18.00 SF/yr	11,238 SF
500	\$18.00 SF/yr	11,238 SF

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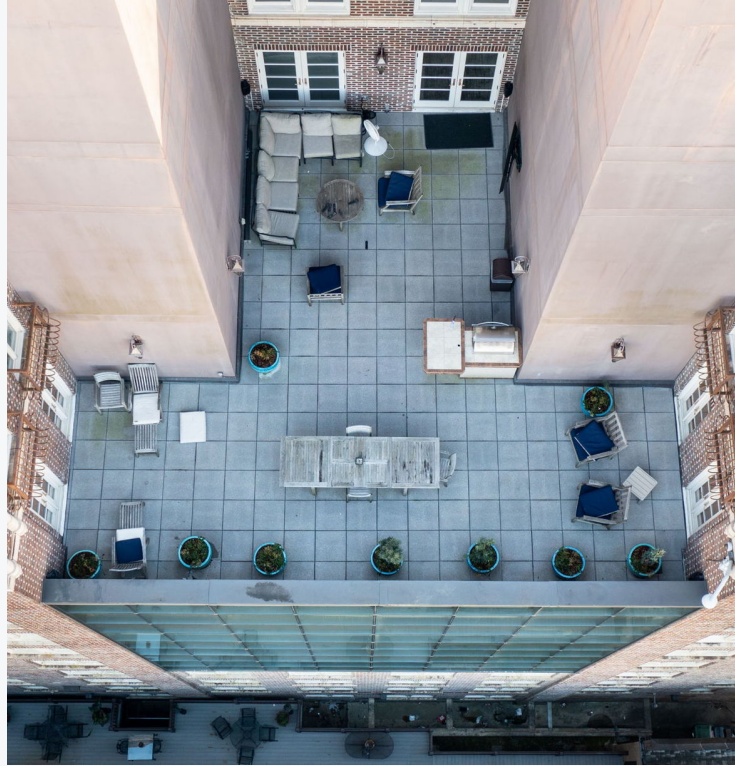
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ADDITIONAL PHOTOS



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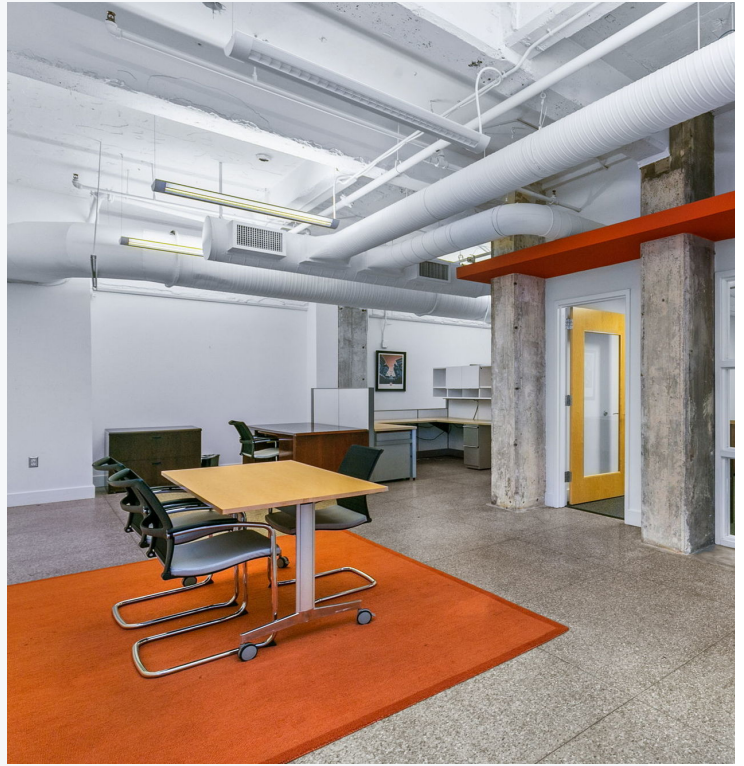
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AERIAL MAP



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LOCATION MAP



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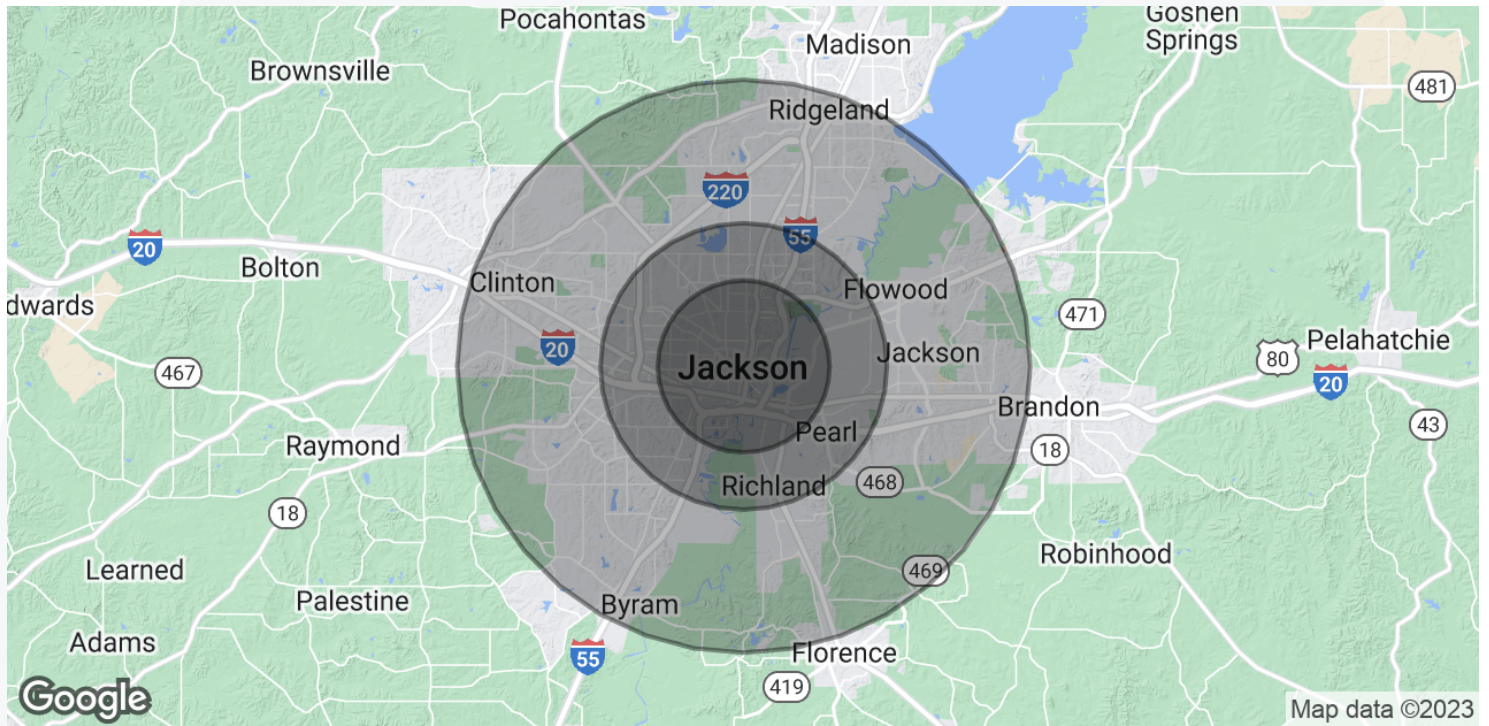
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	38,702	114,822	287,866
Average Age	34.9	34.1	35.9
Average Age (Male)	35.8	33.9	34.6
Average Age (Female)	35.5	35.4	37.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	19,317	53,604	125,345
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$38,739	\$43,015	\$58,101
Average House Value	\$91,393	\$91,896	\$127,778

* Demographic data derived from 2020 ACS - US Census

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LEASE SPACES

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,842 - 11,238 SF	Lease Rate:	\$18.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	2,548 SF	Full Service	\$20.00 SF/yr	Retail or Office
102-A	Available	2,500 SF	Full Service	\$18.00 SF/yr	Office
203	Available	1,842 SF	Full Service	\$18.00 SF/yr	Office
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RETAILER MAP



Google

Map data ©2023

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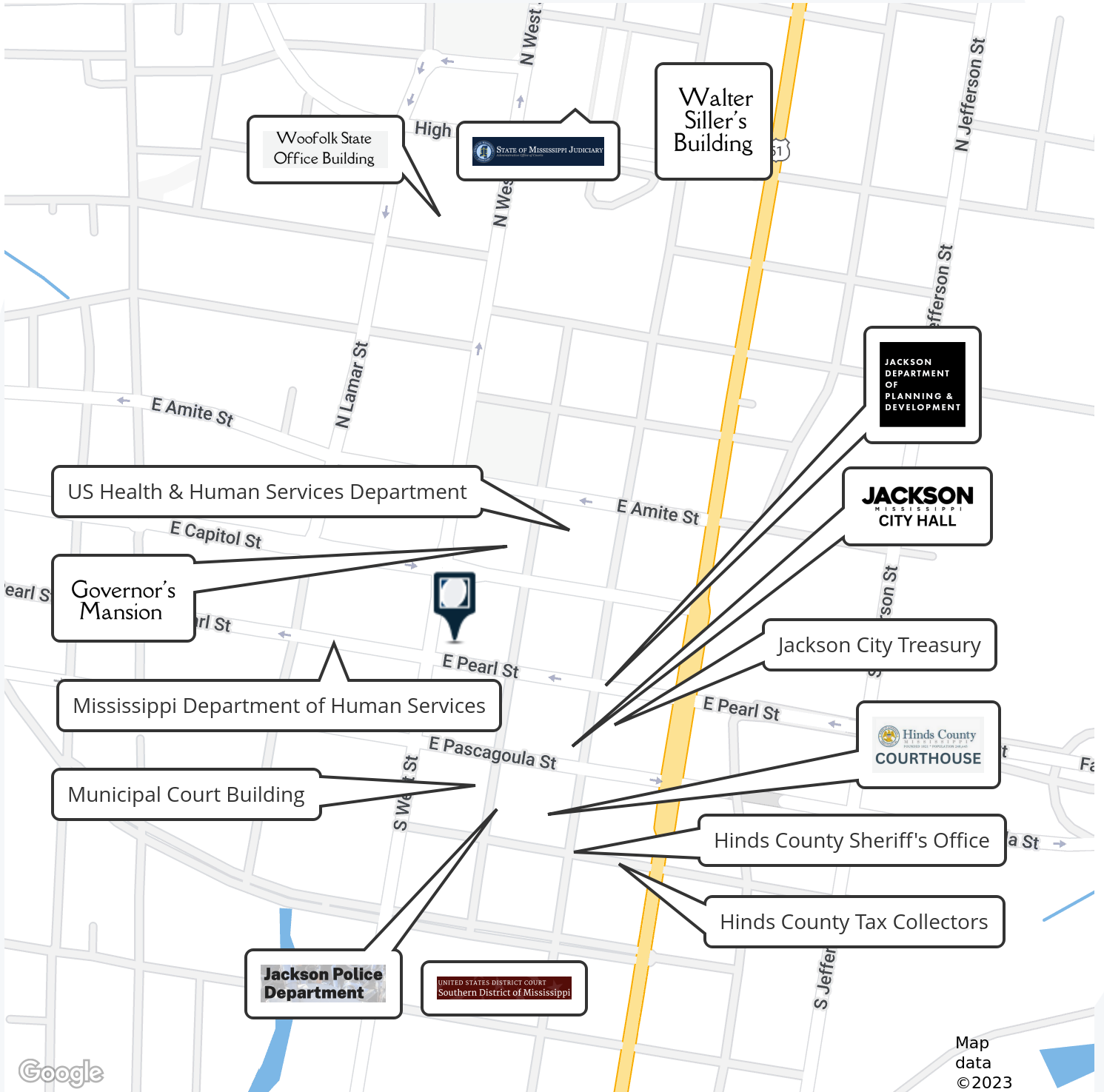
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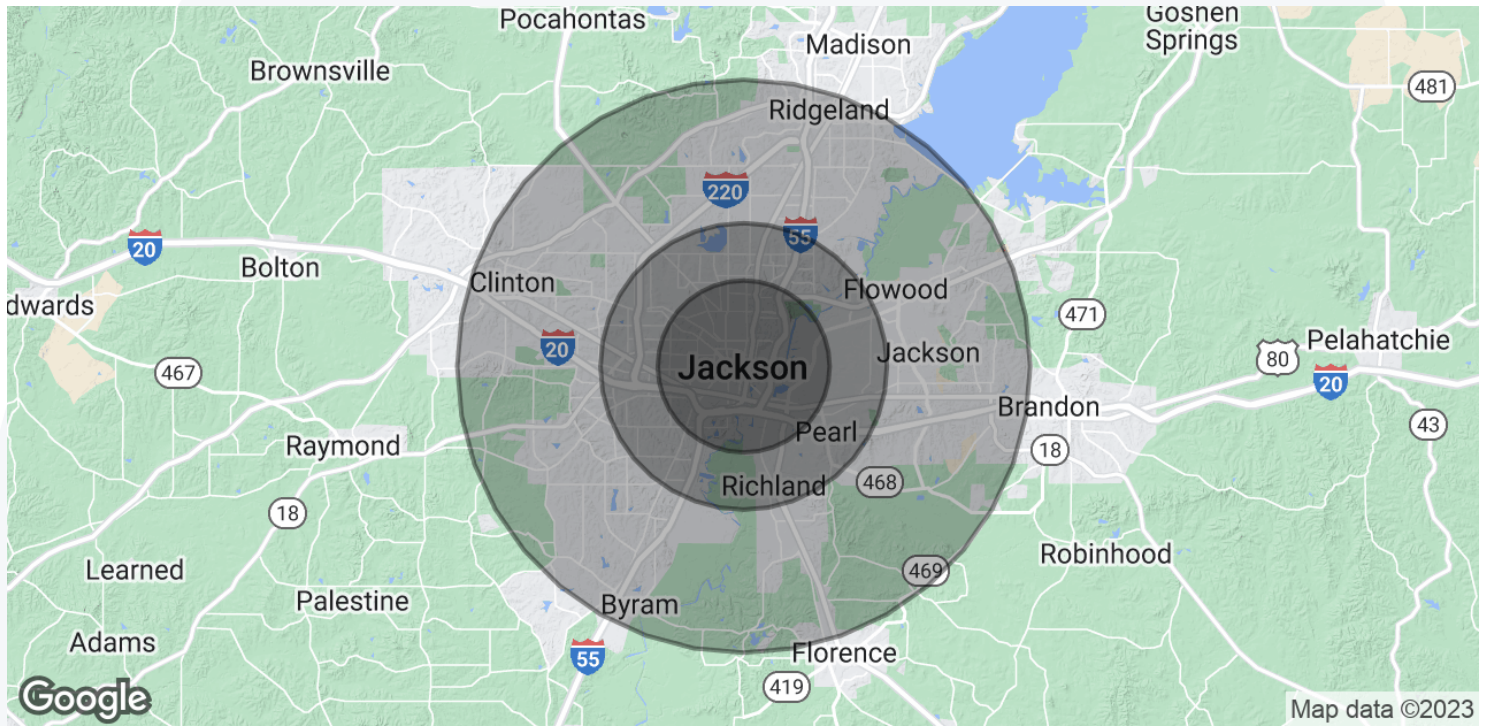
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