

MIXED USE - OFFICE/RETAIL/RESIDENTIAL
FOR SALE



ELECTRIC 308

308 E. PEARL STREET, JACKSON, MS 39201

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
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PROPERTY DESCRIPTION

Electric 308, a part of the Smith Park Architectural District Historical Register, is a historic gem nestled in downtown Jackson, Mississippi. Originally constructed in 1930, this distinguished property underwent a complete renovation in 2004, blending its timeless architecture with modern amenities to create a space that epitomizes both charm and functionality.

Home to Entergy Mississippi’s headquarters, JBHM Architects and the Jackson Convention and Visitor’s Bureau, the prime location is the heart of Jackson’s urban landscape offering unparalleled visibility and accessibility for businesses seeking prominence and convenience. With its historic facade and contemporary interiors, 308 E. Pearl St. presents a unique opportunity to own a piece of Jackson’s rich heritage while enjoying the comforts of modern living.

The mixed-use property is ideally suited for a variety of uses, including retail, dining, office space and other creative ventures in addition to its fifteen residential units occupying the top two floors. Its strategic position amidst a vibrant mix of cultural attractions, boutique shops, and renowned restaurants ensures a steady flow of foot traffic and exposure for businesses looking to thrive in downtown Jackson.

More than just a property—it’s a testament to Jackson’s storied past and vibrant future. With its blend of historic character and modern amenities, this iconic space offers limitless possibilities for entrepreneurs and investors alike.

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OFFERING SUMMARY

Building Size (Gross):	110,500 SF
Building Size (Net Rentable):	105,511 SF
Retail:	7,648 SF
Office:	77,509 SF
Residential (15 Units):	20,354 SF
Stories/Floors:	10
Year Built:	1930
Year Renovated:	2005
List Price:	\$5,900,000.00
Price Per Foot:	\$53.39
Zoning:	CBD
Traffic Count:	5,000 ADT
Market:	Jackson, MS
Sub-market:	Central Business District

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,355	42,450	112,501
Total Population	32,901	100,048	273,803
Average HH Income	\$46,539	\$53,565	\$71,451





LOCATION DESCRIPTION

Nestled in downtown Jackson, Mississippi, 308 E. Pearl St. stands as a beacon of opportunity in a bustling urban landscape. Its central location offers unparalleled visibility and accessibility, ideal for businesses seeking prominence and convenience. With historic charm and modern amenities, this property exudes timeless appeal while catering to the diverse needs of today's business leaders.

Surrounded by a vibrant mix of boutique shops, acclaimed restaurants, and cultural attractions, 308 E. Pearl St. enjoys a prime position in Jackson's thriving business community. Its proximity to major highways, public transportation, and the Amtrak station ensures effortless connectivity for employees and customers alike. With a diverse demographic profile and steady influx of visitors, the property presents a lucrative opportunity for businesses looking to tap into downtown Jackson's dynamic market.

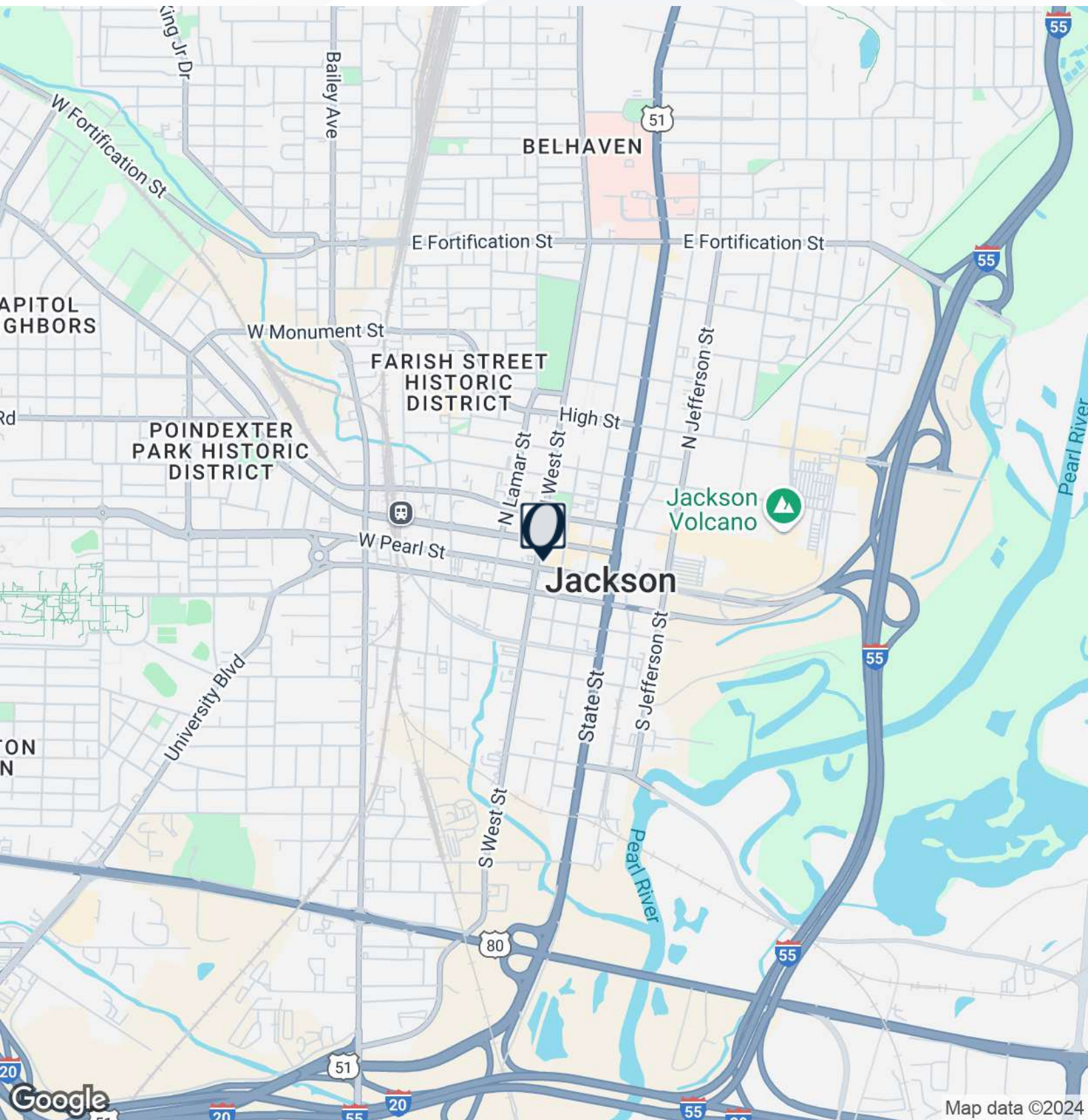
308 E. Pearl St. offers more than just a space—it offers a gateway to success in the heart of downtown Jackson. Its strategic location, historic allure, and accessibility make it a premier choice for businesses poised for growth and prosperity.

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REGIONAL MAP



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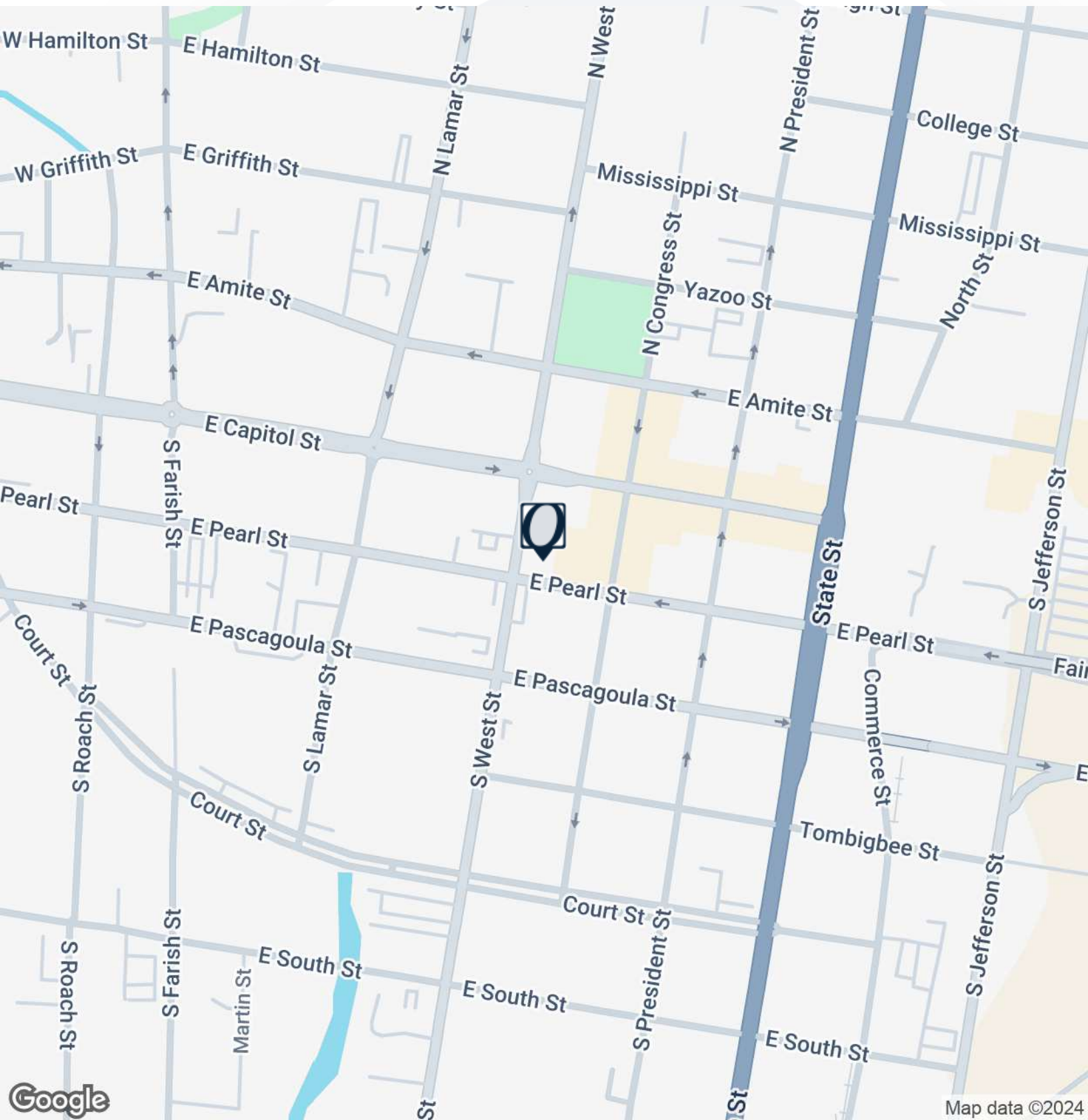


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AERIAL MAP



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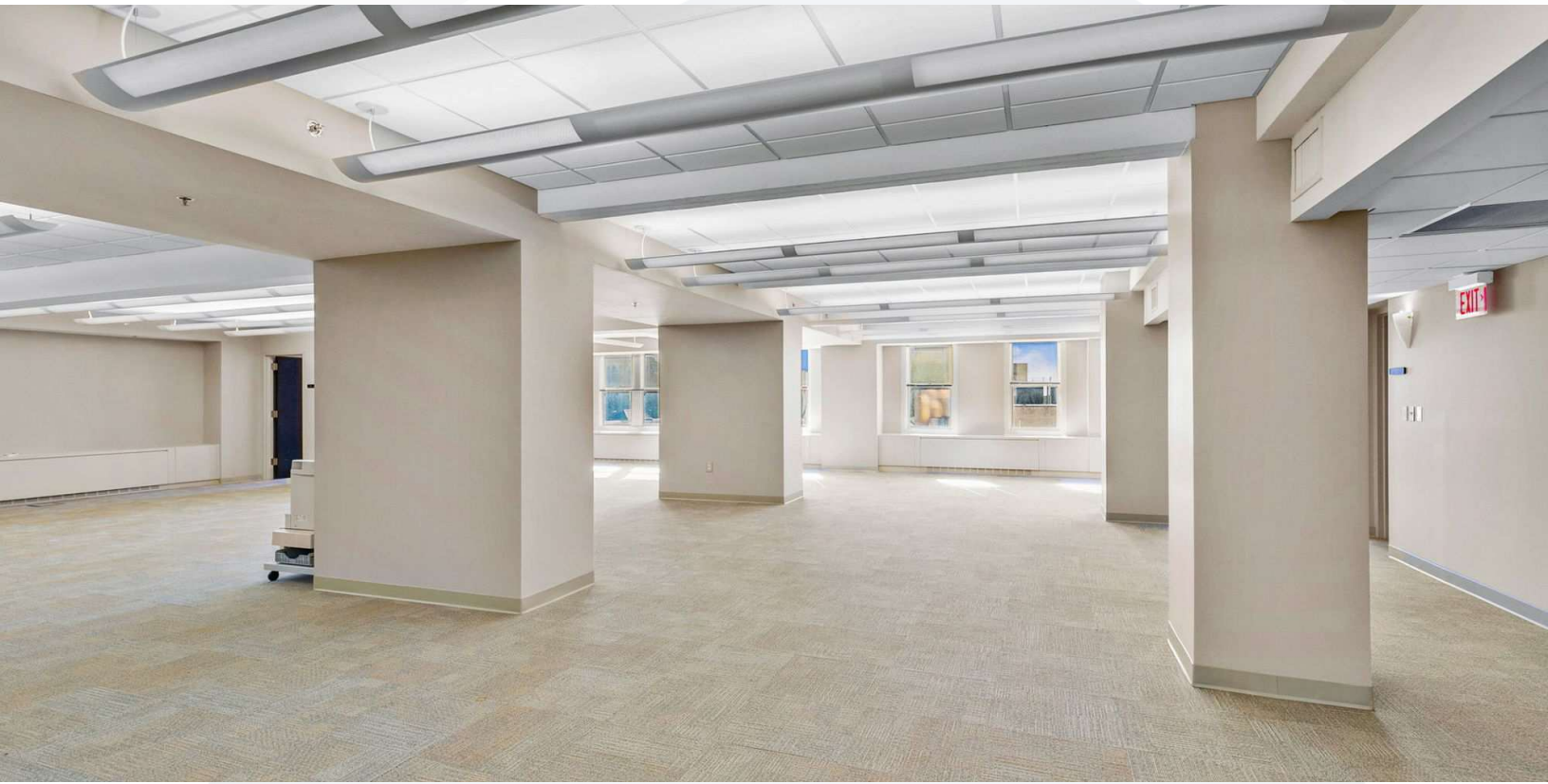
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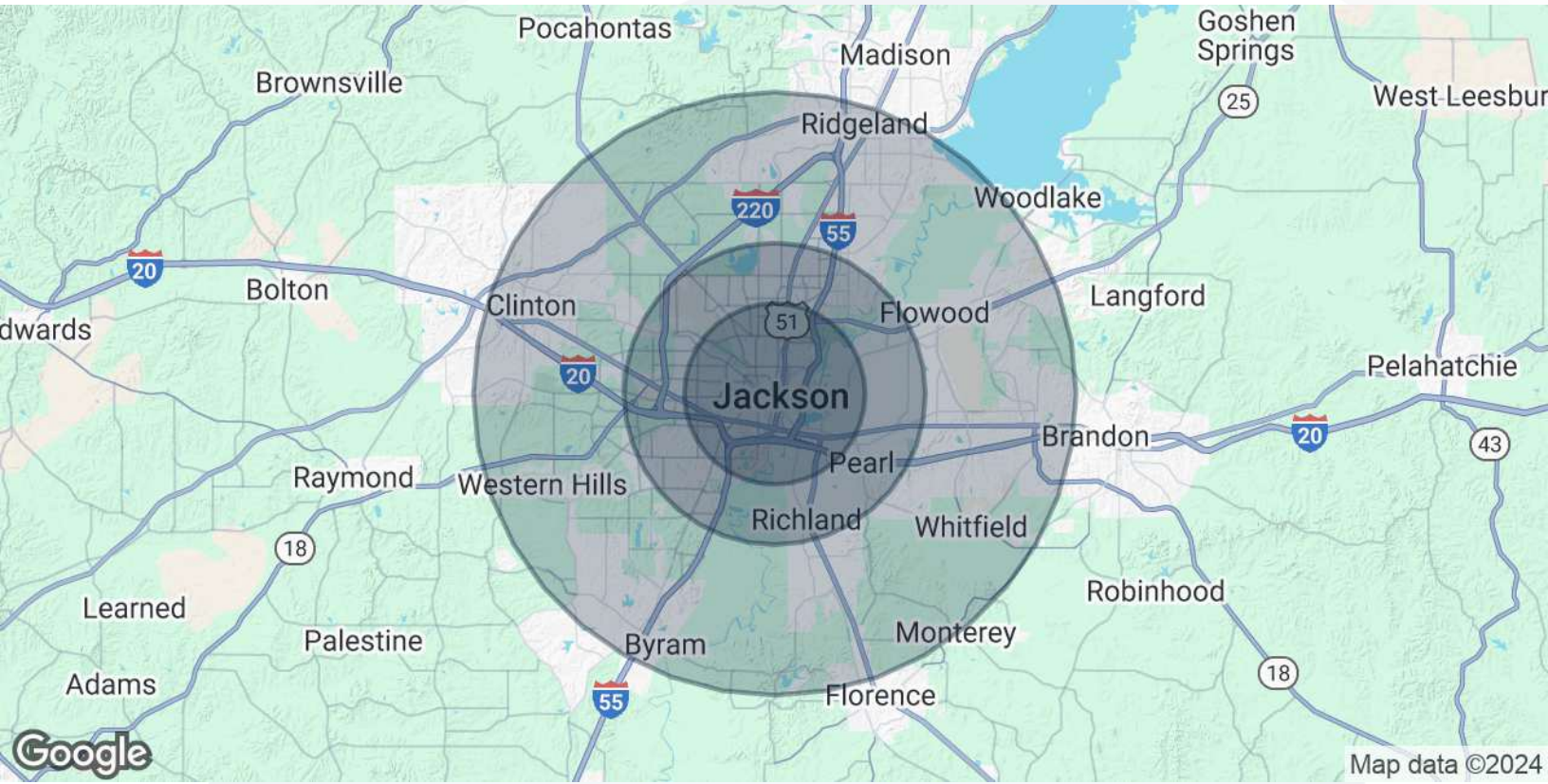
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,901	100,048	273,803
Average Age	39	39	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,355	42,450	112,501
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$46,539	\$53,565	\$71,451
Average House Value	\$155,746	\$153,295	\$203,658

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Certified Property Manager (CPM)
- Building Owners and Managers Association International (BOMA)
- Institute of Real Estate Management (IREM)
- International Council of Shopping Centers (ICSC)
- CCIM Institute Board of Directors
- CCIM Member Services PL (2025)
- CCIM Strategic Planning Committee
- CCIM Finance Committee
- Former President, CCIM Mississippi Chapter
- Former President, MS Commercial Association of REALTORS (MCAR)
- Former President, Central MS MLS
- Former President, Friends of Children's Hospital

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