

# FOR SALE

# 118 N. CHURCH STREET

Opportunity Zone Investment Property

Jackson, TN 38301



## PROPERTY OVERVIEW

Historic Office Building Built in 1905 Located in Central Business District. One of a Kind Historic Opportunity for Owner occupant - Investor - Redevelopment, Centrally Located.

Be a part of Downtown Jackson's Renaissance - walking distance to Lift Area, Entertainment, Retail, Restaurant, Loft Apartments, Arts, and More. Located in an opportunity zone in the Central Business District of Jackson.

Occupied Area: 1st FL, Ste: 201 on 2nd and 4th Floor. 2nd and 3rd Floor ready for Interior updates with growth potential for Retail (Redevelopment of 1st Floor) - Office, Loft Apartments, and much more.

Each floor has its own Bathrooms. 2 Elevators, upgraded Electrical and HVAC with each floor's own mechanical Room. Public Parking.


5th Floor Basement: Storage, Electrical Service

**Deed Restrictions:** Deed Restrictions will Apply.


## OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	45,000 SF
Available Office SqFt:	36,000 SF
Floors:	5
Year Built:	1905
Zoning:	B-3
Market:	West Tennessee

**CHRIS CAROTHERS, CCIM, ALC**

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## LOCATION DESCRIPTION

Downtown Jackson is not only a place where many enjoy working, but it is also a place more and more people are calling home. From young professionals and growing families to retirees looking to engage in a new and exciting stage of life, an increasingly diverse community of people are choosing to make Downtown Jackson their home.

The West Tennessee Farmers Market, The Amp, and The NED that are conveniently located within walking distance create opportunities for you to be a part of this great community. Newest restaurant, Doe's Eat Place in the old Greyhound Bus Station. Blacksmith, local hangout with outside dining.



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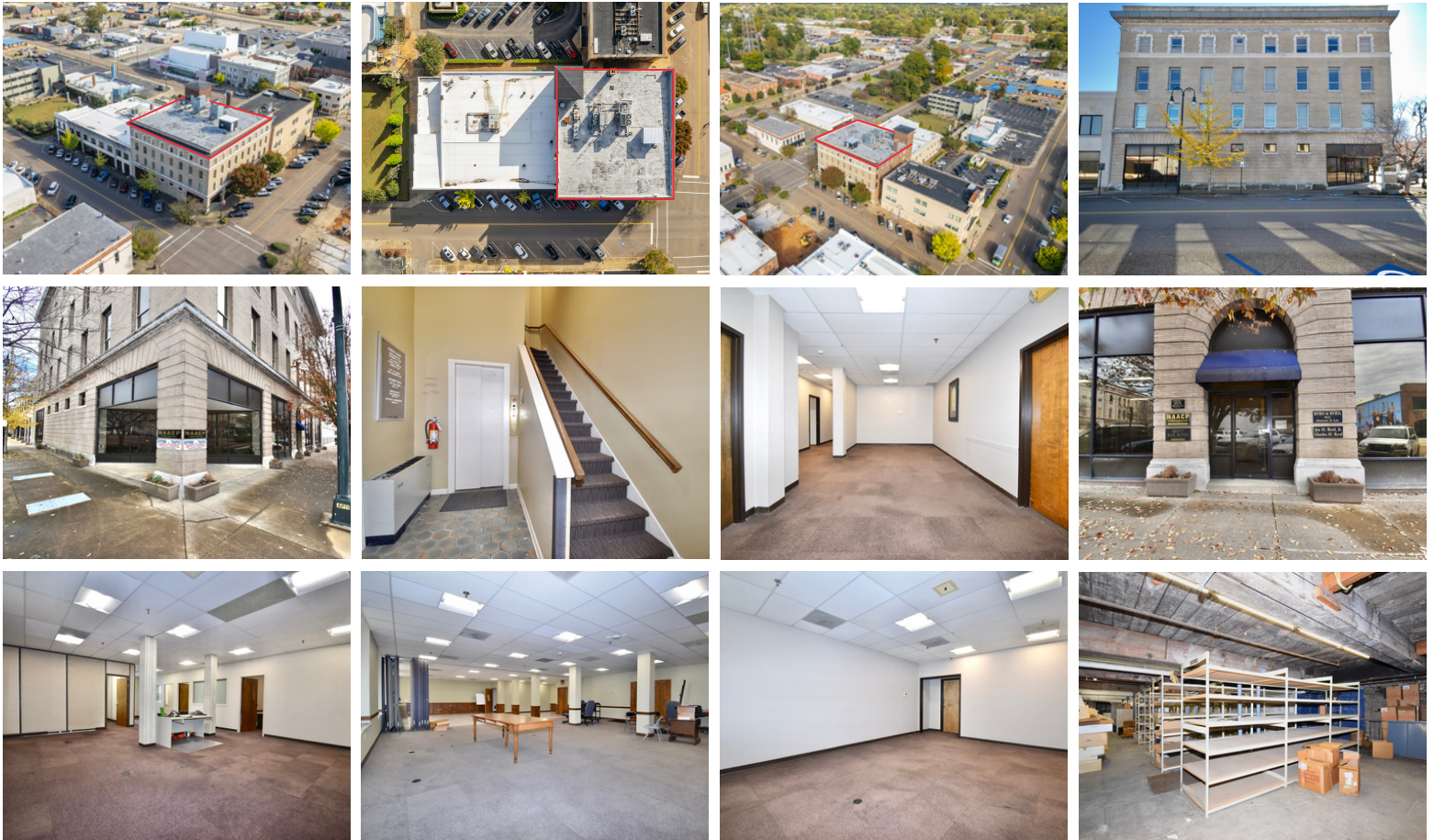
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## RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE END	MONTHLY RENT	ANNUAL RENT	
STE 100 NAACP	7,500*	Month to Month	\$350	\$4,200	Gross
STE 101 Rickey Brown	1,500	Month to Month	\$200	\$2,400	Gross
STE 201 Derrick Brit	1,500	Month to Month	\$250	\$3,000	Gross
STE 400 Byrd & Byrd, Attorney	4,500*	Month to Month	\$2,375	\$28,500	Gross
STE 401 State Fair	4,500*	Month to Month	\$250	\$3,000	Gross
<b>Totals/Averages</b>	<b>19,500</b>		<b>\$3,425</b>	<b>\$41,100</b>	

\*Unit sizes may include Common Area



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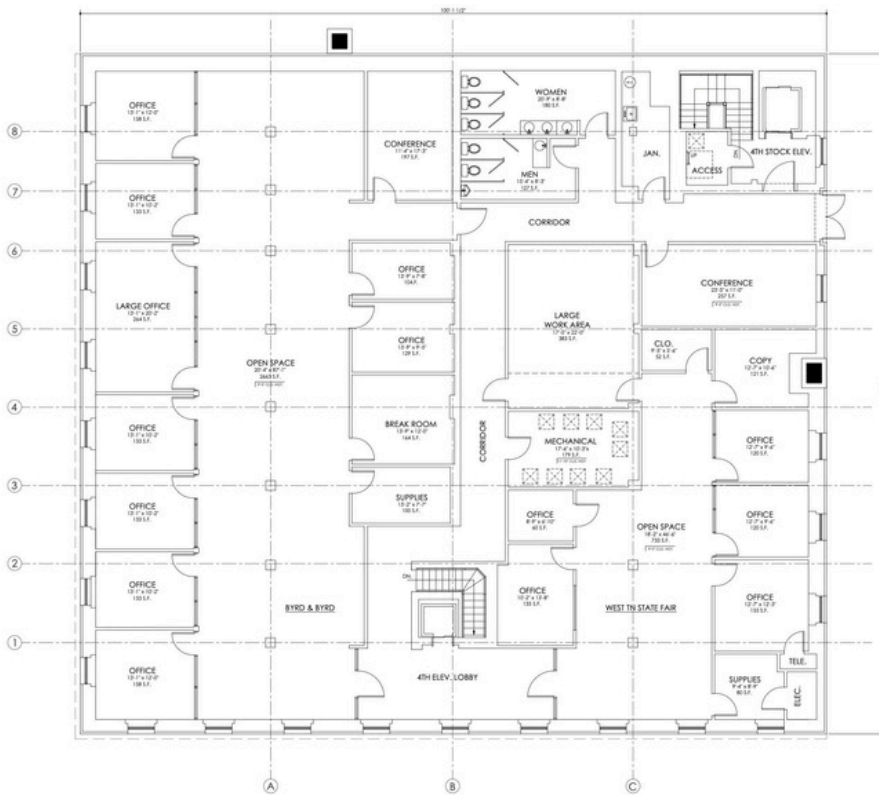
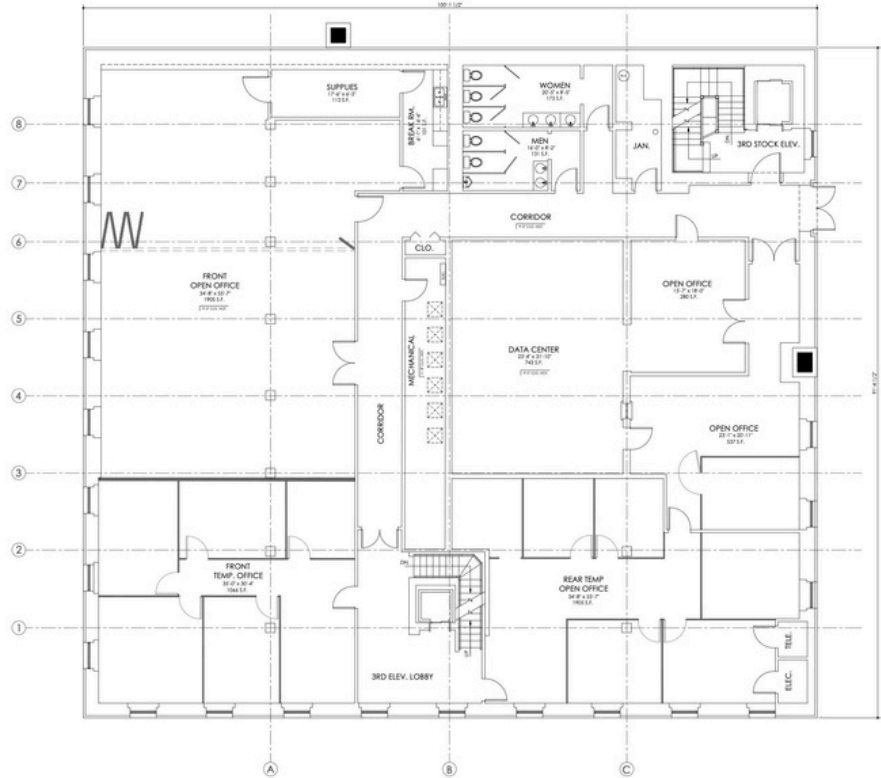
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**3<sup>RD</sup>**  
FLOOR →



← **4<sup>TH</sup>**  
FLOOR



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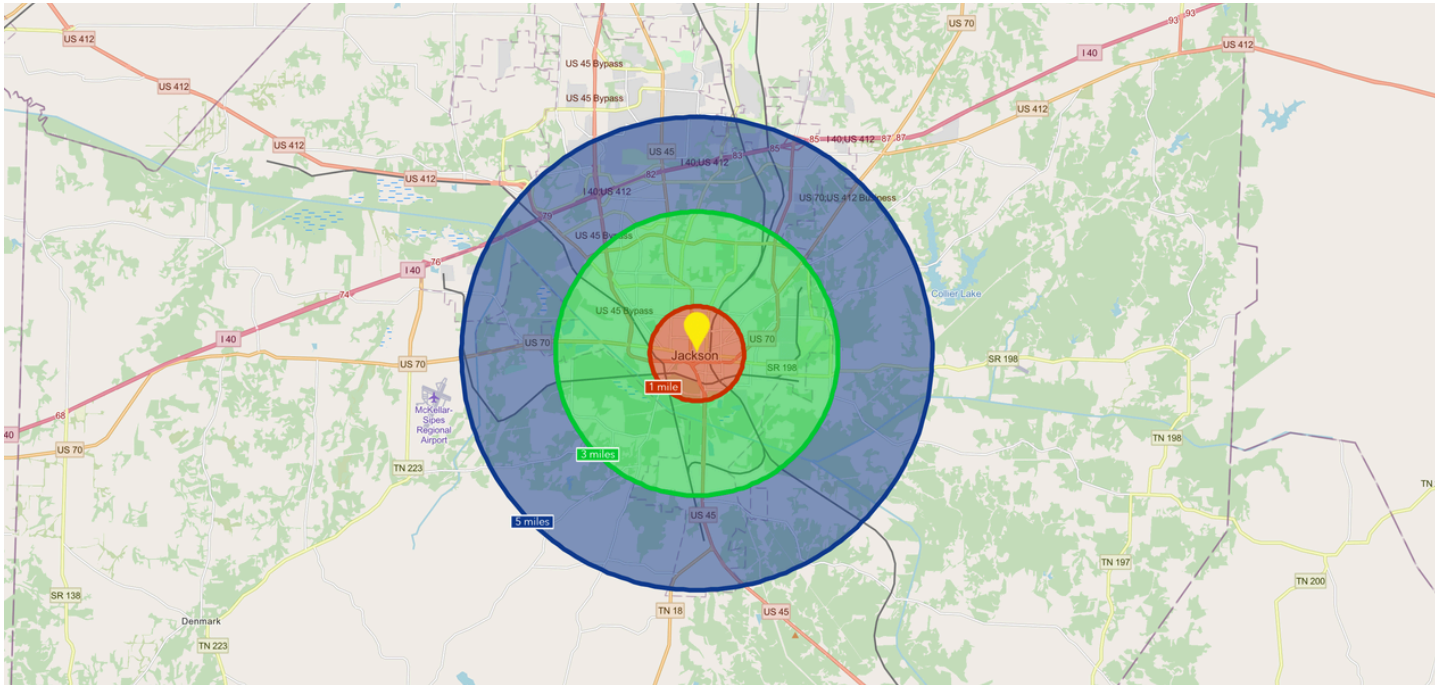
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## DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
6,935 Population	36.1 Median Age		21,014 Population	35.1 Median Age		20,388 Population	39.6 Median Age	
2.1 Average Household Size	\$26,332 Median Household Income		2.3 Average Household Size	\$35,153 Median Household Income		2.4 Average Household Size	\$54,253 Median Household Income	
46.0% White Collar	27.0% Blue Collar	26.9% Services	47.3% White Collar	29.4% Blue Collar	23.3% Services	57.9% White Collar	23.4% Blue Collar	18.6% Services
	6.8% Unemployment Rate			10.3% Unemployment Rate			5.3% Unemployment Rate	
\$26,332 Median Household Income	\$17,547 Per Capita Income	\$11,625 Median Net Worth	\$35,153 Median Household Income	\$21,660 Per Capita Income	\$13,543 Median Net Worth	\$54,253 Median Household Income	\$31,883 Per Capita Income	\$97,424 Median Net Worth



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