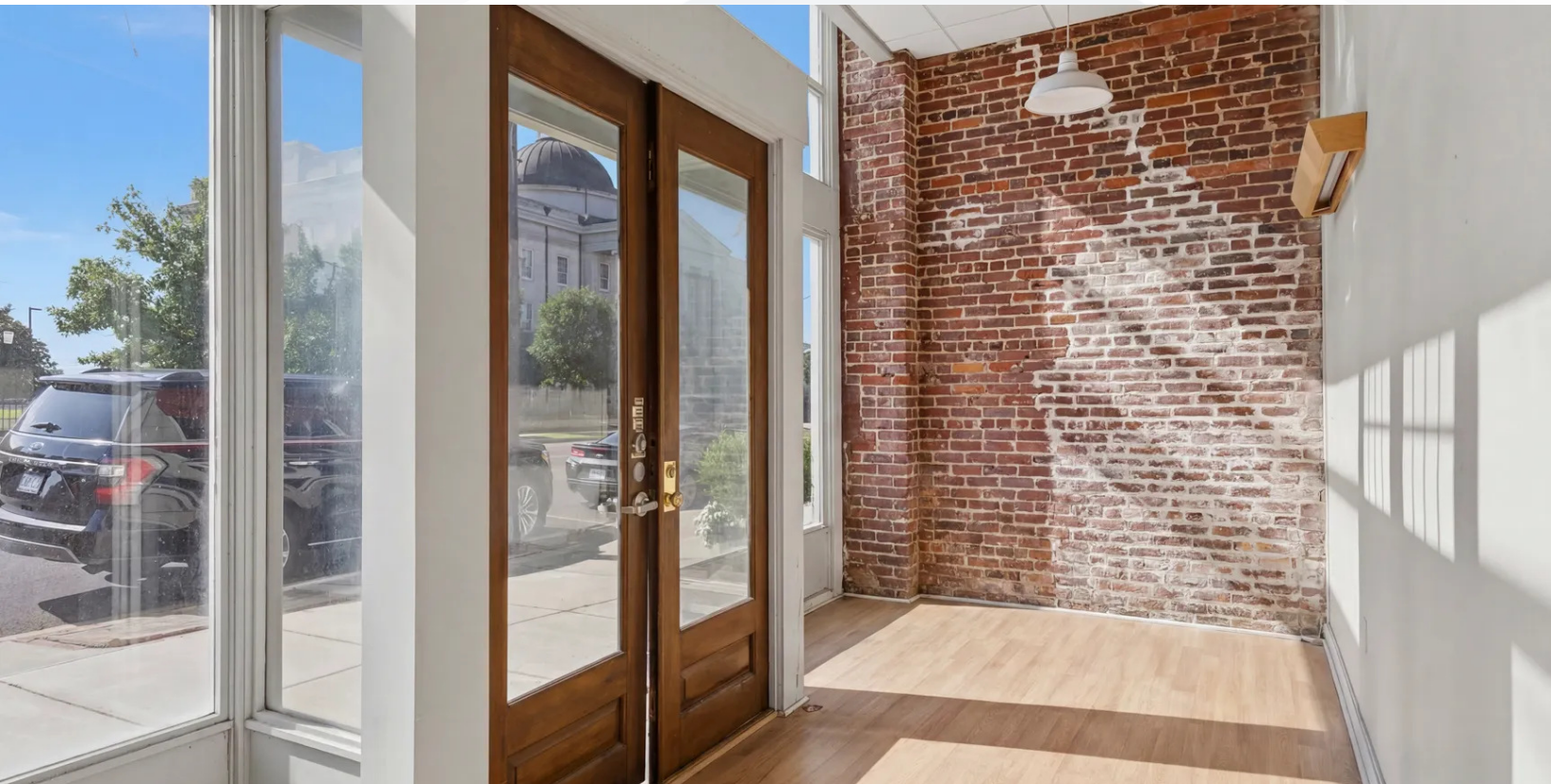




LOCATION DESCRIPTION

Tucker Printing | Historic Downtown Office Opportunities

Tucker Printing offers a distinctive collection of professional office spaces in the heart of downtown Jackson, located within a historic block just steps from the Mississippi State Capitol and downtown's professional and governmental core.

The property offers a range of office configurations, from efficient private-office space to a larger headquarters environment with a private rooftop deck. The variety of spaces makes Tucker Printing well suited for law firms, consultants, associations, nonprofits, government-relations firms, and other professional organizations looking for a downtown presence with character and flexibility.

Suite 100 at 119 North State Street offers approximately 1,845 square feet on the second floor, with seven private offices, shared restroom facilities, dedicated HVAC, and built-in storage and cabinetry. Ten-foot ceilings and multiple skylights provide natural light throughout the space, creating a comfortable professional environment with the privacy of individual offices.

Suite 500 at 121 North State Street provides approximately 4,630 square feet across the second and third floors and is designed as a complete downtown headquarters. The suite includes a reception area, kitchen, conference room, private offices, common work areas, and a private rooftop deck with views toward the Old Capitol and downtown skyline.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$14 SF/yr (MG)
Number of Units:	15
Available SF:	1,845 - 4,630 SF
Lot Size:	7,540 SF
Building Size:	18,652 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 500	\$14.00 SF/yr	4,630 SF
Suite 100	\$14.00 SF/yr	1,845 SF

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FOR SALE / LEASE TUCKER PRINTING HOUSE

ADDITIONAL PHOTOS



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FOR SALE / LEASE TUCKER PRINTING HOUSE

LOCATION MAP



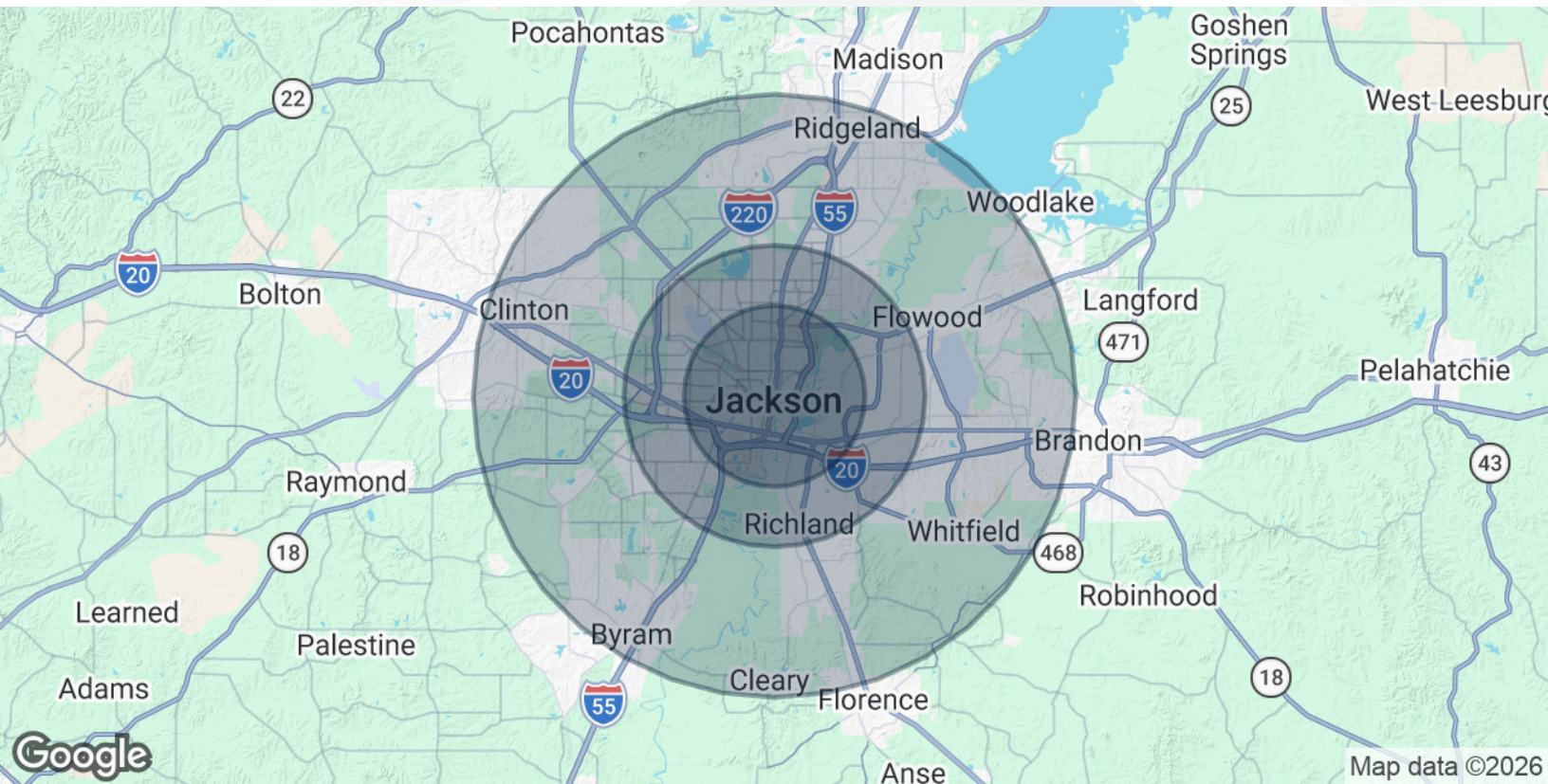
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,290	103,337	281,425
Average Age	35.2	35.7	37.3
Average Age (Male)	34.7	34.6	35.7
Average Age (Female)	34.7	36.0	38.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,308	43,542	113,587
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$54,757	\$60,814	\$75,989
Average House Value	\$176,869	\$157,636	\$192,621

2023 American Community Survey (ACS)

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