

# Demographic Detail Report

**300 W Monument St, Jackson, MS 39203**

Building Type: **Industrial**  
 RBA: **32,708 SF**  
 Land Area: **7.91 AC**  
 Total **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	46,421	107,124	263,847
2024 Estimate	47,436	110,396	269,848
2020 Census	43,399	108,090	277,100
Growth 2024 - 2029	-2.14%	-2.96%	-2.22%
Growth 2020 - 2024	9.30%	2.13%	-2.62%
<b>2024 Population by Age</b>			
	<b>47,436</b>	<b>110,396</b>	<b>269,848</b>
Age 0 - 4	2,959 6.24%	7,287 6.60%	16,748 6.21%
Age 5 - 9	2,823 5.95%	7,330 6.64%	16,392 6.07%
Age 10 - 14	2,541 5.36%	6,916 6.26%	16,812 6.23%
Age 15 - 19	3,104 6.54%	7,281 6.60%	17,957 6.65%
Age 20 - 24	4,082 8.61%	8,618 7.81%	20,139 7.46%
Age 25 - 29	3,969 8.37%	8,655 7.84%	19,809 7.34%
Age 30 - 34	3,541 7.46%	8,174 7.40%	19,201 7.12%
Age 35 - 39	2,757 5.81%	6,669 6.04%	17,216 6.38%
Age 40 - 44	2,925 6.17%	7,022 6.36%	18,050 6.69%
Age 45 - 49	2,607 5.50%	6,270 5.68%	16,333 6.05%
Age 50 - 54	2,502 5.27%	5,932 5.37%	15,222 5.64%
Age 55 - 59	2,712 5.72%	6,199 5.62%	15,285 5.66%
Age 60 - 64	2,806 5.92%	6,245 5.66%	15,242 5.65%
Age 65 - 69	2,577 5.43%	5,652 5.12%	13,862 5.14%
Age 70 - 74	2,195 4.63%	4,830 4.38%	11,978 4.44%
Age 75 - 79	1,566 3.30%	3,464 3.14%	8,751 3.24%
Age 80 - 84	974 2.05%	2,132 1.93%	5,682 2.11%
Age 85+	799 1.68%	1,721 1.56%	5,168 1.92%
Age 65+	8,111 17.10%	17,799 16.12%	45,441 16.84%
<b>Median Age</b>	<b>36.30</b>	<b>35.70</b>	<b>37.30</b>
<b>Average Age</b>	<b>38.60</b>	<b>37.80</b>	<b>38.60</b>

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Radius	3 Mile	5 Mile	10 Mile
<b>2024 Population By Race</b>	<b>47,436</b>	<b>110,396</b>	<b>269,848</b>
White	8,199 17.28%	22,615 20.49%	92,959 34.45%
Black	36,965 77.93%	82,228 74.48%	158,111 58.59%
Am. Indian & Alaskan	84 0.18%	188 0.17%	561 0.21%
Asian	337 0.71%	646 0.59%	4,406 1.63%
Hawaiian & Pacific Island	16 0.03%	57 0.05%	138 0.05%
Other	1,835 3.87%	4,662 4.22%	13,673 5.07%
<b>Population by Hispanic Origin</b>	<b>47,436</b>	<b>110,396</b>	<b>269,848</b>
Non-Hispanic Origin	46,462 97.95%	107,619 97.48%	261,263 96.82%
Hispanic Origin	974 2.05%	2,777 2.52%	8,586 3.18%
<b>2024 Median Age, Male</b>	<b>35.30</b>	<b>34.10</b>	<b>35.20</b>
<b>2024 Average Age, Male</b>	<b>37.60</b>	<b>36.30</b>	<b>37.00</b>
<b>2024 Median Age, Female</b>	<b>37.30</b>	<b>37.40</b>	<b>39.20</b>
<b>2024 Average Age, Female</b>	<b>39.50</b>	<b>39.00</b>	<b>40.00</b>
<b>2024 Population by Occupation Classification</b>	<b>38,495</b>	<b>87,412</b>	<b>216,307</b>
Civilian Employed	20,025 52.02%	51,102 58.46%	133,168 61.56%
Civilian Unemployed	1,022 2.65%	2,415 2.76%	4,694 2.17%
Civilian Non-Labor Force	17,416 45.24%	33,820 38.69%	77,999 36.06%
Armed Forces	32 0.08%	75 0.09%	446 0.21%
<b>Households by Marital Status</b>			
Married	3,331	9,546	33,583
Married No Children	2,378	6,544	21,594
Married w/Children	953	3,002	11,989
<b>2024 Population by Education</b>	<b>34,822</b>	<b>79,804</b>	<b>195,238</b>
Some High School, No Diploma	6,680 19.18%	12,343 15.47%	21,643 11.09%
High School Grad (Incl Equivalency)	9,164 26.32%	20,371 25.53%	41,801 21.41%
Some College, No Degree	8,299 23.83%	22,317 27.96%	59,286 30.37%
Associate Degree	2,894 8.31%	6,838 8.57%	13,439 6.88%
Bachelor Degree	4,585 13.17%	10,557 13.23%	34,787 17.82%
Advanced Degree	3,200 9.19%	7,378 9.25%	24,282 12.44%

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Radius	3 Mile		5 Mile		10 Mile	
<b>2024 Population by Occupation</b>	<b>36,277</b>		<b>93,023</b>		<b>246,688</b>	
Real Estate & Finance	755	2.08%	2,341	2.52%	7,775	3.15%
Professional & Management	7,471	20.59%	18,959	20.38%	61,794	25.05%
Public Administration	1,353	3.73%	3,189	3.43%	9,301	3.77%
Education & Health	5,549	15.30%	13,754	14.79%	37,671	15.27%
Services	5,718	15.76%	13,464	14.47%	26,026	10.55%
Information	252	0.69%	511	0.55%	2,423	0.98%
Sales	3,520	9.70%	10,170	10.93%	28,359	11.50%
Transportation	316	0.87%	470	0.51%	622	0.25%
Retail	2,160	5.95%	6,003	6.45%	14,789	6.00%
Wholesale	320	0.88%	1,116	1.20%	3,098	1.26%
Manufacturing	1,319	3.64%	3,943	4.24%	10,548	4.28%
Production	3,683	10.15%	9,334	10.03%	19,609	7.95%
Construction	1,461	4.03%	3,874	4.16%	9,308	3.77%
Utilities	894	2.46%	2,678	2.88%	7,618	3.09%
Agriculture & Mining	92	0.25%	197	0.21%	701	0.28%
Farming, Fishing, Forestry	12	0.03%	51	0.05%	183	0.07%
Other Services	1,402	3.86%	2,969	3.19%	6,863	2.78%
<b>2024 Worker Travel Time to Job</b>	<b>19,148</b>		<b>49,056</b>		<b>126,722</b>	
<30 Minutes	15,665	81.81%	39,210	79.93%	95,845	75.63%
30-60 Minutes	3,167	16.54%	8,658	17.65%	27,413	21.63%
60+ Minutes	316	1.65%	1,188	2.42%	3,464	2.73%
<b>2020 Households by HH Size</b>	<b>18,675</b>		<b>45,402</b>		<b>112,559</b>	
1-Person Households	8,737	46.78%	18,908	41.65%	40,899	36.34%
2-Person Households	4,606	24.66%	11,521	25.38%	31,892	28.33%
3-Person Households	2,305	12.34%	6,433	14.17%	17,321	15.39%
4-Person Households	1,554	8.32%	4,351	9.58%	12,324	10.95%
5-Person Households	805	4.31%	2,390	5.26%	6,106	5.42%
6-Person Households	372	1.99%	1,033	2.28%	2,399	2.13%
7 or more Person Households	296	1.59%	766	1.69%	1,618	1.44%
<b>2024 Average Household Size</b>	<b>2.10</b>		<b>2.20</b>		<b>2.30</b>	
<b>Households</b>						
2029 Projection	19,881		44,808		106,954	
2024 Estimate	20,353		46,248		109,498	
2020 Census	18,676		45,403		112,559	
Growth 2024 - 2029	-2.32%		-3.11%		-2.32%	
Growth 2020 - 2024	8.98%		1.86%		-2.72%	

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Radius	3 Mile		5 Mile		10 Mile	
<b>2024 Households by HH Income</b>	<b>20,353</b>		<b>46,248</b>		<b>109,498</b>	
<\$25,000	9,448	46.42%	18,012	38.95%	29,362	26.82%
\$25,000 - \$50,000	5,774	28.37%	13,298	28.75%	28,559	26.08%
\$50,000 - \$75,000	2,551	12.53%	7,275	15.73%	20,589	18.80%
\$75,000 - \$100,000	1,108	5.44%	2,970	6.42%	11,109	10.15%
\$100,000 - \$125,000	522	2.56%	1,574	3.40%	6,769	6.18%
\$125,000 - \$150,000	303	1.49%	1,050	2.27%	4,806	4.39%
\$150,000 - \$200,000	239	1.17%	847	1.83%	4,074	3.72%
\$200,000+	408	2.00%	1,222	2.64%	4,230	3.86%
<b>2024 Avg Household Income</b>	<b>\$41,553</b>		<b>\$48,963</b>		<b>\$65,033</b>	
<b>2024 Med Household Income</b>	<b>\$27,196</b>		<b>\$32,664</b>		<b>\$46,024</b>	
<b>2024 Occupied Housing</b>	<b>20,353</b>		<b>46,248</b>		<b>109,498</b>	
Owner Occupied	8,169	40.14%	20,431	44.18%	59,835	54.64%
Renter Occupied	12,184	59.86%	25,817	55.82%	49,663	45.36%
<b>2020 Housing Units</b>	<b>24,591</b>		<b>55,093</b>		<b>124,297</b>	
1 Unit	15,753	64.06%	37,195	67.51%	88,028	70.82%
2 - 4 Units	3,454	14.05%	5,195	9.43%	9,319	7.50%
5 - 19 Units	2,835	11.53%	8,765	15.91%	20,986	16.88%
20+ Units	2,549	10.37%	3,938	7.15%	5,964	4.80%
<b>2024 Housing Value</b>	<b>8,168</b>		<b>20,432</b>		<b>59,835</b>	
<\$100,000	5,850	71.62%	12,867	62.97%	20,536	34.32%
\$100,000 - \$200,000	1,090	13.34%	3,949	19.33%	22,003	36.77%
\$200,000 - \$300,000	539	6.60%	1,364	6.68%	8,649	14.45%
\$300,000 - \$400,000	230	2.82%	749	3.67%	3,916	6.54%
\$400,000 - \$500,000	156	1.91%	375	1.84%	1,092	1.83%
\$500,000 - \$1,000,000	262	3.21%	947	4.63%	3,054	5.10%
\$1,000,000+	41	0.50%	181	0.89%	585	0.98%
<b>2024 Median Home Value</b>	<b>\$69,811</b>		<b>\$79,396</b>		<b>\$142,637</b>	
<b>2024 Housing Units by Yr Built</b>	<b>24,955</b>		<b>56,099</b>		<b>129,128</b>	
Built 2010+	2,446	9.80%	4,229	7.54%	9,965	7.72%
Built 2000 - 2010	1,266	5.07%	2,725	4.86%	13,873	10.74%
Built 1990 - 1999	824	3.30%	2,614	4.66%	17,183	13.31%
Built 1980 - 1989	1,140	4.57%	4,152	7.40%	17,459	13.52%
Built 1970 - 1979	3,715	14.89%	10,718	19.11%	26,594	20.60%
Built 1960 - 1969	3,838	15.38%	11,174	19.92%	18,692	14.48%
Built 1950 - 1959	6,273	25.14%	13,190	23.51%	16,957	13.13%
Built <1949	5,453	21.85%	7,297	13.01%	8,405	6.51%
<b>2024 Median Year Built</b>	<b>1961</b>		<b>1966</b>		<b>1977</b>	