

SALE OR LEASE

1107 E Matthews Ave | Jonesboro, AR 72401



HALSEY

REAL ESTATE

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OPPORTUNITY OVERVIEW

SALE

\$1,990,000.00

SALE PRICE

±12,512 SF ±0.84 AC
BUILDING FOOTPRINT **LOT SIZE**

LEASE

\$22/SF Full Service

LEASE PRICE

±6,000 SF ±47
AVAILABLE SPACE - 2ND FLOOR **PARKING**

NOTABLE TENANTS

Tracy Jones Physical Therapy
SUITE 100

Health Matters Clinic
SUITE 103

PROPERTY HIGHLIGHTS

- ◆ Prime medical office building located on Jonesboro's Matthew's Medical Mile, a high-traffic healthcare corridor.
- ◆ Over 12,000 sqft on 2 levels with an elevator & modern amenities.
- ◆ Currently 52% leased to established medical tenants with room to expand rental income.
- ◆ Well maintained with updated HVAC & professional landscaping.

SPACE FOR LEASE



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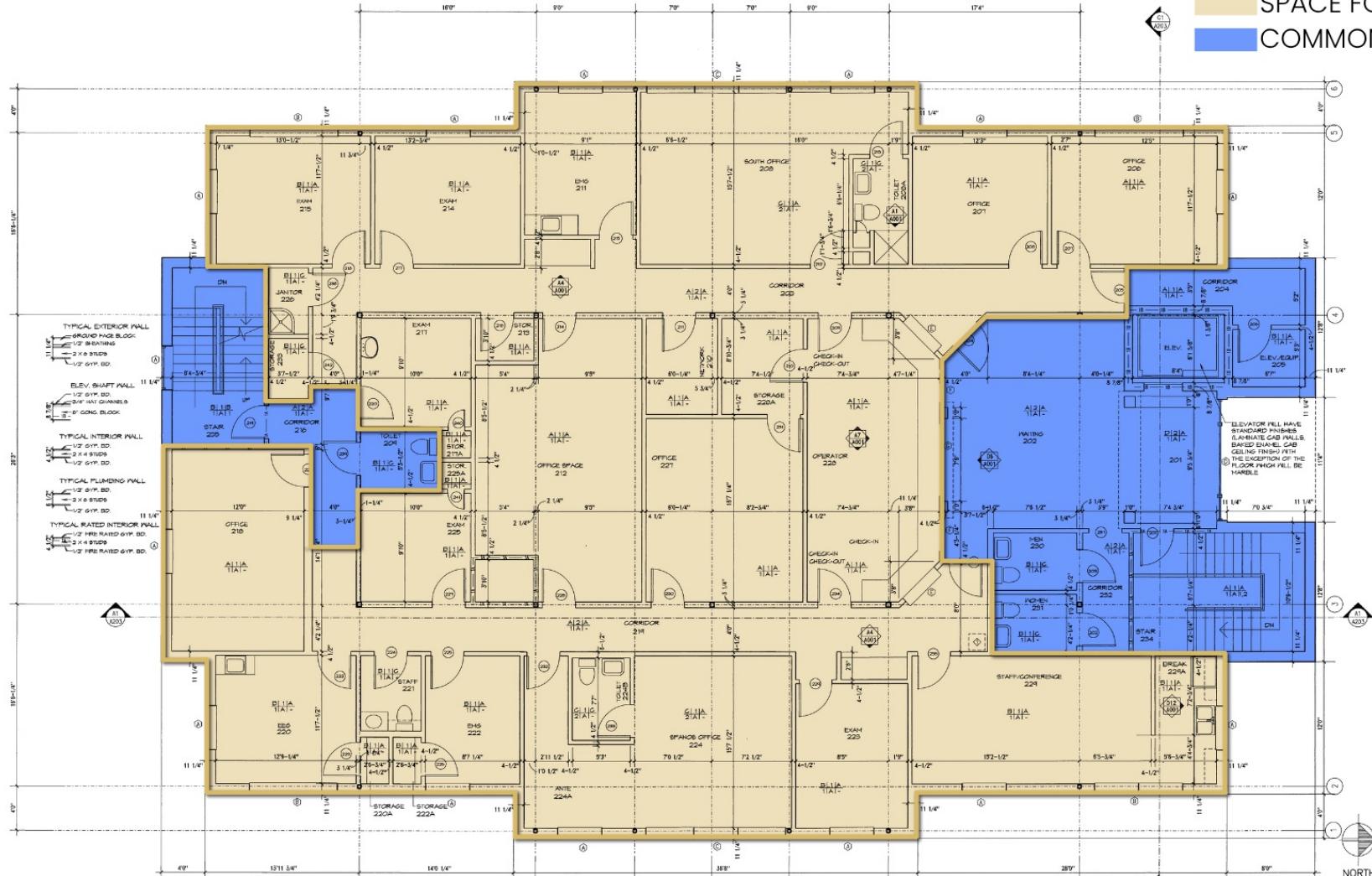
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SPACE FOR LEASE
COMMON AREA



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DOWNTOWN BUSINESS DISTRICT

Downtown Jonesboro is a lively, walkable district at the city's core, blending history, culture, and community. Known for its local events, festivals, and unique charm, it serves as a central hub featuring medical facilities, professional services, art galleries, restaurants, and diverse retail. More than just a business area, Downtown reflects Jonesboro's cultural and economic spirit, offering a vibrant space that fosters connection and defines the city's identity.

RESTAURANTS & RETAIL

Skinny J's



ICHIA
RAMEN



DOWNTOWN
— BUSINESS DISTRICT —



1107 E Matthews Ave
Jonesboro, AR 72401

Buff City Soap



SHADRACHS COFFEE
ROASTING COMPANY



WESTERN
— RESIDENTIAL DISTRICT —

SOUTHWEST
— BUSINESS DISTRICT —

PRIMARY
— RETAIL DISTRICT —

KEY PLAYERS

- Completed a \$137,500,000, 245,000 sqft expansion in 2020.
- Has over 4,000 employees.
- City hall and city governments reside in Downtown.
- The Craighead County Courthouse recently completed a \$14 mil. expansion and held its ribbon cutting in March 2025.
- Patrol and Special Operations Divisions are located in Downtown Jonesboro.

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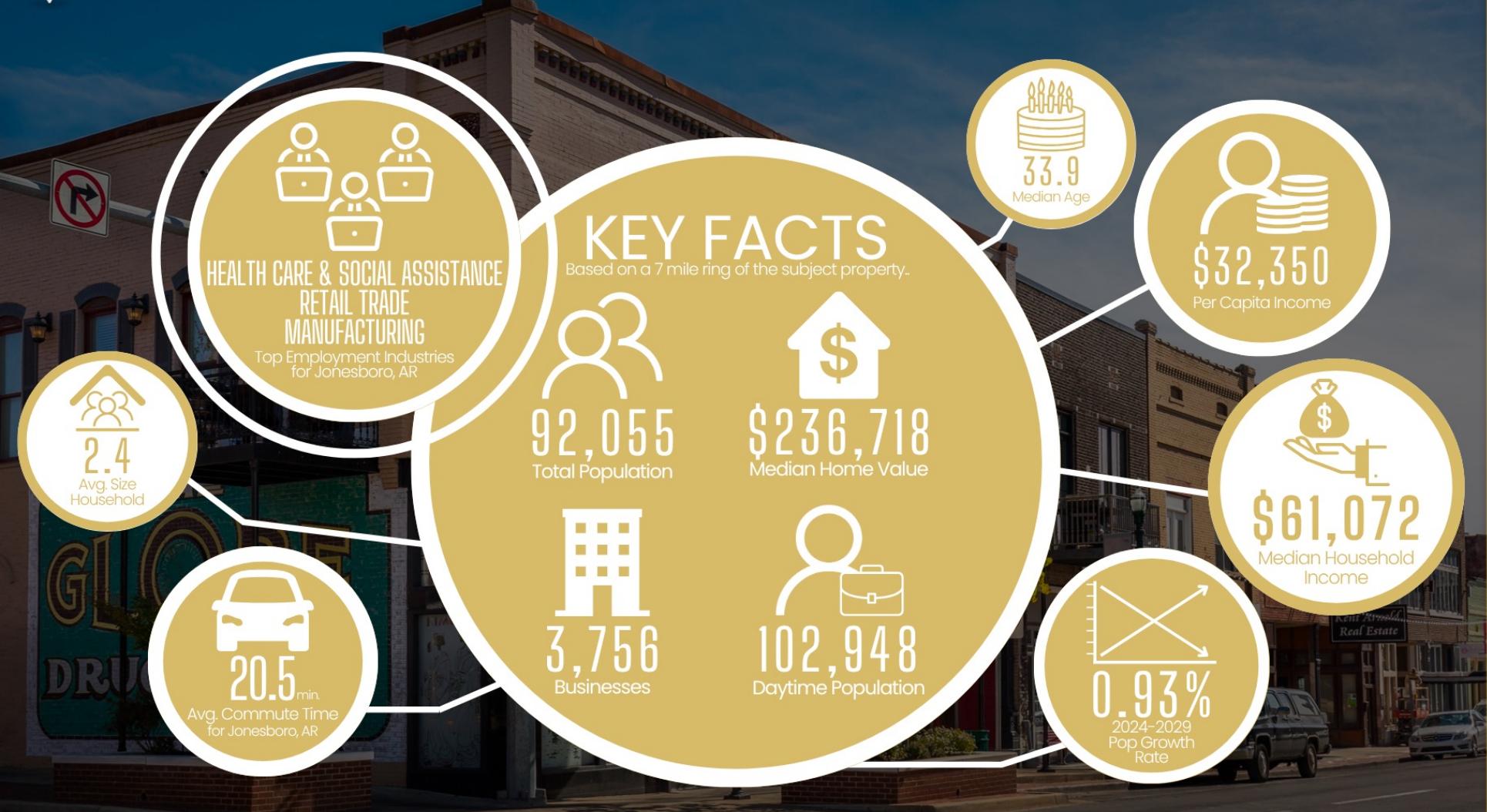
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MARKET
HILLTOP
— BUSINESS DISTRICT —
GREENSBOROUGH VILLAGE
JONESBORO
— MUNICIPAL AIRPORT —
JONESBORO
— BUSINESS DISTRICT —
SOUTHERN HILLS DEVELOPMENT
LITTLE ROCK, AR
US-49
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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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