

# SALE OR LEASE

📍 1107 E Matthews Ave | Jonesboro, AR 72401

Matthews  
Medical  
Mile

Your  
Healthcare  
Destination

1107

# HALSEY

REAL ESTATE

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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## 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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OSLER DR

E MATTHEWS AVE  
PROFESSIONAL ACRES DR

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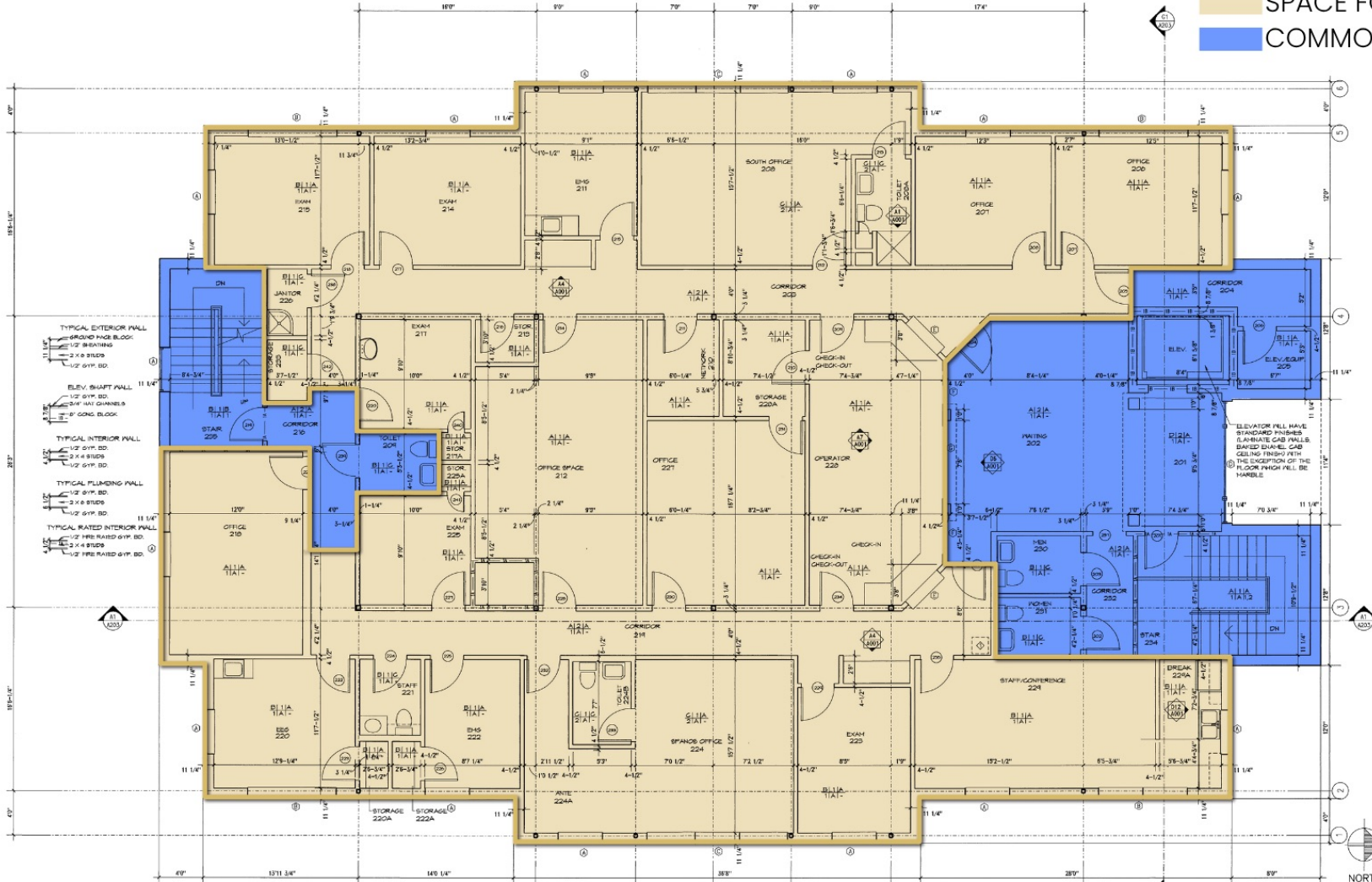
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SPACE FOR LEASE  
COMMON AREA



# 2ND FLOOR PLAN

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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



## 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.

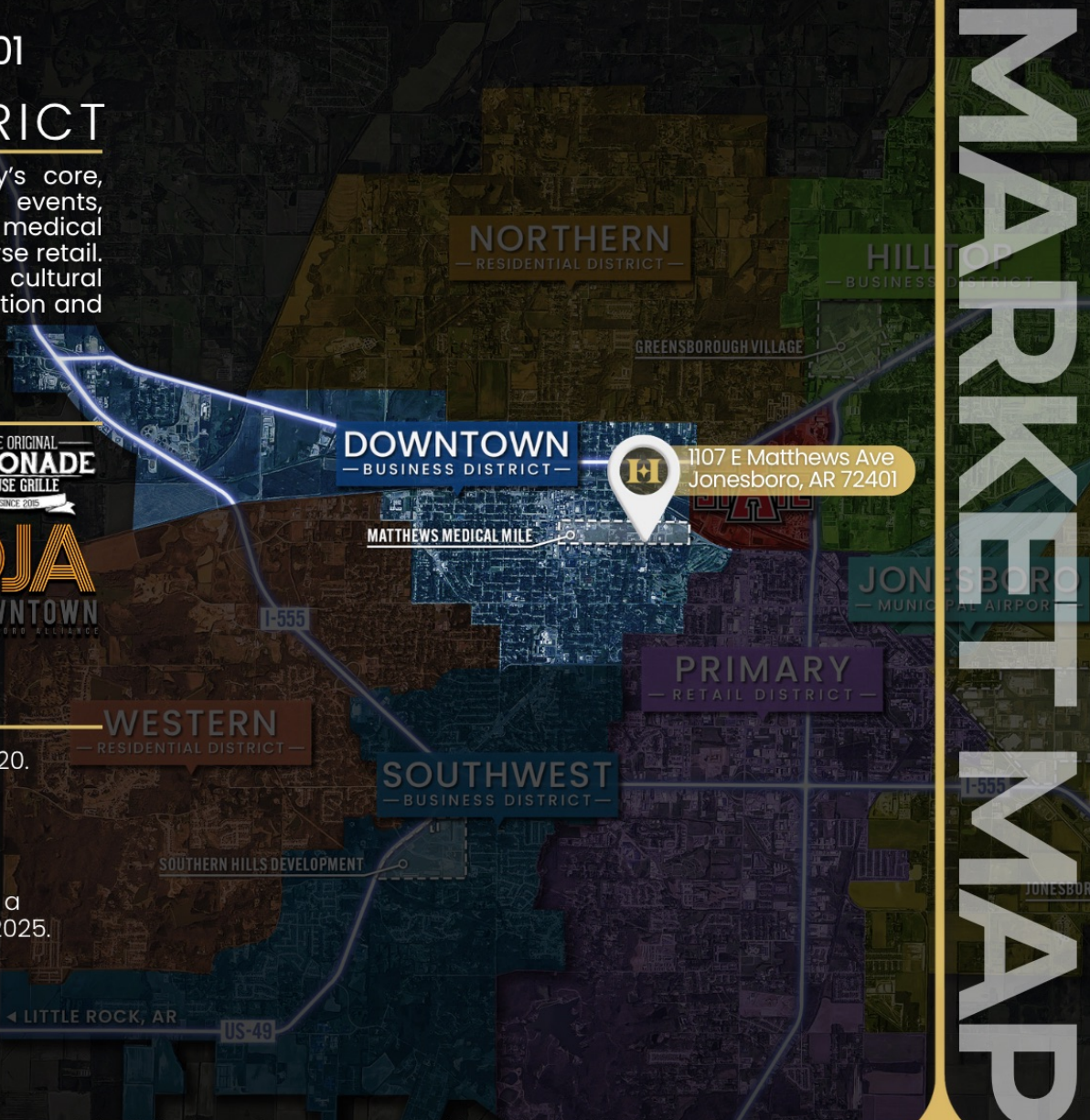
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# MARKET MAP

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# DEMOGRAPHICS

**HEALTH CARE & SOCIAL ASSISTANCE**  
**RETAIL TRADE**  
**MANUFACTURING**  
Top Employment Industries  
for Jonesboro, AR

## KEY FACTS

Based on a 7 mile ring of the subject property.



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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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# OPPORTUNITY CONTACTS

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