

3637 E JOHNSON AVE., JONESBORO, AR

# SALE OR LEASE



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NATHAN ELLER | EXECUTIVE BROKER

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EST. 2010

# PURCHASE OVERVIEW

## SALE

**SIZE :** 6,600 SF  
 STAND-ALONE BUILDING  
**PRICE :** \$1,600,000

## LEASE

**SIZE :** 3,600 SF  
**PRICE :** \$18 PSF NNN

This recently renovated 6,600 square foot building is situated along Highway 49 North, strategically positioned between the signalized intersections of Highway 49 & Old Greensboro Road and Highway 49 & Airport Road.

The property, available for sale or lease, offers versatile space ideal for medical, office, or retail use. Currently, 3,600 square feet of this building is available, making it the final space in this thriving development.

Located in a rapidly growing area with high demand and low supply of lease space, this property represents a prime opportunity to establish or expand your business in a dynamic and high-traffic location.

## HIGHLIGHTS

- Last Space Available for Lease
- Exposure to Over 32,000 CPD
- Less than 0.9 Mi from the NEA Baptist Healthcare System Campus
- Visibility to Highway 49 North
- Adjacent to 35,000 SF Bill's Fresh Market
- Recently Renovated Building



GREENSBORO  
VILLAGE

NEA BAPTIST  
MEMORIAL HOSPITAL

FOR SALE OR LEASE: 3,600 SF RETAIL OFFICE SPACE

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Est. 2010



FLOOR PLAN  
1/8" = 1'-0"

**FOR SALE**

**FOR LEASE**

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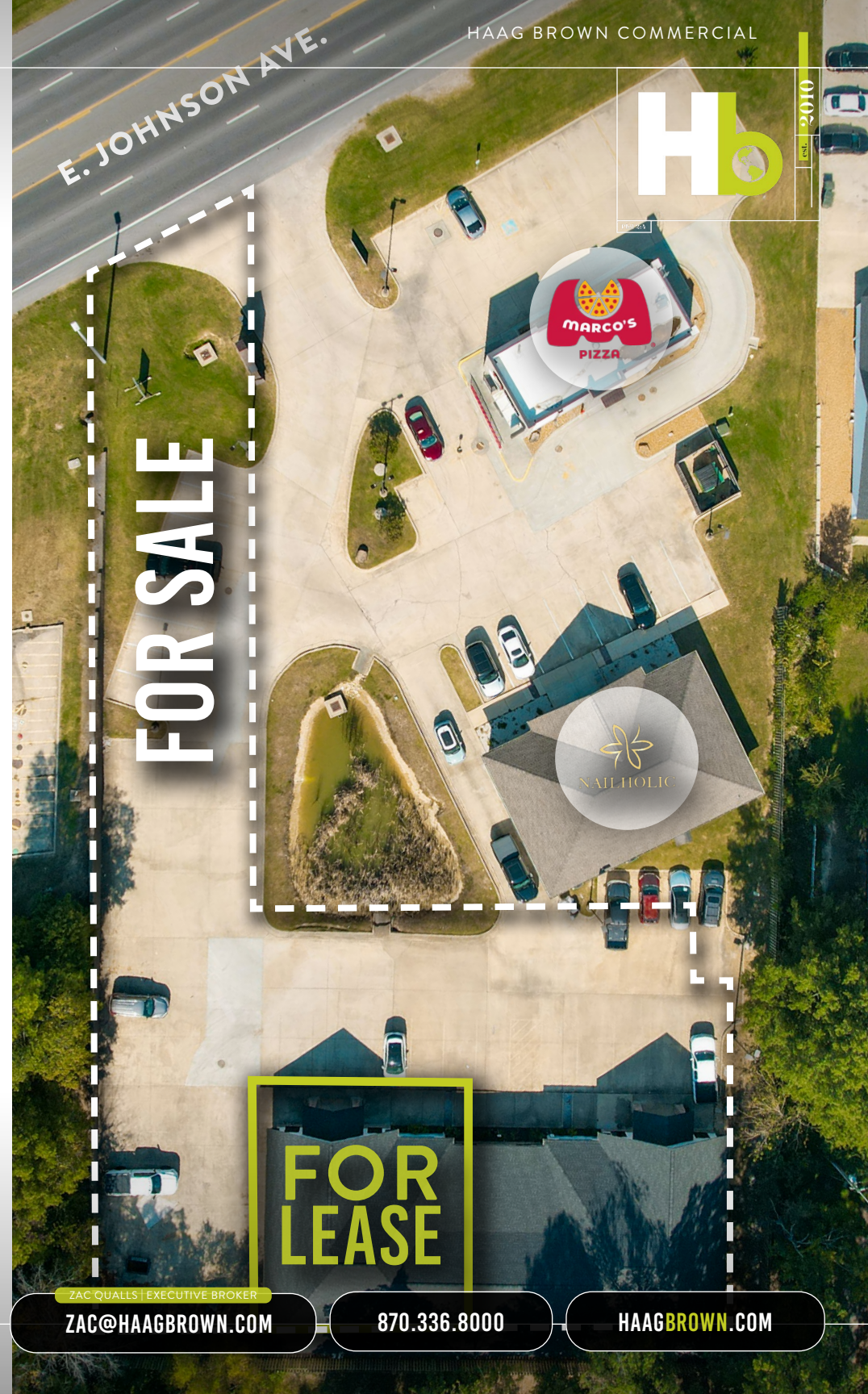
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E. JOHNSON AVE

FOR SALE OR LEASE: 3,600 SF RETAIL OFFICE SPACE

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FOR SALE OR LEASE: 3,600 SF RETAIL OFFICE SPACE

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FOR SALE

FOR LEASE

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FOR SALE OR LEASE: 3,600 SF RETAIL OFFICE SPACE

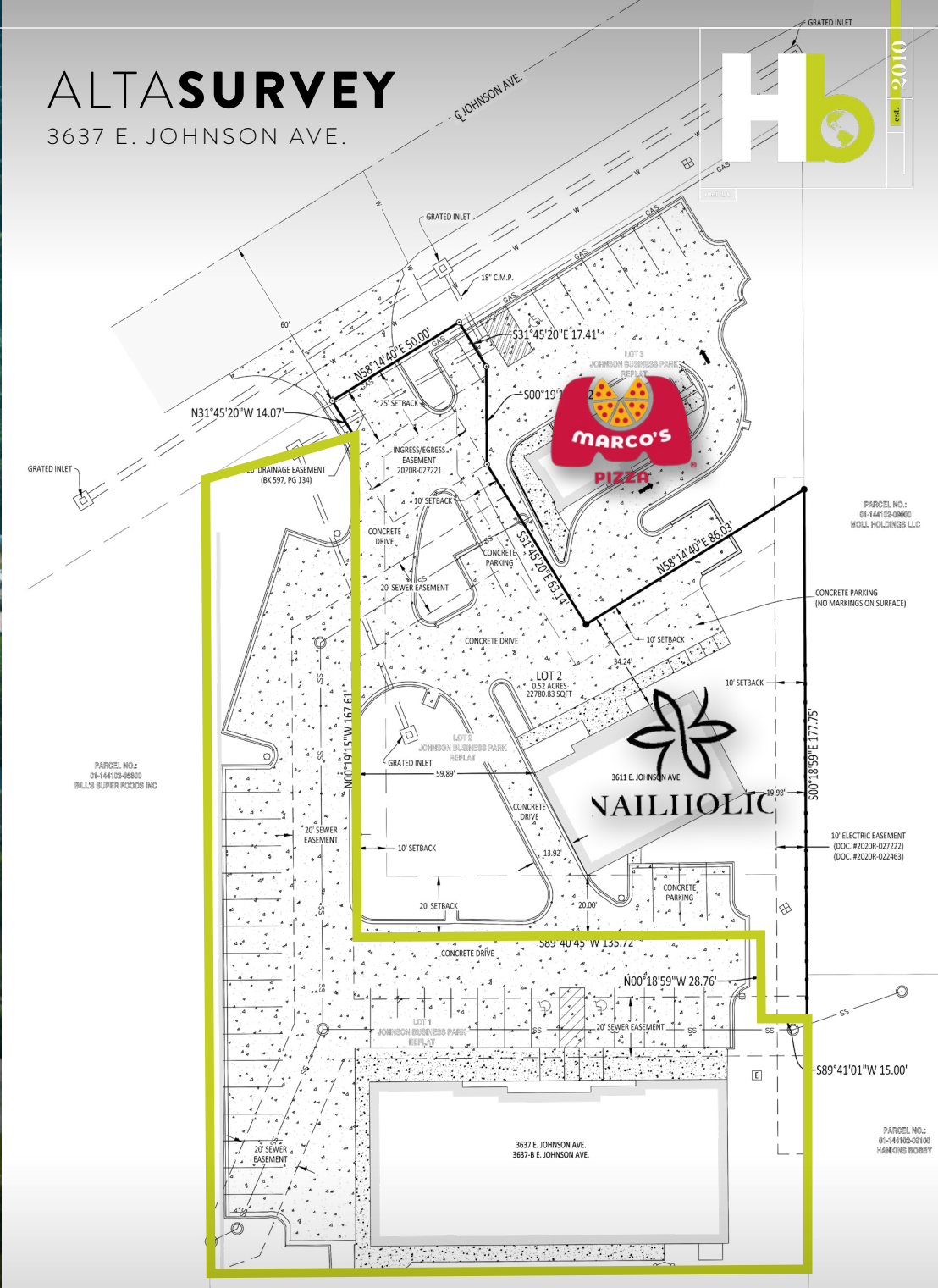


# ALTASURVEY

3637 E. JOHNSON AVE.



2010



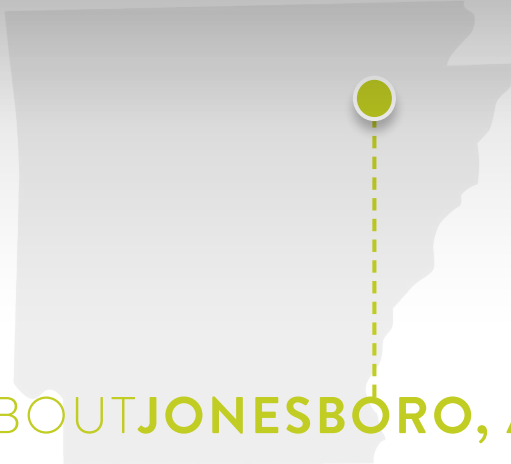
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FOR SALE OR LEASE: 3,600 SF RETAIL OFFICE SPACE



## ABOUT JONESBORO, AR

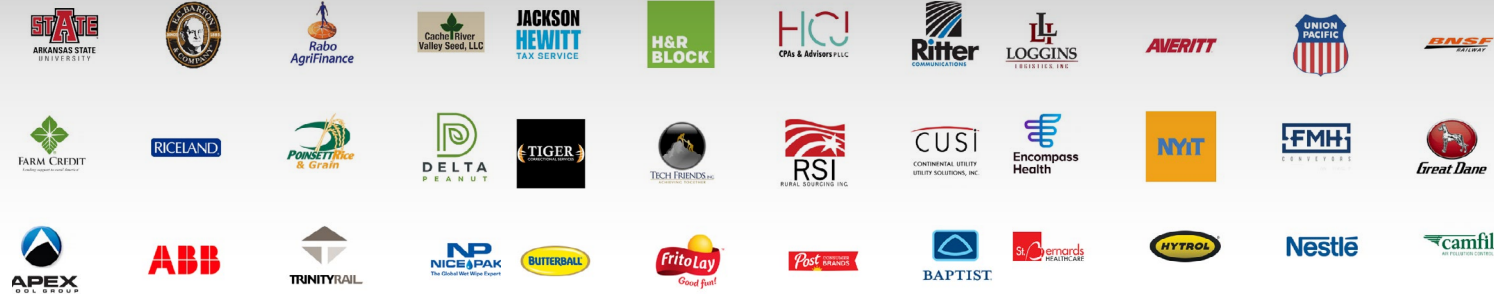
Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.

### JONESBORO'S MAJOR EMPLOYERS

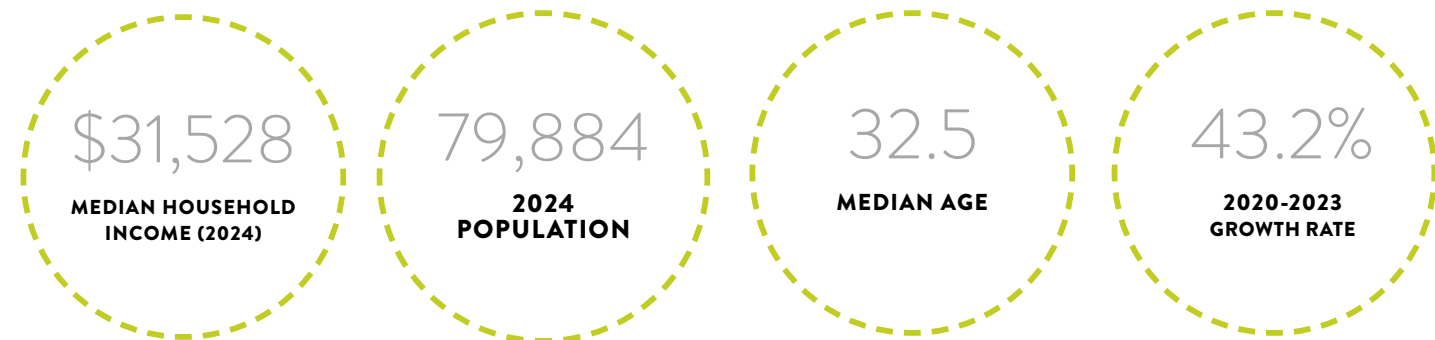
[CLICK FOR MORE](#)



### Arkansas Business | JONESBORO GROWTH REPORT



[CLICK TO VIEW](#)



### JONESBORO'S BIGGEST ATTRACTIONS

- A-State University
- Craighead Forest Park
- NEA Baptist Memorial Hospital
- Crowley's Ridge Nature Center
- Historic Downtown Jonesboro
- Jonesboro has five school districts in the city limits and three private schools to serve our residents. Our schools consistently rank high in graduation rates and achievements.
- Jonesboro is the regional healthcare hub of Northeast Arkansas.
- Jonesboro consistently ranks as one of the most cost effective places to live in the country. Overall, Jonesboro's cost of living is 15.7% below the national average!
- #2 most dynamic metro area in Arkansas
- 5th largest city in Arkansas



[CLICK TO VISIT WEBSITE](#)

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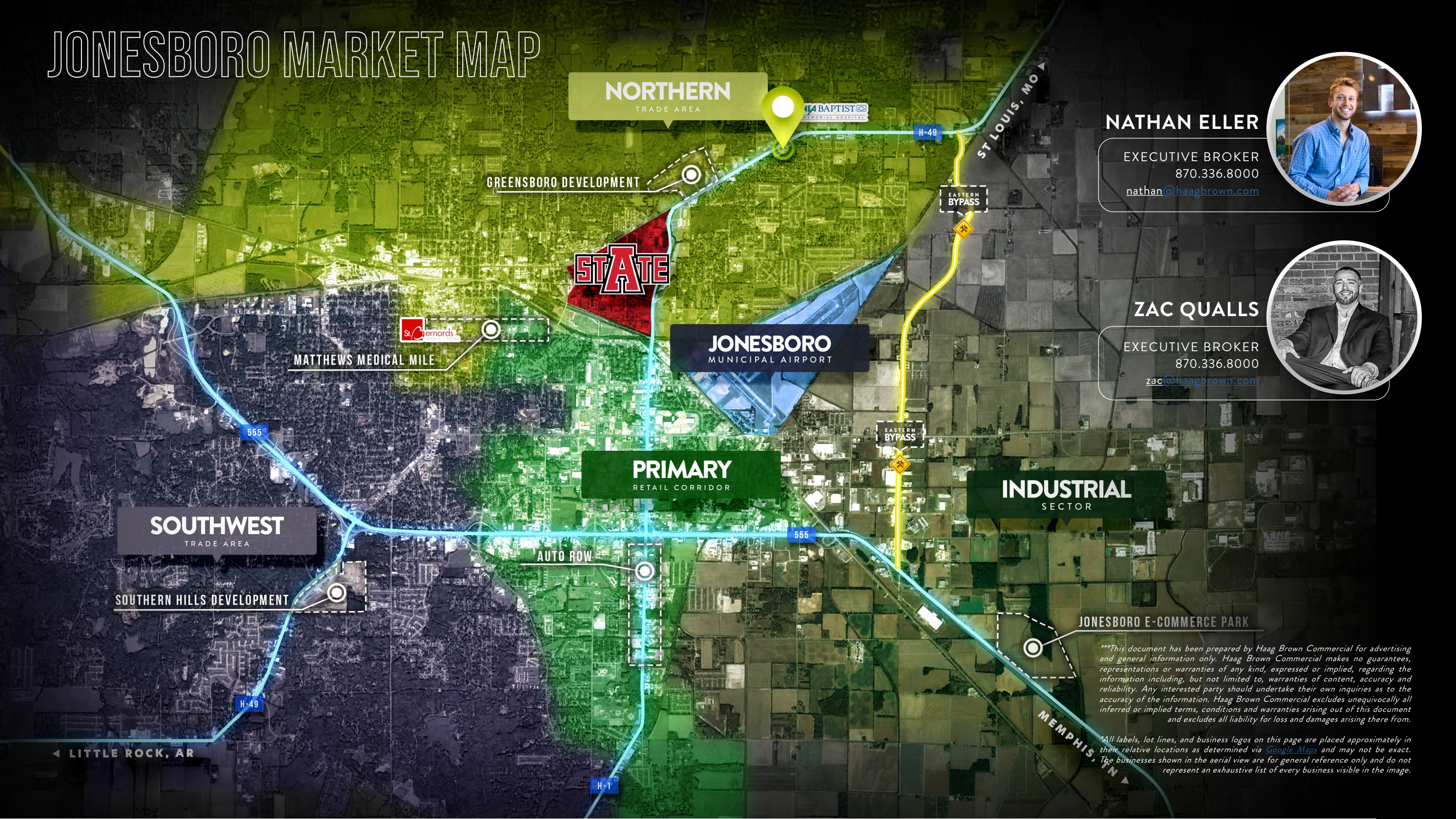
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# JONESBORO MARKET MAP



**NORTHERN**  
TRADE AREA

**NATHAN ELLER**

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**JONESBORO**  
MUNICIPAL AIRPORT

**ZAC QUALLS**

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**PRIMARY**  
RETAIL CORRIDOR

**INDUSTRIAL**  
SECTOR

**SOUTHWEST**  
TRADE AREA

**JONESBORO E-COMMERCE PARK**

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All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

◀ LITTLE ROCK, AR

MEMPHIS, TN ▶

ST LOUIS, MO ▶

GREENSBORO DEVELOPMENT

MATTHEWS MEDICAL MILE

AUTO ROW

SOUTHERN HILLS DEVELOPMENT

H-1

555

555

H-49

H-49

STATE

STATE

ST. BAPTIST  
MEMORIAL HOSPITAL

St. Remards

EASTERN  
BYPASS

EASTERN  
BYPASS



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.  
JONESBORO, AR



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# ZACQUALLS

Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

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## REPRESENTED CLIENTS

### CINTAS :

Jonesboro, AR

### THE SENSORY SHOP :

Jonesboro, AR

### PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

### CONTINENTAL COMPUTERS :

Jonesboro, AR

### STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

### ONSITE OHS, INC :

Jonesboro, AR

### FAMILIES, INC :

Jonesboro, AR

### FOCUS, INC :

Jonesboro, AR

### KIDSPOT :

Jonesboro, AR

### ARKANSAS MUSCLE :

Jonesboro, AR

### ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

### REMAX :

Jonesboro, AR

### JONESBORO TOTAL HEALTH :

Jonesboro, AR

### LONG ELECTRIC :

Jonesboro, AR

## SIGNIFICANT TRANSACTIONS

**S. CARAWAY CENTER** : Jonesboro, AR

**ONSITE, OHS - JONESBORO VA CLINIC** : Jonesboro, AR

**6,300 +/- MEDICAL OFFICE BTS : THE RESERVE** : Jonesboro, AR

**5,000 +/- MEDICAL OFFICE BTS : THE RESERVE** : Jonesboro, AR

**PROPERTY MANAGER OF 60,000 SF RETAIL CENTER** : Jonesboro, AR

**PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING** : Jonesboro, AR

**PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING** : Jonesboro, AR

## ACHIEVEMENTS

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

# NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.



Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.

[nathan@haagbrown.com](mailto:nathan@haagbrown.com)

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## SIGNIFICANT TRANSACTIONS

### STARBUCKS :

Bentonville, AR  
Conway, AR  
Jonesboro, AR

### ROCK DENTAL BRANDS :

North Little Rock, AR  
Little Rock, AR  
Jonesboro, AR  
Paragould, AR

### SLIM CHICKENS :

Little Rock, AR : Russellville, AR

### TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

### TACOS 4 LIFE :

Jackson, TN  
Little Rock, AR  
Jonesboro, AR  
Benton, AR

### BENJAMIN EDWARDS :

Jonesboro, AR

### FREDDY'S :

Siloam Springs, AR

### PETSMART CENTER :

Jonesboro, AR

### SKETCHERS CENTER :

Jonesboro, AR

### AT&T :

Fayetteville, AR  
Malvern, AR  
Stuttgart, AR

### FEDEX :

Fayetteville, AR

### ASPEN DENTAL :

Russellville, AR

## CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

## ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016,2017

Henderson State University : BBA in Management - Class of 2013