



SOUTHWEST DR

EXCLUSIVELY LISTED BY:

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for **LEASE**
1,500 - 5,500 SQFT AVAILABLE

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

EXECUTIVE SUMMARY

Valley View Commons, located at 5510 Southwest Drive in Jonesboro, Arkansas, presents an exceptional opportunity for businesses seeking retail or office space in a prime location. This property offers suites ranging from 1,500 to 5,500 square feet, providing flexibility for businesses of all sizes. With easy access to connecting highways and interstates leading to Little Rock and Memphis, Valley View Commons ensures maximum convenience and regional connectivity. Featuring front-row access to suites, excess parking, and build-to-suit opportunities, Valley View Commons provides the flexibility and convenience required for a successful business environment.

Nestled in the highly coveted Valley View Public School District, it is located in one of Jonesboro's most desirable and valued residential markets. The property is also just minutes from the city's best lifestyle amenities, making it an attractive location for both businesses and customers. Located less than half a mile from Valley View Schools and within three miles of I-555, the area offers a thriving environment with high visibility and consistent traffic. Surrounded by established businesses and with proximity to some of the city's top attractions, Valley View Commons provides the perfect platform for businesses to grow and succeed.



PROPERTY OVERVIEW

PRICE: \$15/sf NNN PARKING: 200 spaces

AVAILABLE: Suite 6 | 1,500 sf Suite 9 | 1,500 sf Suites 13 - 16 | 5,500 sf

SPACE HIGHLIGHTS

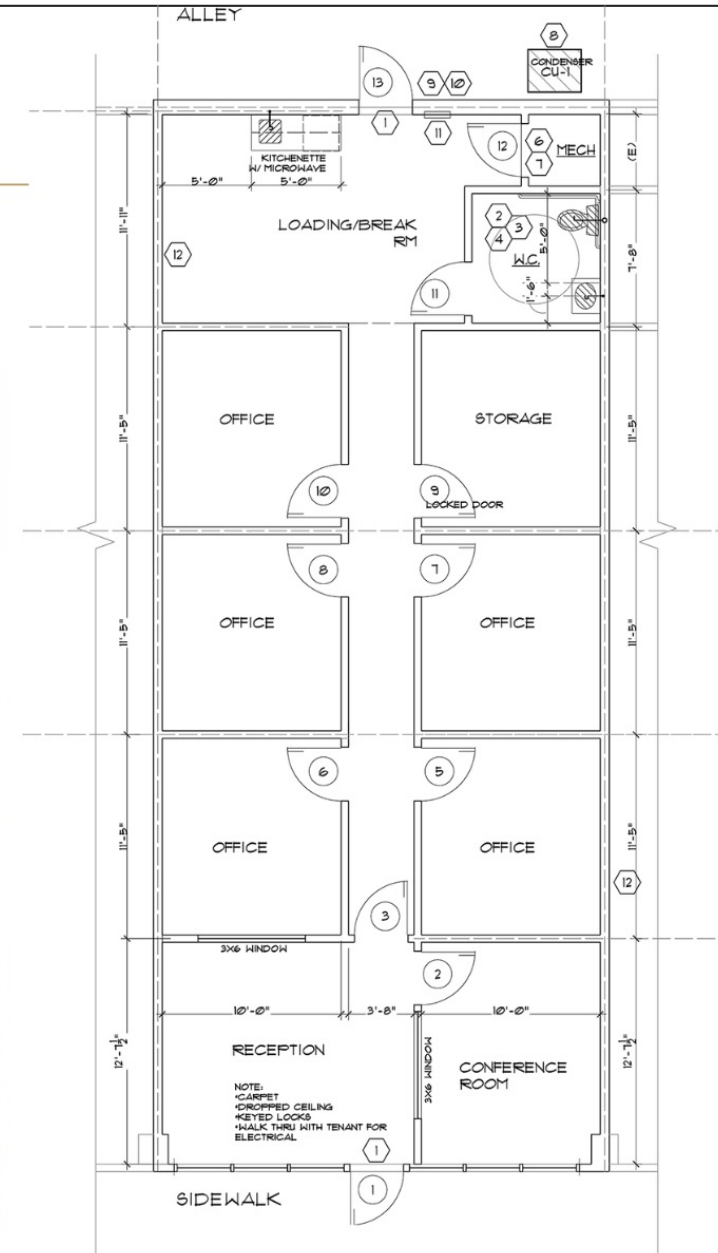
- Retail/Office Space Available
- Build-to-Suit Opportunities
- Front row access to suites
- Quick access to connecting highways/interstates to Little Rock and Memphis
- Under 1/2 mile from Valley View Schools, ranked in Arkansas' Top 20 Schools
- In one of Jonesboro's most coveted and valued residential markets
- Minutes from Jonesboro's Best Lifestyle Amenities
- Easily accessible
- Excess Parking

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SUITE 09: 1,500 SQFT | \$15/SF NNN

- Currently built out for a non-profit's office.
- 6 Private Offices, a Conference Room, a Break Room, a Bathroom, and a Reception Area.

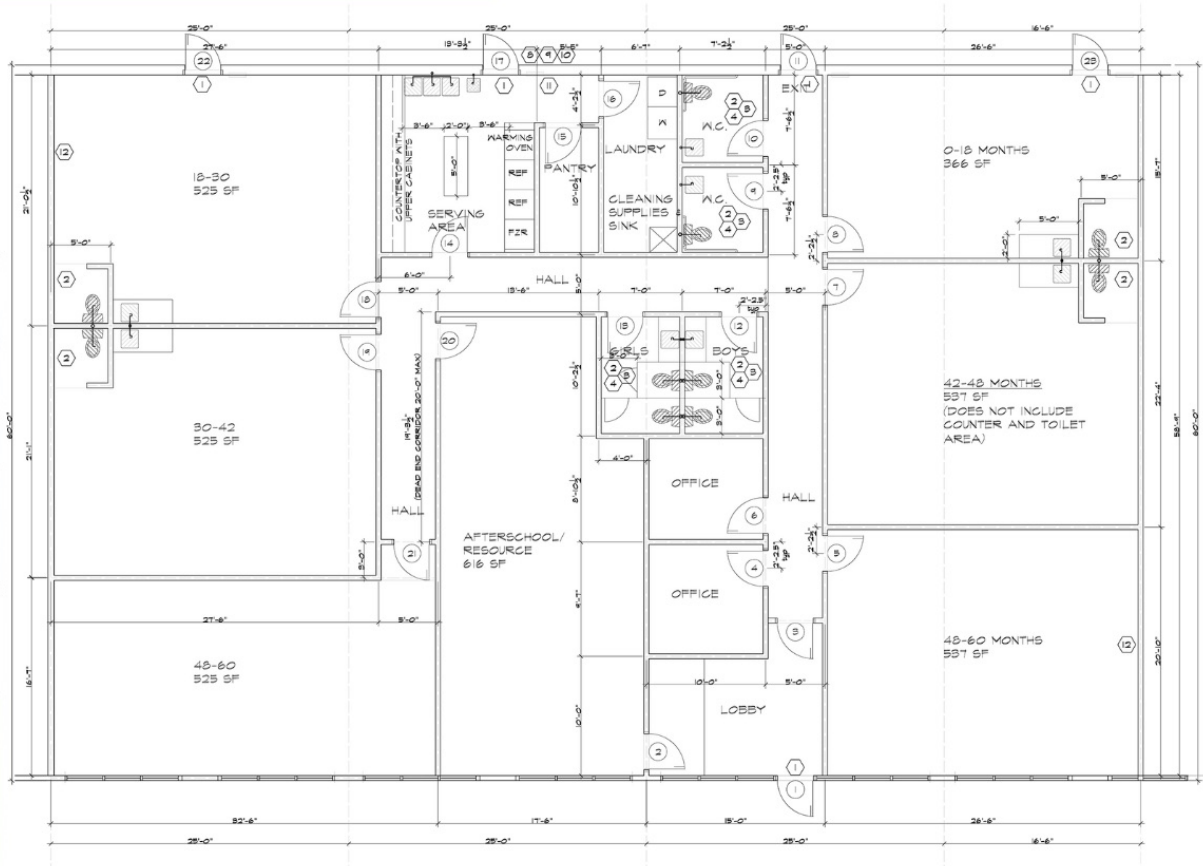


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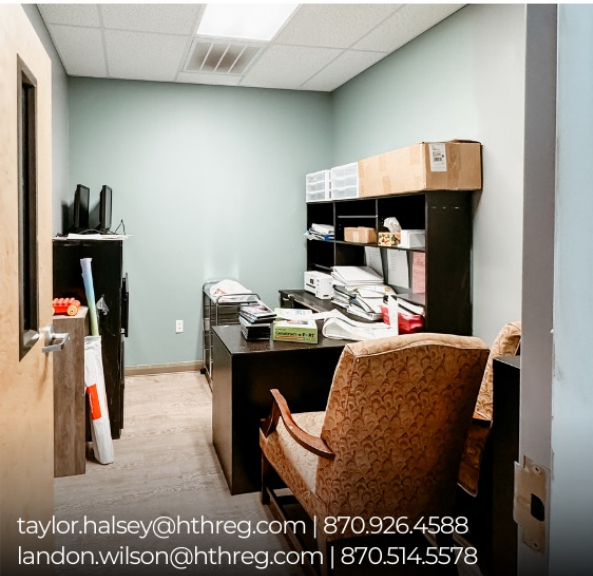
SUITE 13-16: 5,500 SQFT | \$15/SF NNN

- Currently built out as a child care center.
- 6 Classrooms, a Resource Area, a Kitchen Area, a Laundry Room, 8 Restrooms, 2 Private Offices, and a Lobby.
- Will subdivide



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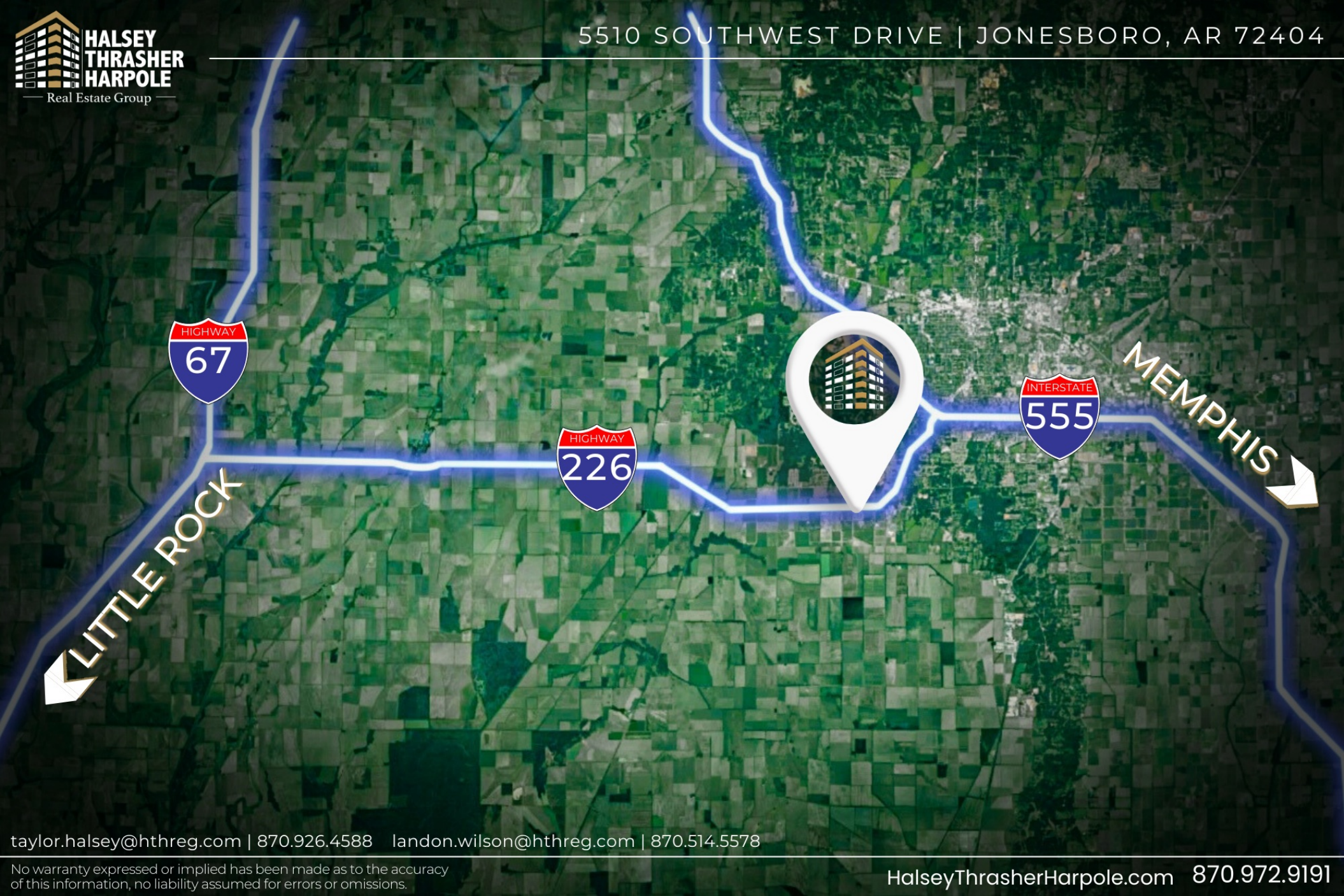
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LITTLE ROCK

MEMPHIS



REGIONS OF JONESBORO

RESTAURANTS & RETAIL



THE SOUTHWEST BUSINESS DISTRICT

The Southwest Business District is a vibrant center of commerce & industry, offering a diverse mix of retail stores, restaurants, offices, & manufacturing facilities. Its prime location, with convenient access I-555 & US-67 (future I-57), makes it an attractive destination for businesses & investors alike.

A cornerstone of the local economy, the district drives job creation & economic development, providing essential services, retail options, & employment opportunities. Its role in fostering a sense of community & improving residents' quality of life is vital to the city's growth.

As a hub of continuous growth & innovation, the Southwest Business District reflects the city's entrepreneurial spirit and dedication to fostering economic success.

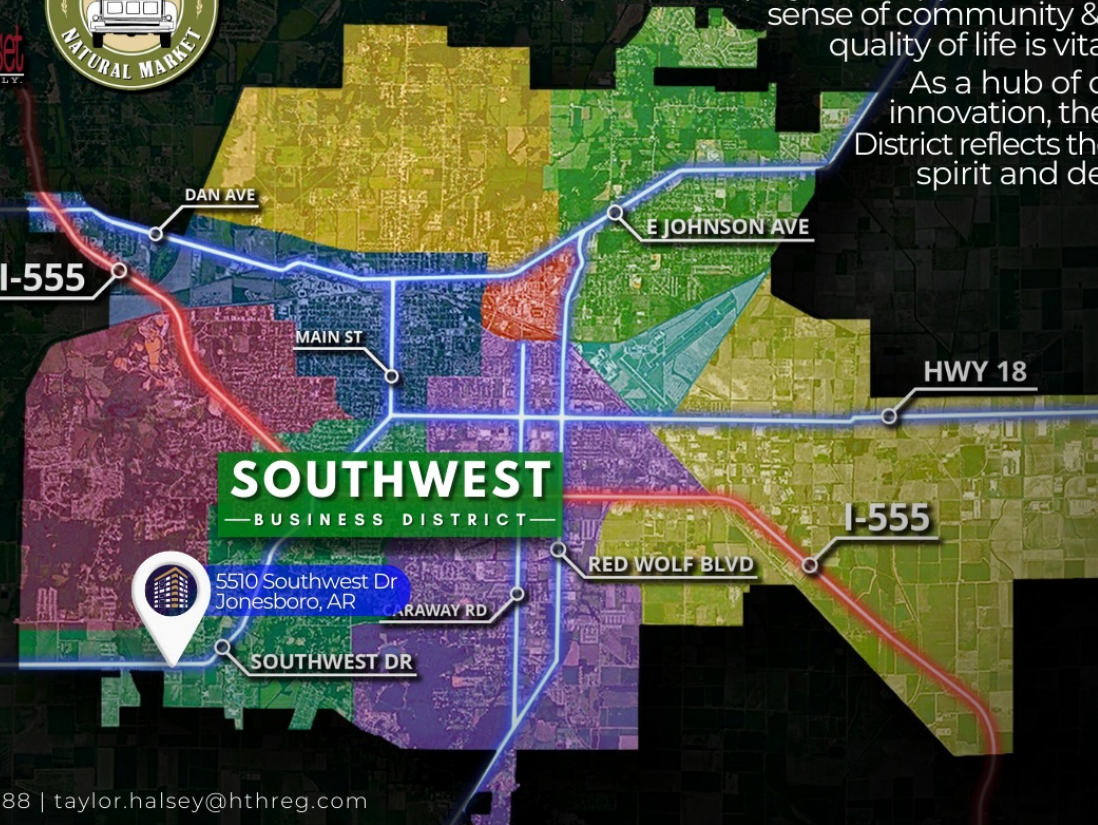
KEY PLAYERS

VALLEY VIEW PUBLIC SCHOOLS
Top 5 Best School Districts in AR
Just under 3,000 students and around 325 employees

SOUTHERN HILLS DEVELOPMENT
175-acre mixed use development
Under construction to hold retail, grocery, housing, office, restaurants, & more.

THE SHOPS at parker
45,000sf Re-Development
Beautifully Designed Building with Modern Architecture, Digital Signage, & Landscaping

Valley View Commons
33,000+ SF Shopping Center
Restaurants, health services, government offices, & more.



JONESBORO

