

1904 GRANT ST • RETAIL/OFFICE CENTER

FOR LEASE



HAAG BROWN COMMERCIAL
JONESBORO, AR



offering

PRICE : \$16 PSF GROSS

SIZE : 1,500 SF

SUITE : I

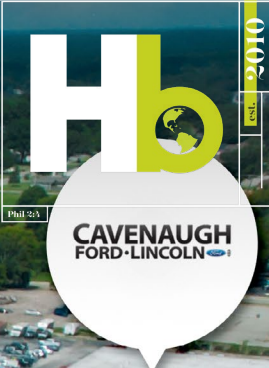
This 15,000 square foot center, located along Grant St., is centrally located within Jonesboro and is minutes away from four of the major thoroughfares within the city - Caraway Rd., E. Highland Dr., Race St., & Browns Ln. - & is surrounded by an abundance of national retailers & restaurants, including Walmart Supercenter, Hobby Lobby, Shoe Carnival, Sola Salons, T-Mobile, Krystal's, Freddy's Frozen Custard & Steakburgers, Highland Square which includes Ross, Michaels, & Play It Again Sports, along with The Uptown, Jonesboro's newest & hottest retail development with a stellar tenant mix including Gearhead Outfitters, Delta T, Delta Darlings, The Buckle, Maurices, Hollywood Feed, The Refinery, Steamroller Blues, Nothing Bundt Cakes, Cryo 2.0, The Joint Chiropractic, 1812 Pizza Co., & GLO Tanning Salon.

The center's convenient location & surrounding retail has been a top leasing point for years.

highlights

- Long-term Established Tenant Mix
- Centrally Located
- Surrounded by an Abundance of National Retailers & Restaurants
- \$500K of Exterior Improvements Completed in 2016
- RARE 1,500 SF Vacancy





HIGHLAND DR

BERNARD ST

GRANT ST

The site is within a *1 mile radius* of the largest national retailers in the city.



JONESBORO MARKET MAP

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.

NORTHERN
TRADE AREA



GREENSBORO DEVELOPMENT



JONESBORO
MUNICIPAL AIRPORT

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
SECTOR

SOUTHWEST
TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

LITTLE ROCK, AR

H-1

H-49

EASTERN
BYPASS

EASTERN
BYPASS

555

555

H-49

MEMPHIS, TN

ST LOUIS, MO



CONTACT

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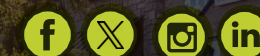
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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation,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



ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

870.336.8000



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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007