

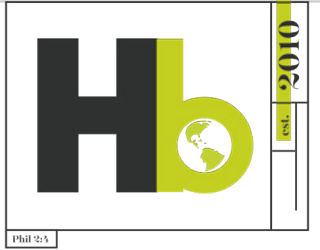
5,200 SF

available

RETAIL SPACE



BROUGHT TO YOU BY:
HAAG BROWN COMMERCIAL



overview

This rare leasing opportunity is approximately 5,200 SF and is positioned in a high-profile, **STRONG TENANT ANCHORED RETAIL CENTER** at the corner of Red Wolf Blvd and Highland Drive, lending it exposure to more than **60,000 CARS PER DAY**. The property has access to Red Wolf Blvd to the West, Highland Drive to the North, and Dayton Avenue to the South.

This nearly 25,000 SF retail center is anchored by PetSmart and includes T-Mobile along with our current vacancy of 5,200 SF. The front building, consisting of approximately 11,000 SF, is anchored by Skechers and includes SportClips, Diva Nail & Spa, & Mai Pai Thai Cuisine.

Other neighboring restaurants and retail stores include : Five Guys, Cheddar's Scratch Kitchen, Ulta Beauty, Kirkland's, Olive Garden, AT&T, Chili's, Dillard's & JCPenny.

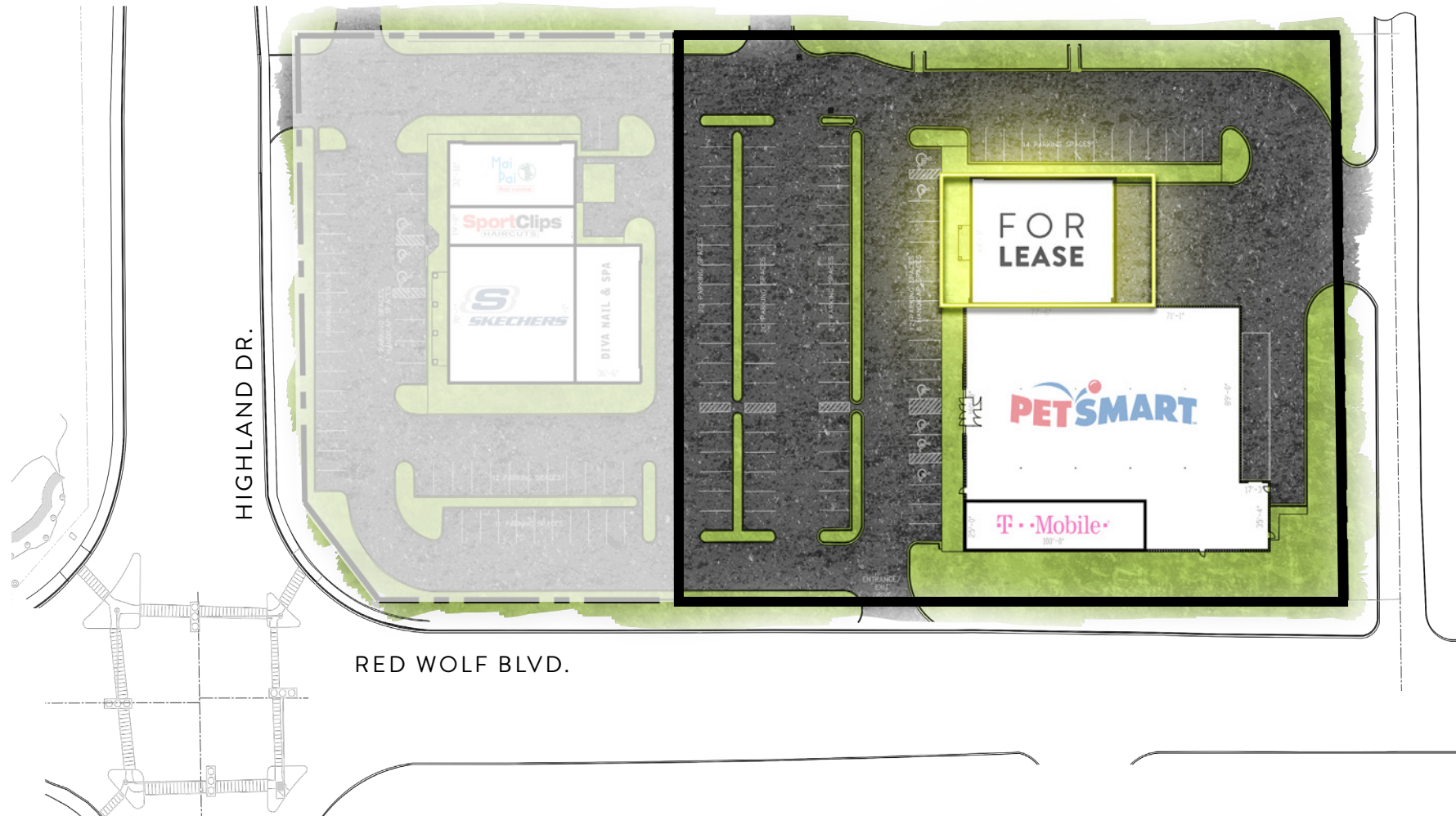
**This property has a brand new roof and HVAC systems. Space will be delivered in "as-is" condition with tenant improvement allowance available.

for lease

PRICE : \$20 PSF NNN

SIZE : 5,200 SF

YEAR BUILT : 2008



site plan

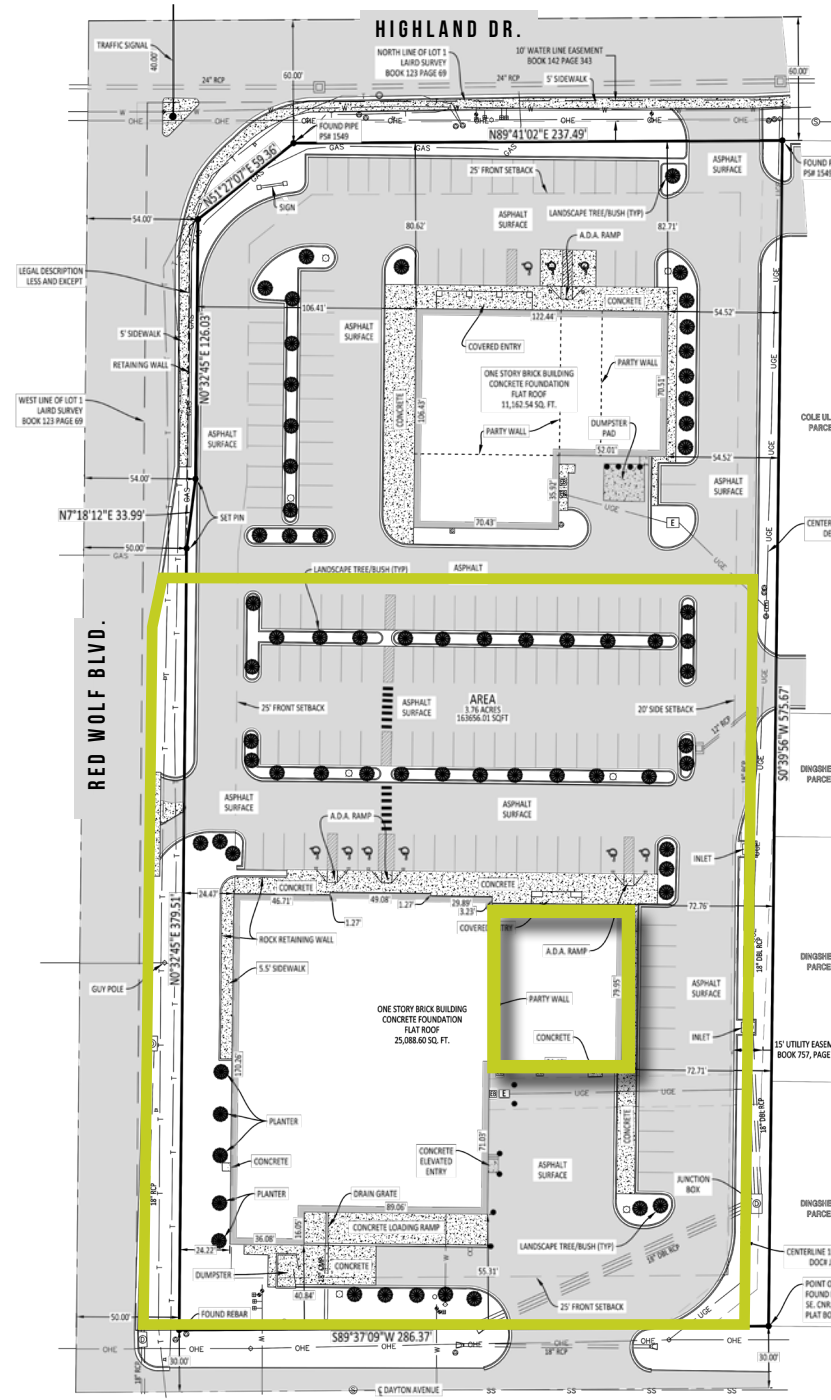
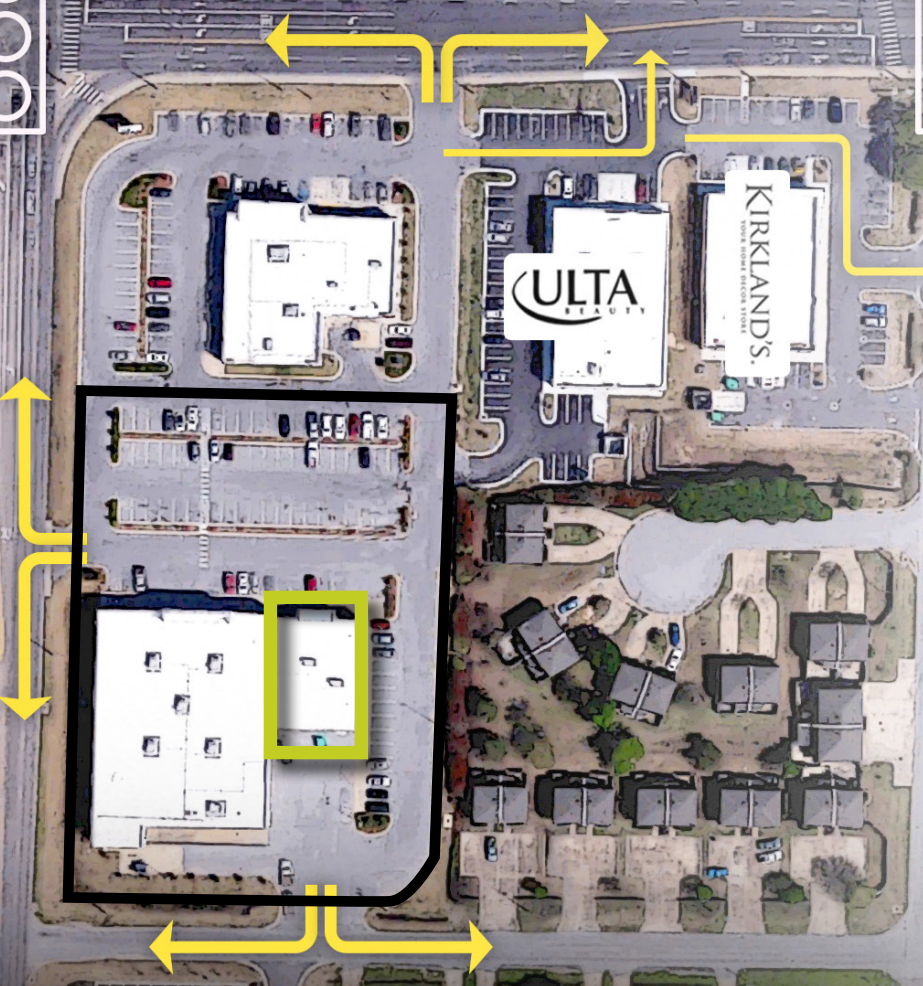
survey



HIGHLAND DRIVE



RED WOLF BLVD.



EST. 2010

FOR LEASE: 5,200 SF PRIME RETAIL SPACE



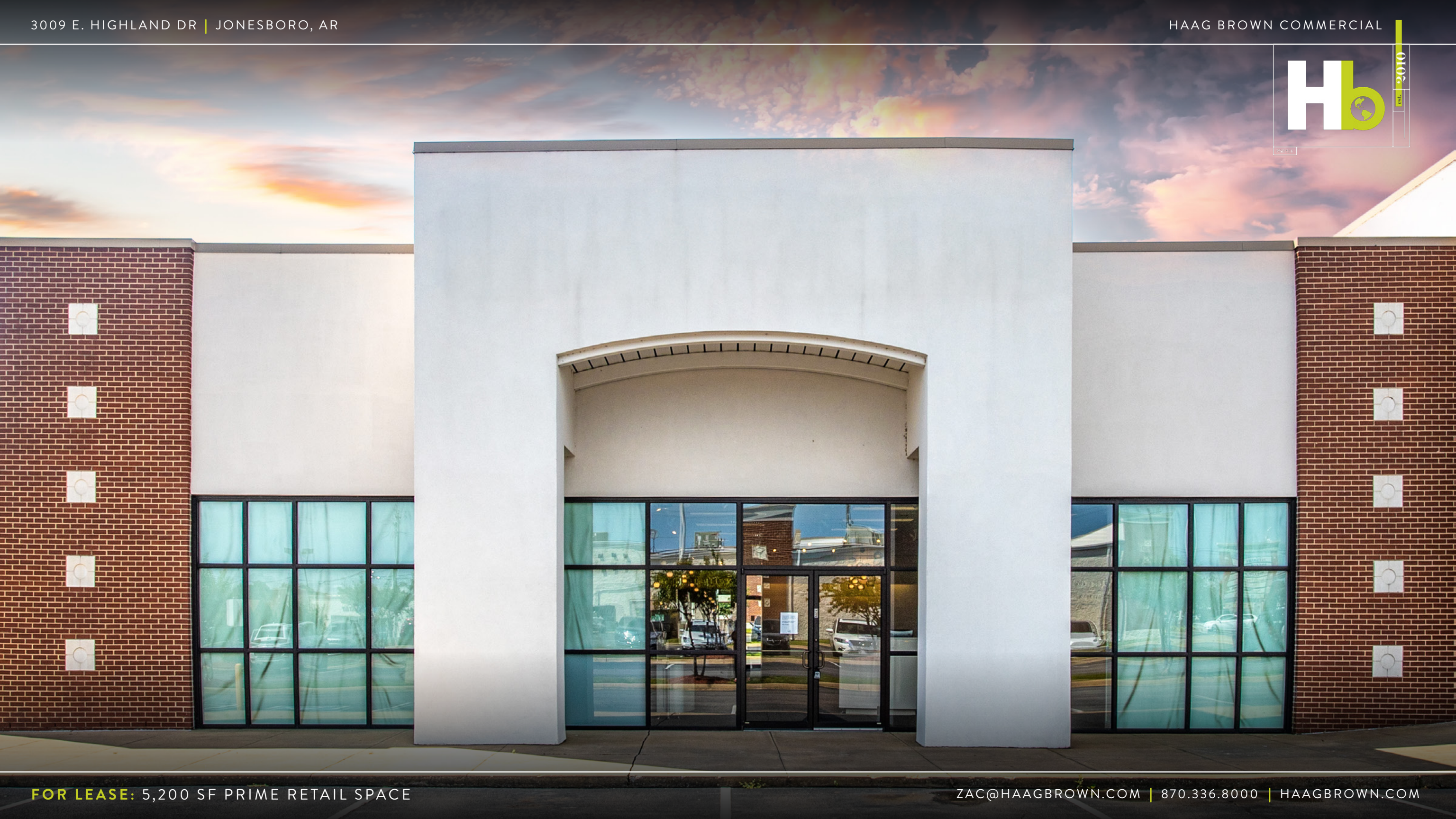
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PHOTO: [unreadable]

PET SMART

GROOMING
ADOPTIONS
TRAINING
NATURAL

3009





RED WOLF BLVD

HIGHLAND DR

highlights

- #1 Intersection in Trade Area
- Strong, National Tenants
- More Than 60,000 CPD
- Rapidly Growing Market
- Directly Across from Target, JCPenny's, & Dillard's
- Surrounded by National Retailers & Restaurants
- Ingress & Egress to the North, West, & South

FOR LEASE: 5,200 SF PRIME RETAIL SPACE

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



2010

PHI 2-3



Dillard's

JCPenney



E HIGHLAND DR

RED WOLF BLVD

31,000 CPD

22,000 CPD



FOR LEASE: 5,200 SF PRIME RETAIL SPACE

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est. 2010

PHI 2/3



RED WOLF BLVD
33,000 CPD

HIGHLAND DR
22,000 CPD

FAIR PARK BLVD

THE HIGHLANDS



FOR LEASE: 5,200 SF PRIME RETAIL SPACE

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lease summary



LANDLORD RESPONSIBILITIES Landlord shall be responsible for keeping the roof, foundation and exterior walls of the Premises in proper repair.

TENANT RESPONSIBILITIES Tenant shall be responsible for cost associated with trash and utilities and reimburse landlord for CAM, taxes, and insurance.

COMMON AREA MAINTENANCE Landlord’s responsibility, reimbursed by tenants.

TAXES Landlord’s responsibility, reimbursed by tenants.

INSURANCE Landlord’s responsibility, reimbursed by tenants.

UTILITIES Tenant shall be responsible for all utility services within the premises, including gas, electric, telephone, water, sewer, cable and trash removal.

ASSIGNMENT & SUBLETTING Tenant shall have the right at any time to sublease or assign all or any portion of Tenant’s Premises with Landlord’s prior approval or consent, which shall not be unreasonably withheld or delayed. However, Tenant shall remain guarantor on lease.



NUMBER OF LOCATIONS	1,650+
HEADQUARTERED	Phoenix, AZ
WEBSITE	petsmart.com

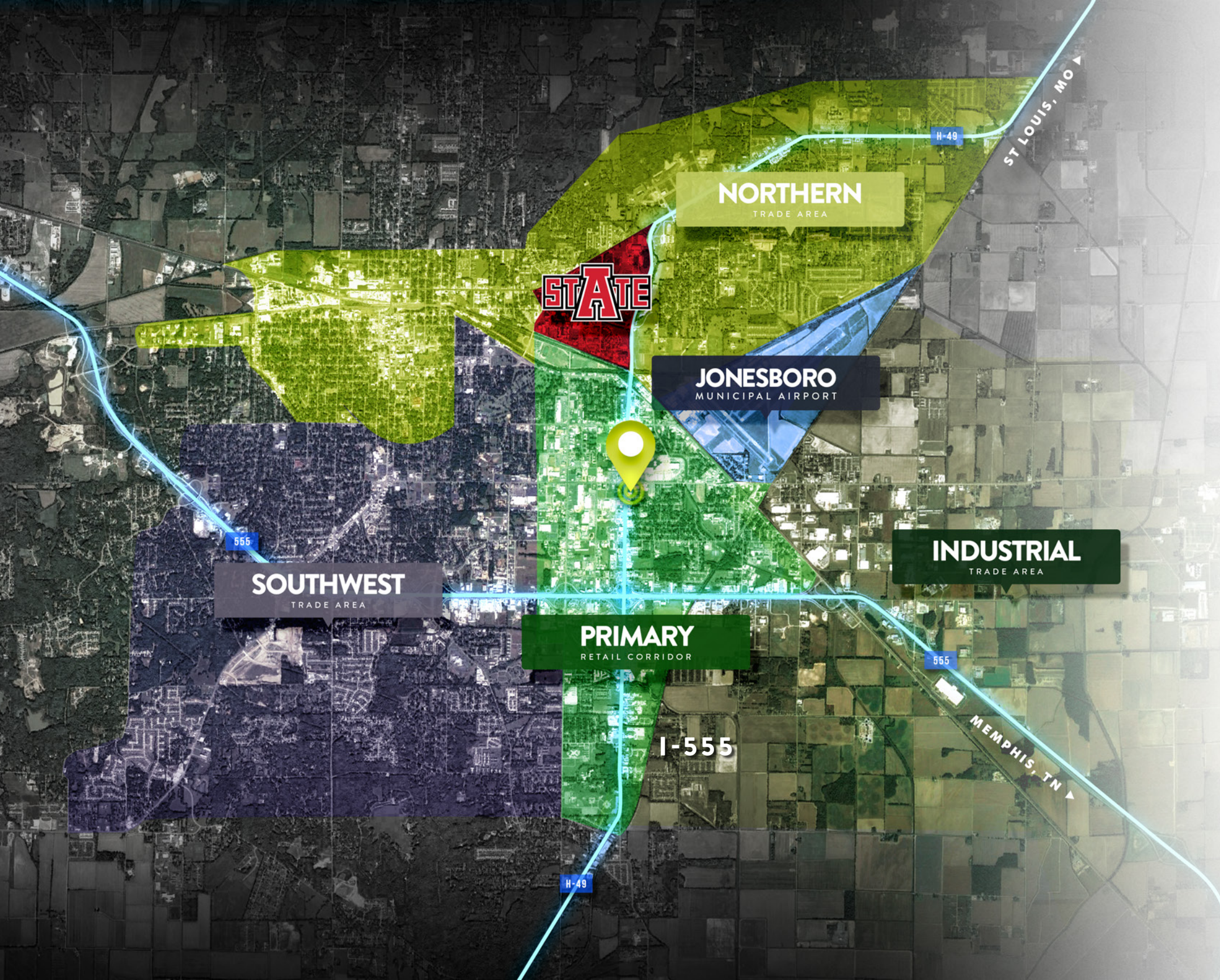
PetSmart, Inc. is the largest specialty pet retailer of services and solutions for the lifetime needs of pets. At PetSmart, we love pets, and we believe pets make us better people. Every day with every connection, PetSmart’s passionate associates help bring pet parents closer to their pets so they can live more fulfilled lives. This vision impacts everything we do for our customers, the way we support our associates, and how we give back to our communities.



NUMBER OF LOCATIONS	8,050+
HEADQUARTERED	Bellevue, WA
WEBSITE	t-mobile.com

As America’s Un-carrier, T-Mobile US, Inc. (NASDAQ: TMUS) is redefining the way consumers and businesses buy wireless services through leading product and service innovation. The Company’s advanced nationwide 4G LTE network delivers outstanding wireless experiences to 72.6 million customers who are unwilling to compromise on quality and value. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS.

T-Mobile USA is a national provider of wireless voice, messaging, and data services capable of reaching over 308 million Americans where they live, work, and play.



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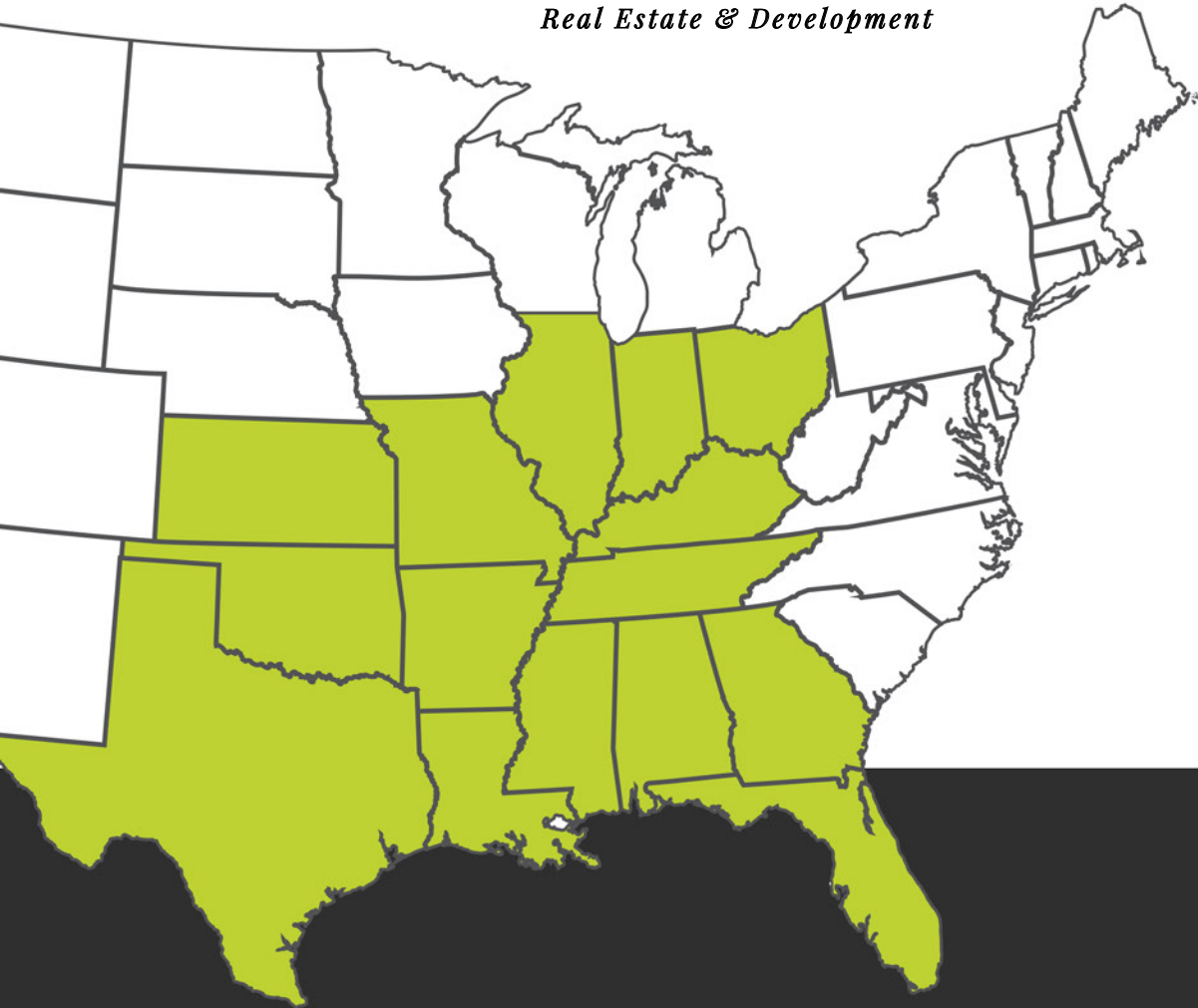
CONTACT

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 zac@haagbrown.com

Haag Brown

C O M M E R C I A L

Real Estate & Development



“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. You should also be aware that Haag Brown 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 utmost 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.

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LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



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.

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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager