

 ±12,000 SF NEW-CONSTRUCTION RETAIL CENTER

4511 E JOHNSON AVE | JONESBORO, AR

*Rendering is preliminary and subject to change

FOR LEASE

• MULTIPLE LEASE OPTIONS

• DIRECT FRONTAGE TO HIGHWAY 49

SITE



HaagBrown
COMMERCIAL
Real Estate & Development

PROPERTY OVERVIEW

Now leasing within a new-construction ±12,000 SF retail center prominently positioned along Highway 49. Offering exceptional visibility with direct highway frontage, the center is ideally situated within one of the corridor’s fastest-growing commercial areas. Neighboring recent developments, including Tops BBQ and Waffle House, along with continued residential and commercial growth, are driving strong consumer traffic and demand. With limited availability of quality retail lease space along the Highway 49 corridor, this center presents a rare opportunity for retailers, restaurants, and service providers seeking a premier location in a rapidly expanding market.

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 68,000 residents.

Jonesboro is also the home of the Arkansas State University Red Wolves, which is one of the fastest growing universities in Arkansas and becoming one of the Mid-South’s top institutions.

***Center is currently still in construction phase. All renderings are preliminary and subject to change**

PROPERTY HIGHLIGHTS

- Booming Area with Numerous New Developments
- Exposure to Approx. [31,000 Cars Per Day](#)
- Area Is Booming with Growth Since Opening of NEA Baptist Healthcare Campus
- Adjoins to a high traffic established business
- Approx. 250+ Feet of Frontage on Highway 49

FOR LEASE

BUILDING SIZE

±12,000 SF

LEASE PRICE

\$30/SF

NNN

[Click to Learn More](#)

[Click to Learn More](#)

*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.



FOR SALE: ±12,000 SF NEW-CONSTRUCTION CENTER ALONG HWY 49

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

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est. 2010



arch+craft design, pllc
est. 2010



Papitos



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Papitos

SONIC

E. JOHNSON AVE. 49

SUBWAY



THE ROCK

STAR CAR WASH

Wendy's

DQ

Auto Zone

First National Bank

Bull's

Great Clips

Starbucks

TOPS BAR-B-Q

Waffle House

PLAZA TIRE SERVICE

O'Reilly AUTO PARTS

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2010

PH 23



SITE

E. JOHNSON AVE.

49

31,000 CPD



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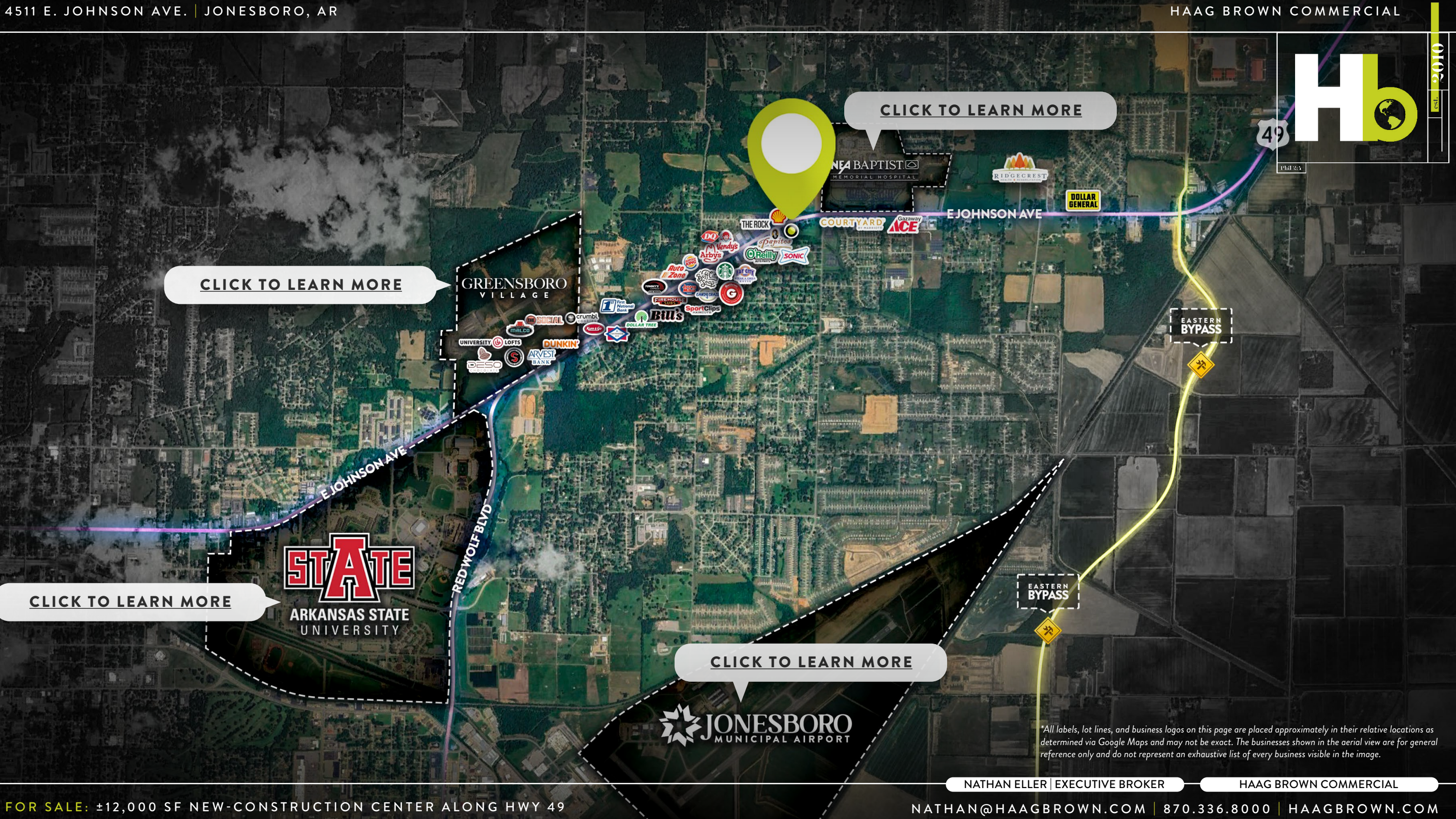
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EST. 2010

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!

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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

STATE

JONESBORO
MUNICIPAL AIRPORT

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
SECTOR

SOUTHWEST
TRADE AREA

MATTHEWS MEDICAL MILE

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

UNDER CONSTRUCTION: EASTERN BYPASS

The Site is located just a couple miles down the road from the signalized intersection of the up-and-coming Eastern Bypass, which will be an extension of Dr. MLK Jr. Dr. (Formerly Commerce Dr.). The Eastern Bypass, which is currently under construction, will be a direct connection between Highway 49 and I-555, and will improve how commuters navigate the area.

[CLICK HERE TO LEARN MORE ABOUT THE EASTERN BYPASS](#)

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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. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



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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

870.336.8000



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