



KIN PROPERTIES

2213 S Caraway Rd Jonesboro, AR 72401

JONESBORO, AR | RETAIL PROPERTY

FOR LEASE | 4,500 SF

\$13.00 SF/yr

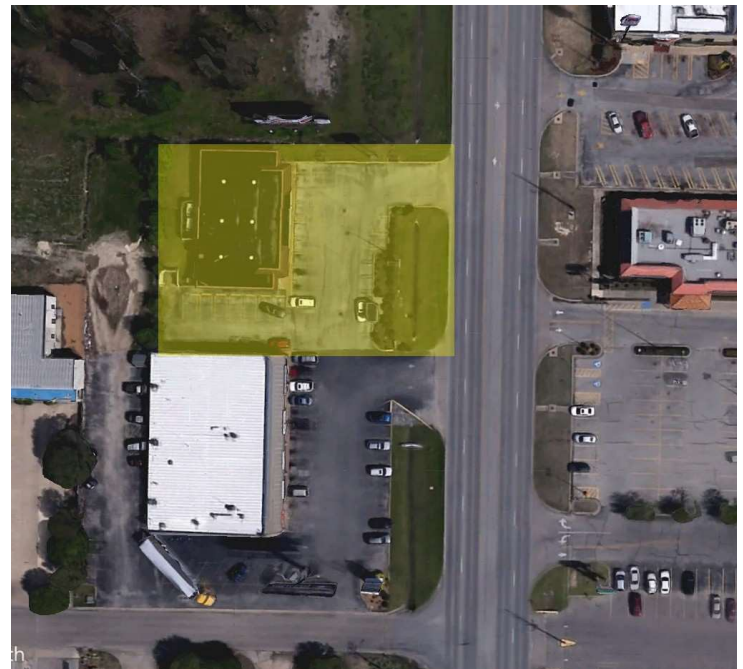


PROPERTY DESCRIPTION

4,500 SF available in Jonesboro's most sought-after commercial corridor. Located on S. Caraway Road, this property offers excellent visibility, convenient access, and strong neighboring national brands.

PROPERTY HIGHLIGHTS

- Strategic location in a high traffic commercial zone
- Ample parking and excellent street frontage
- Just minutes away from I-555 and Arkansas State University
- Do not disturb Tenant



OFFERING SUMMARY

Available Size:	4,500 SF
Lot Size:	0.52 Acres
Lease Rate:	\$13.00 SF/yr (NNN)
Tax Rate:	\$1.75 / SF

BETH CALAY

Vice President of Leasing
561.620.9200 x121
bcalay@kinproperties.com

JEFF ROSS

Vice President of Leasing
561.620.9200 x123
jross@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



KIN PROPERTIES

2213 S Caraway Rd Jonesboro, AR 72401

JONESBORO, AR | RETAIL PROPERTY

FOR LEASE | 4,500 SF



BETH CALAY

Vice President of Leasing
561.620.9200 x121
bcalay@kinproperties.com

JEFF ROSS

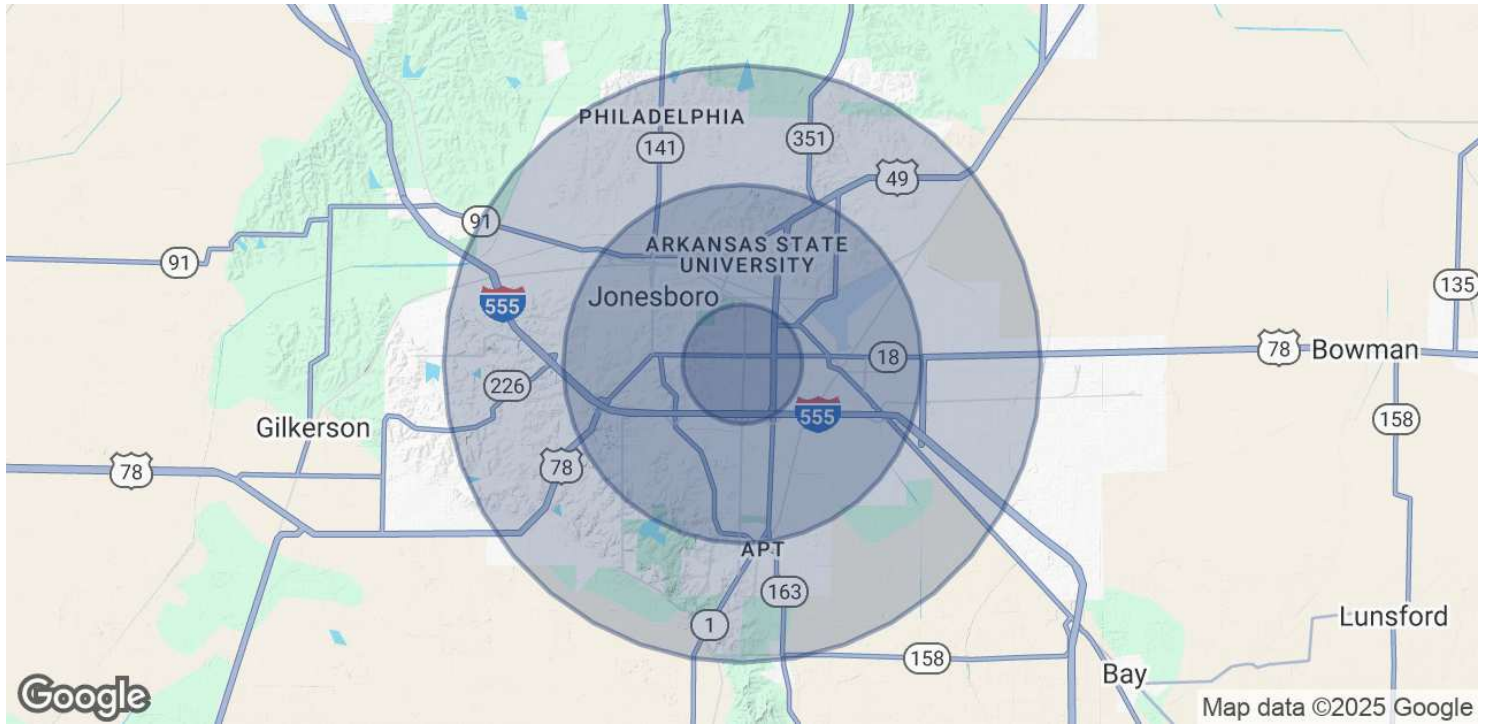
Vice President of Leasing
561.620.9200 x123
jross@kinproperties.com



2213 S Caraway Rd Jonesboro, AR 72401

JONESBORO, AR | RETAIL PROPERTY

FOR LEASE | 4,500 SF



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,208	52,272	76,664
Average Age	39	36	36
Average Age (Male)	37	34	35
Average Age (Female)	41	37	38

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,785	21,297	30,205
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,446	\$69,397	\$81,843
Average House Value	\$252,917	\$248,548	\$262,277

Demographics data derived from AlphaMap

BETH CALAY

Vice President of Leasing
561.620.9200 x121
bcalay@kinproperties.com

JEFF ROSS

Vice President of Leasing
561.620.9200 x123
jross@kinproperties.com