



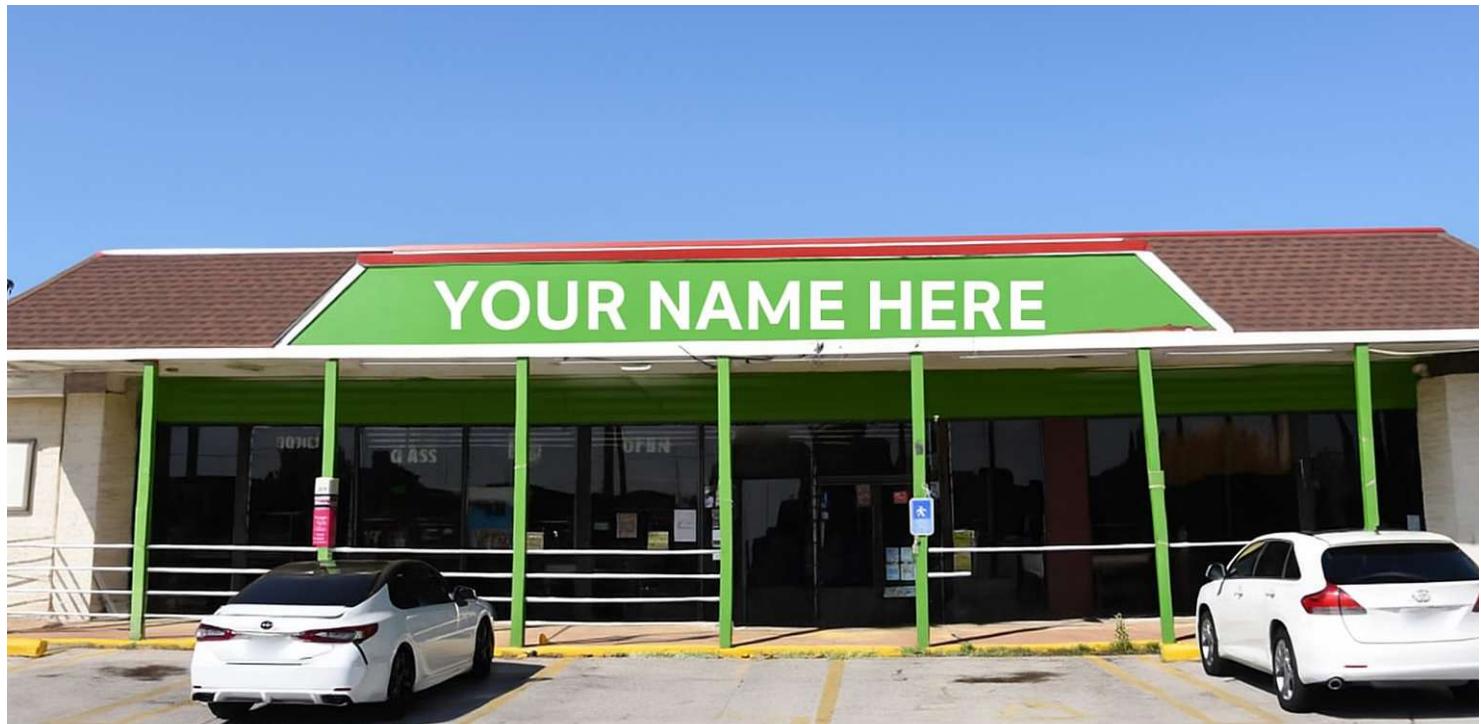
**KIN PROPERTIES**

# 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  
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**JEFF ROSS**

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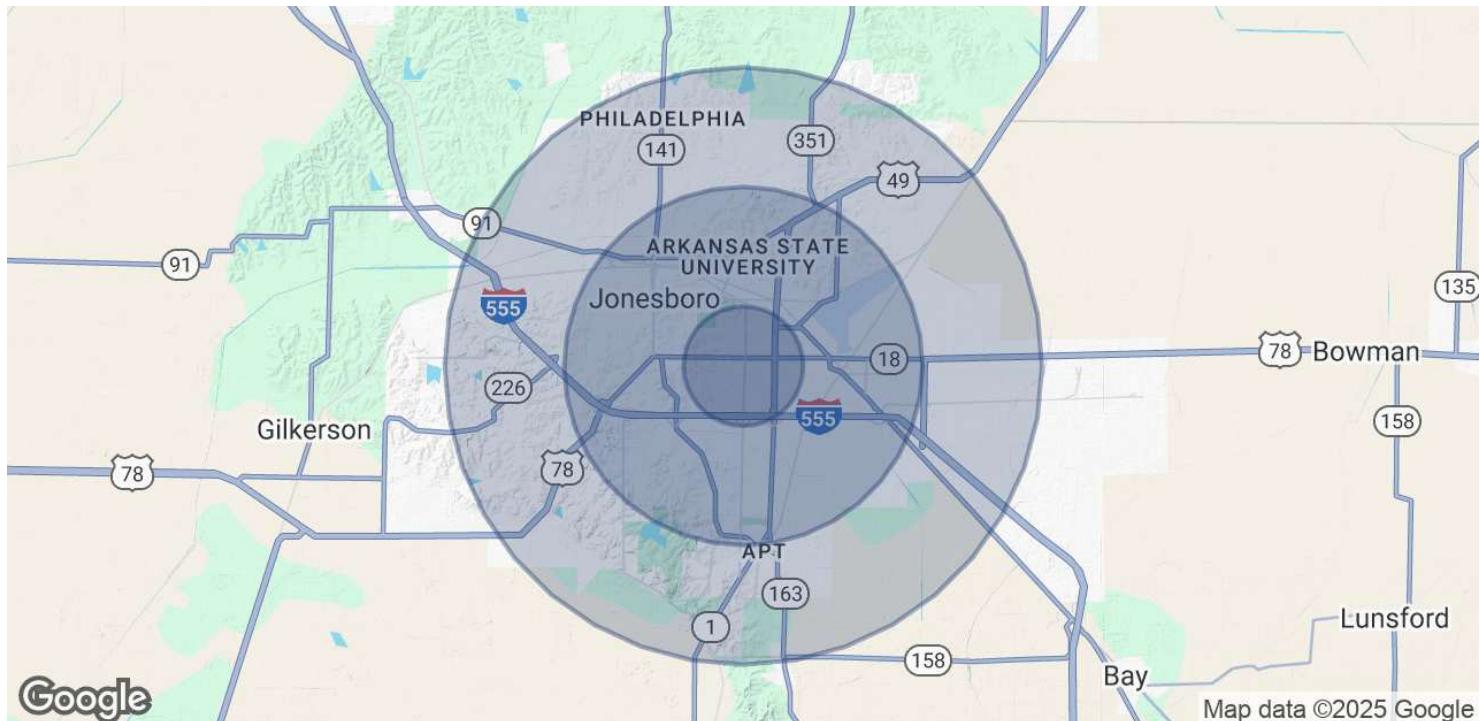


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,208	52,272	76,664
Average Age	39	36	36
Average Age (Male)	37	34	35
Average Age (Female)	41	37	38

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*

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