

# FOR lease

2,000-4,000 SF AVAILABLE 📍 2821 RACE ST., JONESBORO, AR



HaagBrown  
COMMERCIAL

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 2013  
 2014  
 2015  
 2016  
 2017  
 2018  
 2019  
 2020  
 2021  
 2022  
 2023  
 2024

## PROPERTY OVERVIEW

*Exceptional Sublease Opportunity in Jonesboro!*

*These 2,000-4,000 square foot space(s), currently built-out as retail space, are located within a newly constructed (2024) 10,000 square foot building on Race St., offering a PRIME location for businesses seeking high visibility & accessibility.*

*The property benefits from significant traffic flow along Race St. along with easy access to Caraway Rd. & Red Wolf Blvd., two of Jonesboro's MAJOR commercial arteries.*

*This sublease is ideal for retail, office, medical, or service-oriented businesses looking to establish or expand their presence in a thriving market.*

*Take advantage of this unique opportunity to establish your business in a prominent & strategic location here in Jonesboro, Arkansas!*

**PRICE :: \$20 PSF NNN**

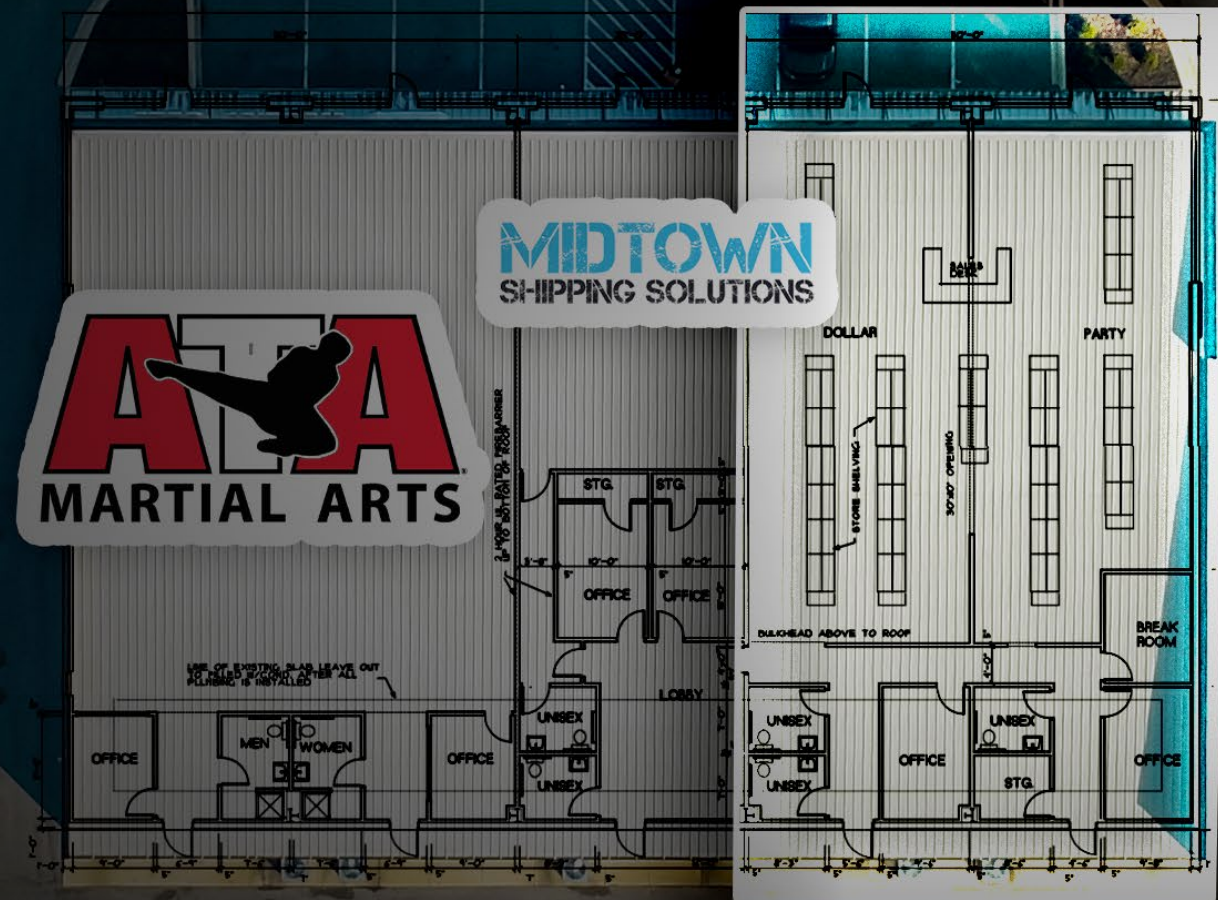
- Two (2) 2,000 SF Suites (or 4,000 SF combined)

**BUILDING SIZE :: 10,000**

**LOT SIZE :: 1.49 AC**

## HIGHLIGHTS

- 2,000-4,000 SF Available for SUBLEASE in Newly Constructed Retail Center
- Both Suites (A & B) Currently Built-Out as RETAIL
- Ideal for Retail, Office, Medical, or Professional Services
- Easy Access to Caraway Rd. & Red Wolf Blvd., Two of Jonesboro's MAJOR Trafficked Thoroughfares
- Each Suite is 25' x 80' (2,000 SF)
- Surrounded by National Retailers & Restaurants







2018



\*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 LEASE: 2,000-4,000 SF AVAILABLE FOR SUBLEASE IN RETAIL CENTER

ZAC QUALLS | EXECUTIVE BROKER

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# 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

STATE

JONESBORO  
MUNICIPAL AIRPORT

PRIMARY  
RETAIL CORRIDOR



MATTHEWS MEDICAL MILE

SOUTHWEST  
TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

INDUSTRIAL  
SECTOR

JONESBORO E-COMMERCE PARK

◀ LITTLE ROCK, AR

H-1

H-49

EASTERN  
BYPASS

EASTERN  
BYPASS

555

555

H-49

MEMPHIS, TN ▶

ST LOUIS, MO ▶

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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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# 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

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## 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