

1904 GRANT ST • RETAIL/OFFICE CENTER

FOR LEASE



HAAG BROWN COMMERCIAL
JONESBORO, AR

offering

PRICE : \$16 PSF GROSS

SIZE : 1,500 SF

SUITE : C, D

Located along Grant Street in the heart of Jonesboro, this 15,000 square foot retail center offers a highly convenient and centrally positioned leasing opportunity. The property is just minutes from several of the city's major thoroughfares, including Caraway Road, East Highland Drive, Race Street, and Browns Lane, providing excellent accessibility from all areas of town.

The center is surrounded by a strong mix of national retailers, restaurants, and high-traffic shopping destinations, including Walmart Supercenter, Hobby Lobby, Shoe Carnival, Sola Salons, T-Mobile, Krystal, Freddy's Frozen Custard & Steakburgers, Highland Square, and The Uptown. Nearby co-tenancy and surrounding retail include Ross, Michaels, Best Buy, Play It Again Sports, Gearhead Outfitters, Delta T, Delta Darlings, The Buckle, Maurices, Hollywood Feed, The Refinery, Steamroller Blues, Nothing Bundt Cakes, Cryo 2.0, The Joint Chiropractic, 1812 Pizza Co., and GLO Tanning Salon.

The property's central location and surrounding retail synergy have remained key leasing advantages for years, making this an attractive option for tenants seeking visibility, convenience, and proximity to some of Jonesboro's most active retail corridors.

Current availability includes Suites C and D, each offering 1,500 square feet. The suites may also be combined for a total of 3,000 square feet.

highlights

- 15,000 SF retail/office center located along Grant St. in the heart of Jonesboro
- Centralized Jonesboro location just minutes from Caraway Rd., East Highland Dr., Race St., & Browns Ln.
- Strong surrounding retail synergy with nearby national retailers including Walmart Supercenter, Hobby Lobby, Shoe Carnival, T-Mobile, Ross, Michaels, & Best Buy
- Nearby restaurant & service amenities including Freddy's Frozen Custard & Steakburgers, Krystal, 1812 Pizza Co., The Joint Chiropractic, GLO Tanning Salon, & Nothing Bundt Cakes
- Close Proximity to Major Retail Developments including Highland Square & The Uptown, two of Jonesboro's most active retail destinations
- Flexible leasing availability with suites C & D available at 1,500 SF each, or combined for a total of 3,000 SF



FOR LEASE: UP TO 3,000 SF RETAIL/OFFICE SPACE AVAILABLE

ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

DYLAN QUALLS | COMMERCIAL AGENT

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HAAG BROWN COMMERCIAL



Fountain Square

REDEVELOPMENT

BERNARD ST

HIGHLAND DR

GRANT ST

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The site is within a *1 mile radius* of the largest national retailers in the city.



sam's club



Kroger



JCPenney

ULTA



Academy SPORTS+OUTDOORS



Burlington



Simmons Bank

BARNES & NOBLE Office DEPOT OfficeMax

ROSS DRESS FOR LESS

Michaels BEST BUY

home OUTLET

Ashley HOMESTORE

KOHL'S



TEXAS TOMMY'S EXPRESS CAR WASH



KFC

TACO BELL

Freddy's STEAKBURGERS

BOOT BARN

CAVENAUGH FORD-LINCOLN

CRVO 2.0

E HIGHLAND DR

CARAWAY RD

Fountain Square REDEVELOPMENT



RNR TIRE EXPRESS

T-Mobile

POTBELLY SALONS

SHOE CARNIVAL

HOBBY LOBBY

Lucky's



GameStop

OCEAN DENTAL

HANK'S Fine Furniture and Mattresses

AT&T



GRANT AVE

BERNARD ST



KidSPOT

holiday by ATRIA SENIOR LIVING SOUTH WIND HEIGHTS



NIX-TITLE COMPANY

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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.

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NORTHERN
TRADE AREA



GREENSBORO DEVELOPMENT

STATE

JONESBORO
MUNICIPAL AIRPORT



MATTHEWS MEDICAL MILE

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
SECTOR

SOUTHWEST
TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

H-1

H-49

555

H-49

ST LOUIS, MO



CONTACT

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MEMPHIS, TN



“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



870.336.8000 | HAAGBROWN.COM



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

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

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