

SUITE FOR SALE

📍 800 S Church St, Ste 104 | Jonesboro, AR 72401



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REAL ESTATE

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Landon Wilson Realtor®
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870 972 9191
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OPPORTUNITY **OVERVIEW**

\$675,000.00

PRICE

±3,744 SF

AVAILABLE SPACE

\$50,000.00

NOI

7.4%

CAP RATE

PROPERTY **HIGHLIGHTS**

- ✦ Medical office located in the heart of Jonesboro's Matthews Medical Mile.
- ✦ Features a functional layout with private offices, reception area, and support spaces.
- ✦ Situated in a 4-story professional building with elevator access and ample parking.
- ✦ Surrounded by hospitals, clinics, and healthcare providers.
- ✦ New 5-year lease in place, offering stable, long-term income.
- ✦ Ideal for investors seeking stable income in a high-demand medical corridor.



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DOWNTOWN BUSINESS DISTRICT

Downtown Jonesboro is a lively, walkable district at the city's core, blending history, culture, and community. Known for its local events, festivals, and unique charm, it serves as a central hub featuring medical facilities, professional services, art galleries, restaurants, and diverse retail. More than just a business area, Downtown reflects Jonesboro's cultural and economic spirit, offering a vibrant space that fosters connection and defines the city's identity.

RESTAURANTS & RETAIL

Skinny J's



SHADRACH'S COFFEE
ROASTING COMPANY



KEY PLAYERS



- Completed a \$137,500,000, 245,000 sqft expansion in 2020.
- Has over 4,000 employees.



- City hall and city governments reside in Downtown.



- The Craighead County Courthouse recently completed a \$14 mil. expansion and held its ribbon cutting in March 2025.



- Patrol and Special Operations Divisions are located in Downtown Jonesboro.

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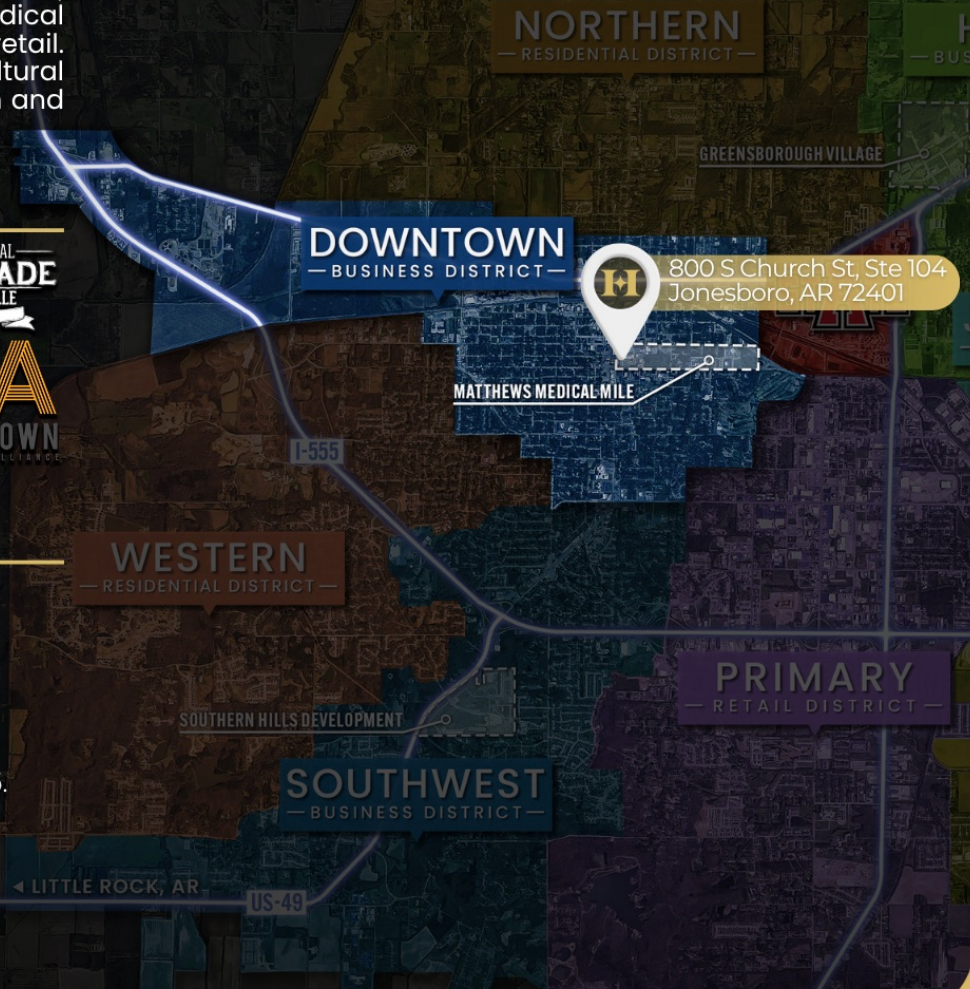
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MARKET MAP



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**HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING**
Top Employment Industries
for Jonesboro, AR


2.4
Avg. Size
Household


20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.


92,876
Total Population


\$235,055
Median Home Value


3,762
Businesses


102,635
Daytime Population


34
Median Age


\$32,292
Per Capita Income


\$61,149
Median Household
Income


0.95%
2024-2029
Pop Growth
Rate

DEMOGRAPHICS

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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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INVESTMENT CONTACT

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