

# SUITE FOR SALE

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



## HALSEY

REAL ESTATE

Landon Wilson Realtor®  
landon@halseyre.com

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870 972 9191  
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## OPPORTUNITY OVERVIEW

**\$675,000.00** **±3,744 SF**

**PRICE** **AVAILABLE SPACE**

**\$50,000.00** **7.4%**

**NOI** **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**



ICHIA  
RAMEN



porch :THIRTY  
GARDEN AND GAMES

THE ORIGINAL  
LEMONADE  
HOUSE GRILLE  
SINCE 2015



HIRACHI & POKE BOWL



**Buff City  
Soap**



SHADRACHS 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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MAP  
HILLTOP  
GREENSBOROUGH VILLAGE  
JONESBORO MUNICIPAL AIRPORT  
NORTHERN  
RESIDENTIAL DISTRICT  
DOWNTOWN  
BUSINESS DISTRICT  
WESTERN  
RESIDENTIAL DISTRICT  
PRIMARY  
RETAIL DISTRICT  
SOUTHWEST  
BUSINESS DISTRICT  
LITTLE ROCK, AR  
US-49

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# Demographics

  
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



3,762  
Businesses



\$235,055  
Median Home Value



102,635  
Daytime Population



34  
Median Age

  
\$32,292  
Per Capita Income

  
\$61,149  
Median Household  
Income

  
0.95%  
2024-2029  
Pop Growth  
Rate

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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axe (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate.  
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# INVESTMENT CONTACT

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