

SALE OR LEASE

📍 406 E Washington Ave & 311 E Monroe Ave | Jonesboro, AR 72401



HALSEY

REAL ESTATE

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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OPPORTUNITY OVERVIEW

SALE

\$795,000.00 ±0.84 AC

SALE PRICE LOT SIZE

±2,148 SF & ±1,744 SF

BUILDING SIZES

LEASE - 406 E Washington Ave

\$3,600/mo Gross

LEASE PRICE

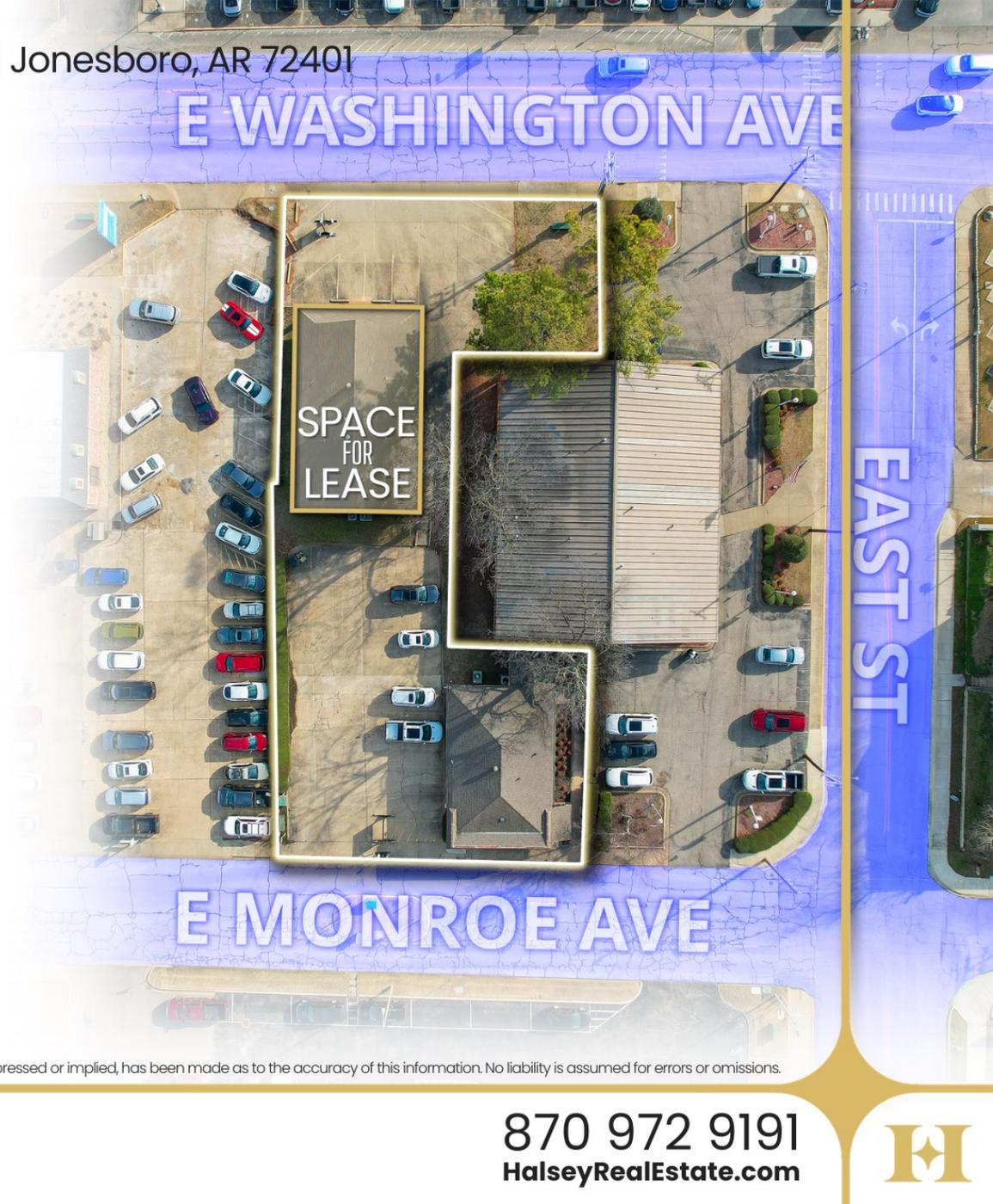
±2,148 SF ±24

AVAILABLE SPACE PARKING

PROPERTY HIGHLIGHTS

- ◆ Downtown Jonesboro office opportunity
- ◆ Two-building offering with professional layout
- ◆ Ideal for medical or general office users
- ◆ Flexible occupancy for owner-user or investor
- ◆ Established downtown business corridor
- ◆ Functional floorplans suited for clinical or administrative use
- ◆ Convenient access to major city thoroughfares
- ◆ Scalable footprint for growing practices or firms

SPACE FOR LEASE



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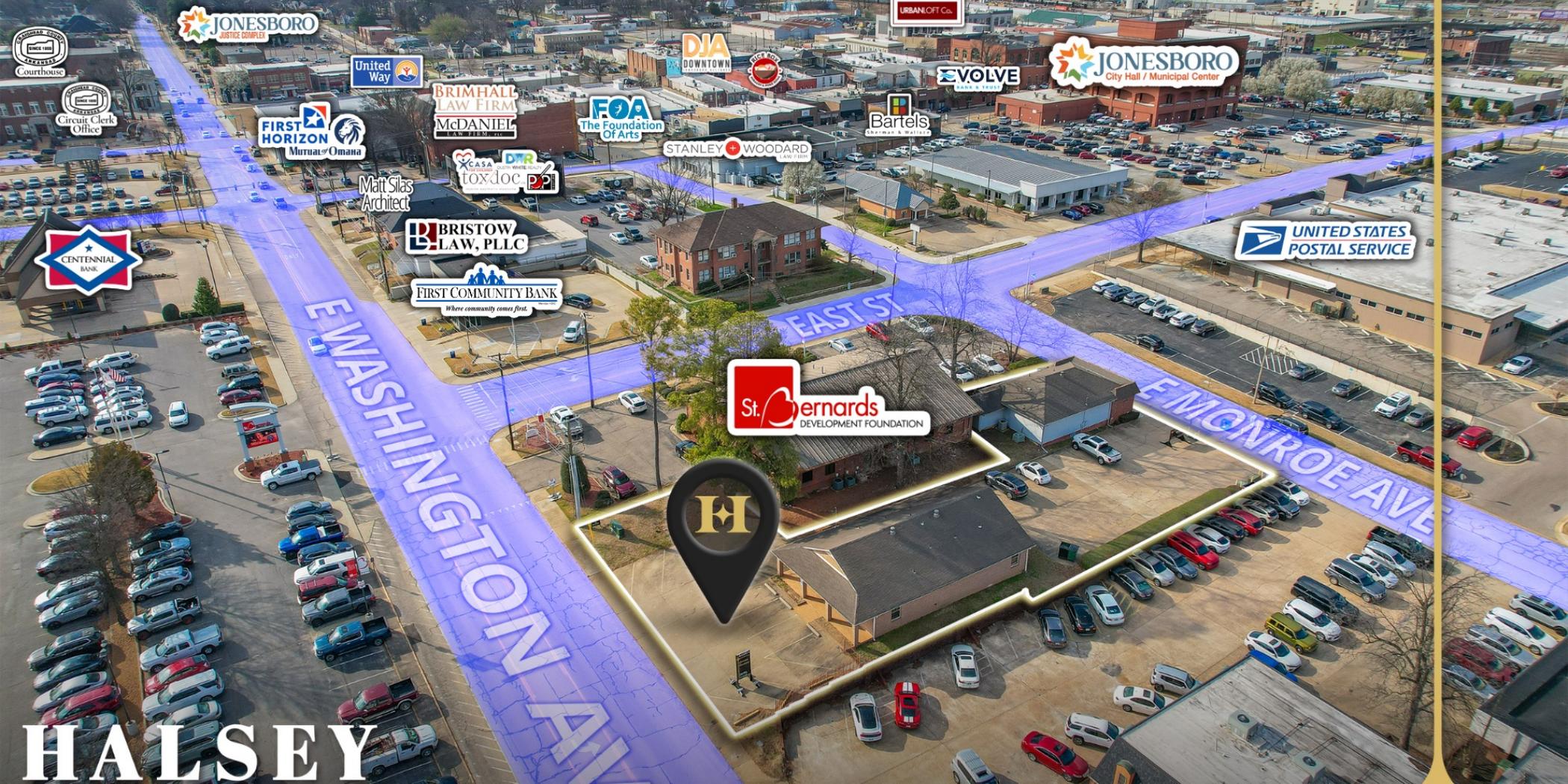
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DOWNTOWN BUSINESS DISTRICT

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

THE COTTON CLUB

Buff City Soap



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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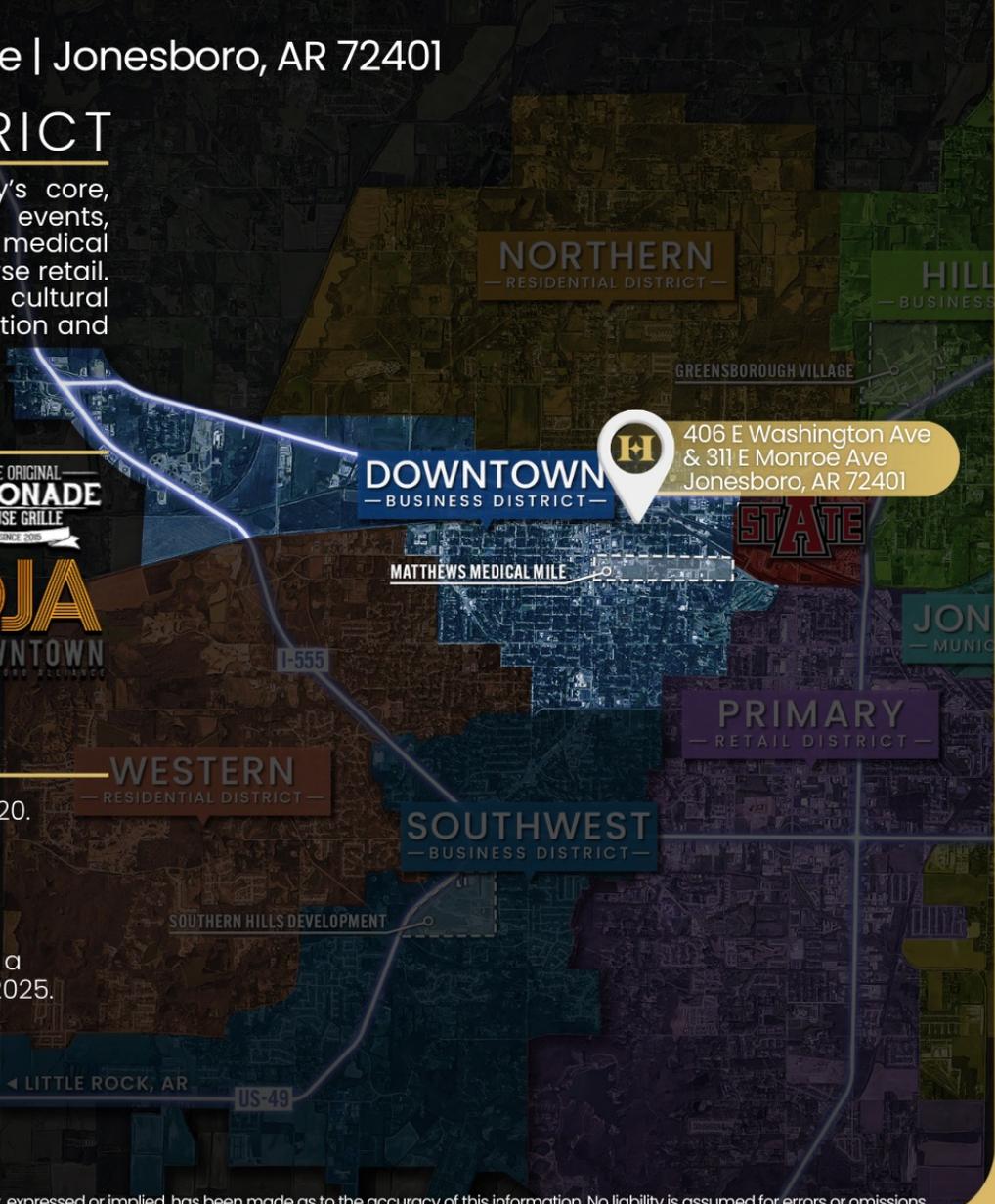
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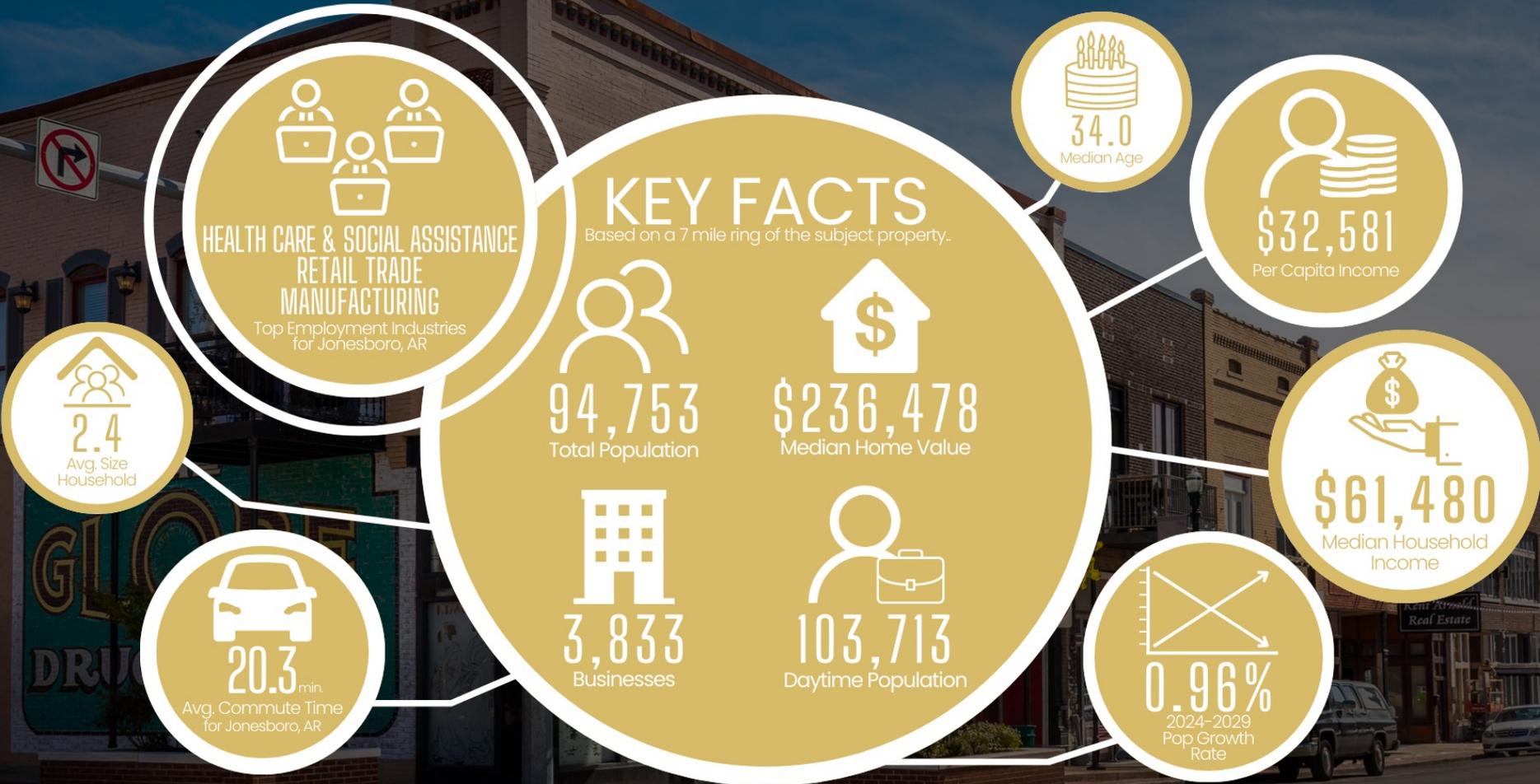


MARKET MAP



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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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