



est. 2010


FOR LEASE

# 9,917 SF RETAIL SPACE


2118 S CARAWAY RD

JONESBORO, AR



 870.336.8000

 ZAC@HAAGBROWN.COM

 HAAGBROWN.COM



# OVERVIEW

Haag Brown Commercial is excited to offer the former Shoe Dept. space in the Highland Square shopping center for lease. This space has been a staple at the corner of Highland Drive and Caraway Road, the city's primary center of trade, for decades. The property has exposure to over 44,000 cars per day and is highly recognized by the 550,000 consumers that frequent Jonesboro.

With the city's top producing businesses - Tommy's Express Car Wash, Texas Roadhouse, and Kroger Marketplace - on the opposite corner, the Highland Square Shopping Center sits at the epicenter of the retail revitalization taking place along Caraway Road. Other tenants in the immediate area include Golden Corral, Texas Roadhouse, Chipotle, Guthries, Nothing Bundt Cakes, Maurices, Buckle, Freddy's Frozen Custard, Gamble Home, Gearhead Outfitters, Elite Eye Care, Krystals, and many more.

Over the past few years, the Highland Square Shopping Center has undergone a complete transformation, adding 4 brand new, big box retailers including Bargain Hunt, Michaels, Play It Again Sports and Ross Dress for Less. The available 9,917 square foot space is situated between Trees n Trends and Athens Greek Restaurant, at the southern end of the large retail center. Additional square footage can be added to the back of the space if needed.

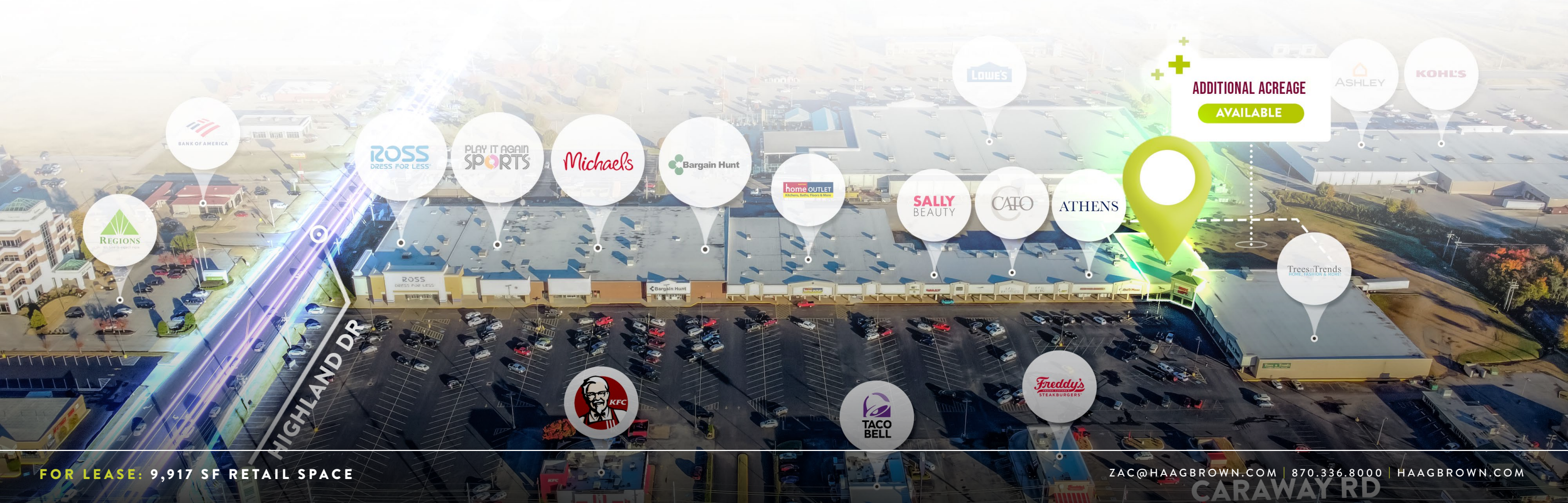
## FOR LEASE

PRICE \$8,264/MO | \$99,170/YR

PRICE/SF \$10 (NNN)

BUILDING SIZE 9,917sf

\*NEGOTIABLE TENANT ALLOWANCE



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CARAWAY RD



# SITE PLAN



HIGHLAND DRIVE

CARAWAY ROAD

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ROSS  
DRESS FOR LESS

PLAY IT AGAIN  
SPORTS

Michaels

Bargain Hunt

home OUTLET  
Kitchen, Bath, Floor & More

SALLY  
BEAUTY

CACI ATHENS

Trees of Trends

Freddy's  
STEAKBURGERS

TACO BELL

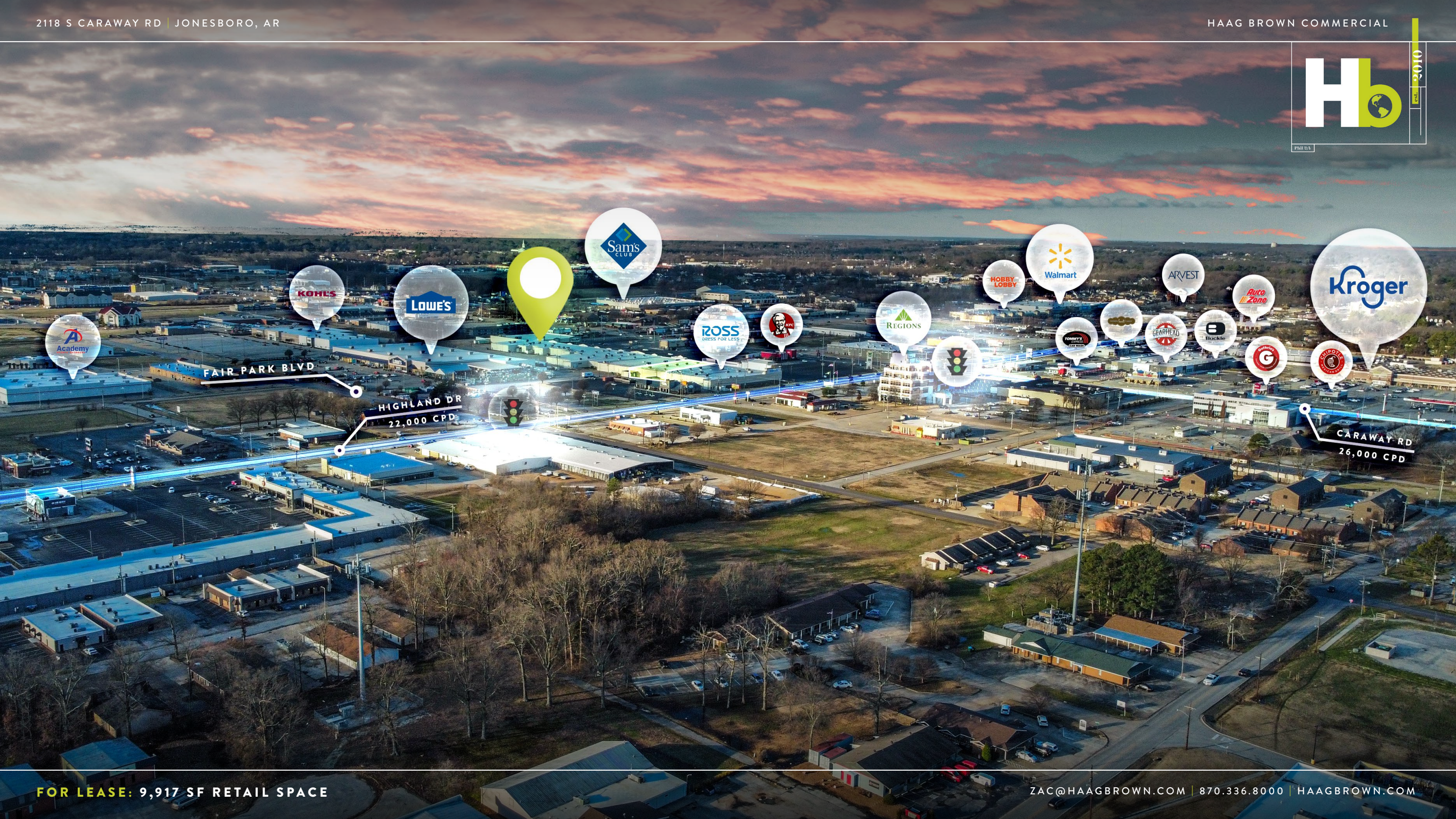
KFC





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PHOTO



FAIR PARK BLVD

HIGHLAND DR  
22,000 CPD

CARAWAY RD  
26,000 CPD

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LOCATED BETWEEN TWO MAJOR INTERSECTIONS,  
WHICH HAVE AN ACCUMULATIVE EXPOSURE OF

OVER 100,000 CPD

HIGHLAND DR + RED WOLF BLVD 55,000 CPD

HIGHLAND DR + CARAWAY RD 48,000 CPD



HIGHLAND DR

RED WOLF BLVD



THE SITE IS WITHIN A 5 MILE RADIUS OF THE  
LARGEST NATIONAL RETAILERS IN THE CITY:

CARAWAY RD

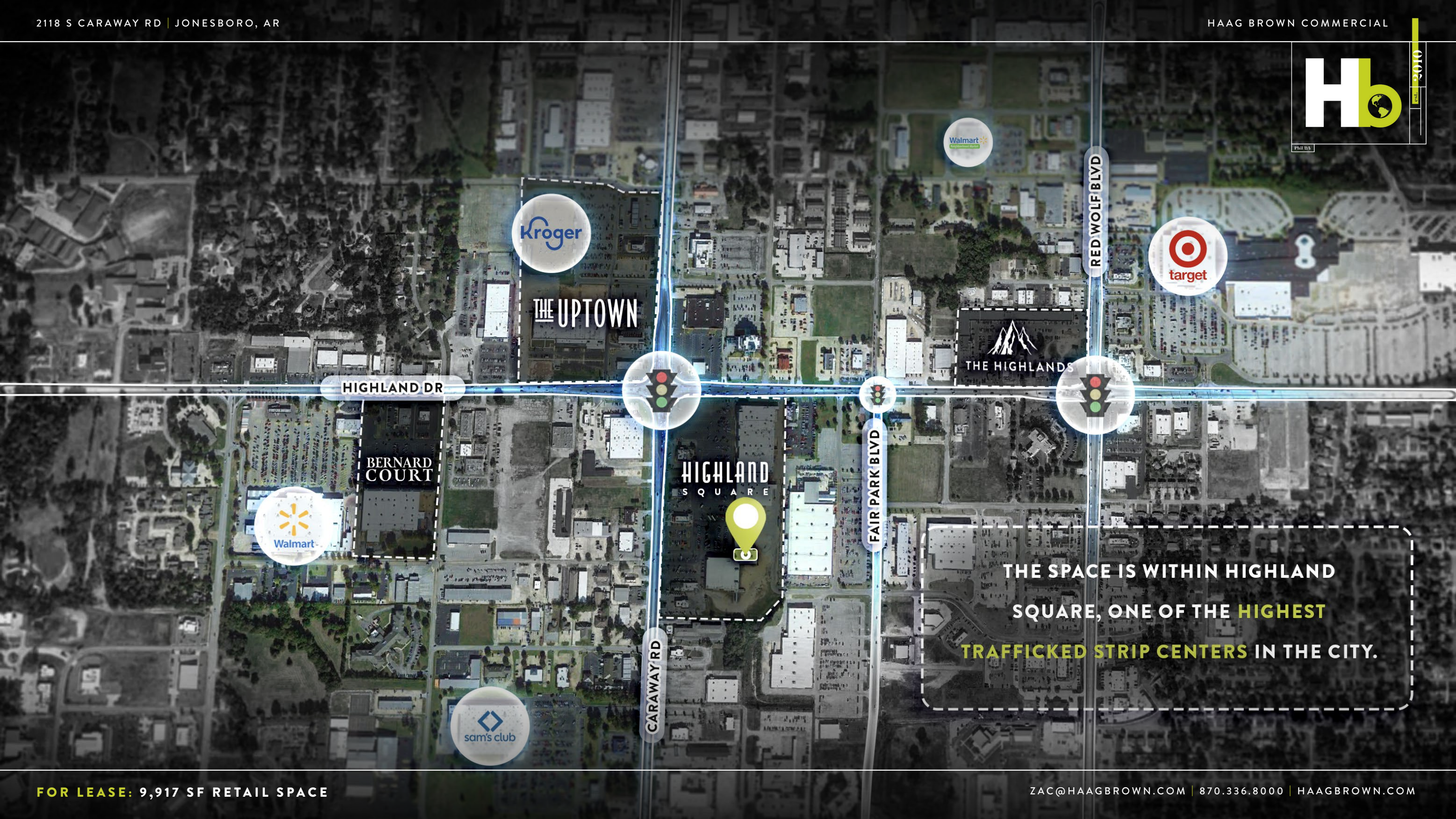
FAIR PARK BLVD



5 MILE



EST. 2010



THE UPTOWN



HIGHLAND DR



BERNARD COURT



HIGHLAND SQUARE



FAIR PARK BLVD

CARAWAY RD

RED WOLF BLVD

THE SPACE IS WITHIN HIGHLAND SQUARE, ONE OF THE HIGHEST TRAFFICKED STRIP CENTERS IN THE CITY.



EST. 2010

**NORTHERN**  
TRADE AREA

**STATE**

**JONESBORO**  
MUNICIPAL AIRPORT

**INDUSTRIAL**  
TRADE AREA

**PRIMARY**  
RETAIL CORRIDOR

**SOUTHWEST**  
TRADE AREA

ST LOUIS, MO

MEMPHIS, TN

**FOR LEASE: 9,917 SF RETAIL SPACE**

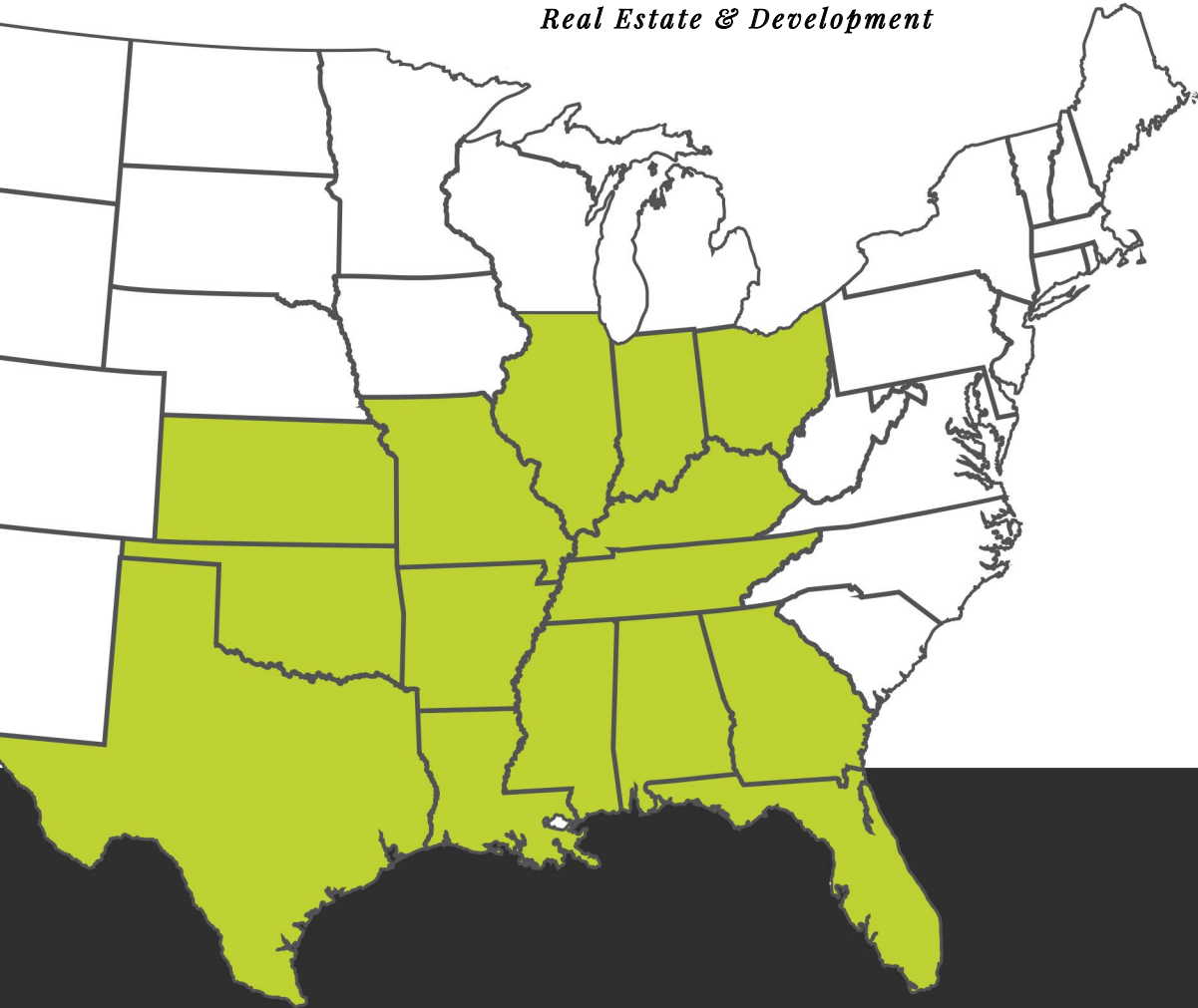
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# Haag Brown

C O M M E R C I A L

*Real Estate & Development*



“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. You should also be aware that Haag Brown 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 utmost 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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HAAGBROWN.COM



ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::  
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



# ZACQUALLS

Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

[zac@haagbrown.com](mailto: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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager