

FOR LEASE

📍 411 West Washington Avenue | Jonesboro, AR 72401



HALSEY

REAL ESTATE

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870 972 9191
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OPPORTUNITY OVERVIEW

\$20/SF NNN **±2,600 sqft** | **±3,668 sqft ±90**
PRICE AVAILABLE SPACE PARKING

PROPERTY HIGHLIGHTS

- ✦ Prime downtown location near courthouses, restaurants, & retail.
- ✦ Positioned to serve Jonesboro's Mid-Town District as well as the population of Arkansas State University and surrounding areas.
- ✦ High visibility to around 7,600 CPD & strong downtown foot traffic.
- ✦ Ample surface parking.
- ✦ Recently replaced roofing.
- ✦ Space can be subdivided to accommodate tenant needs.
- ✦ Tenant improvement allowances available for qualified tenants.
- ✦ Suitable for office, showroom, or a creative workspace.

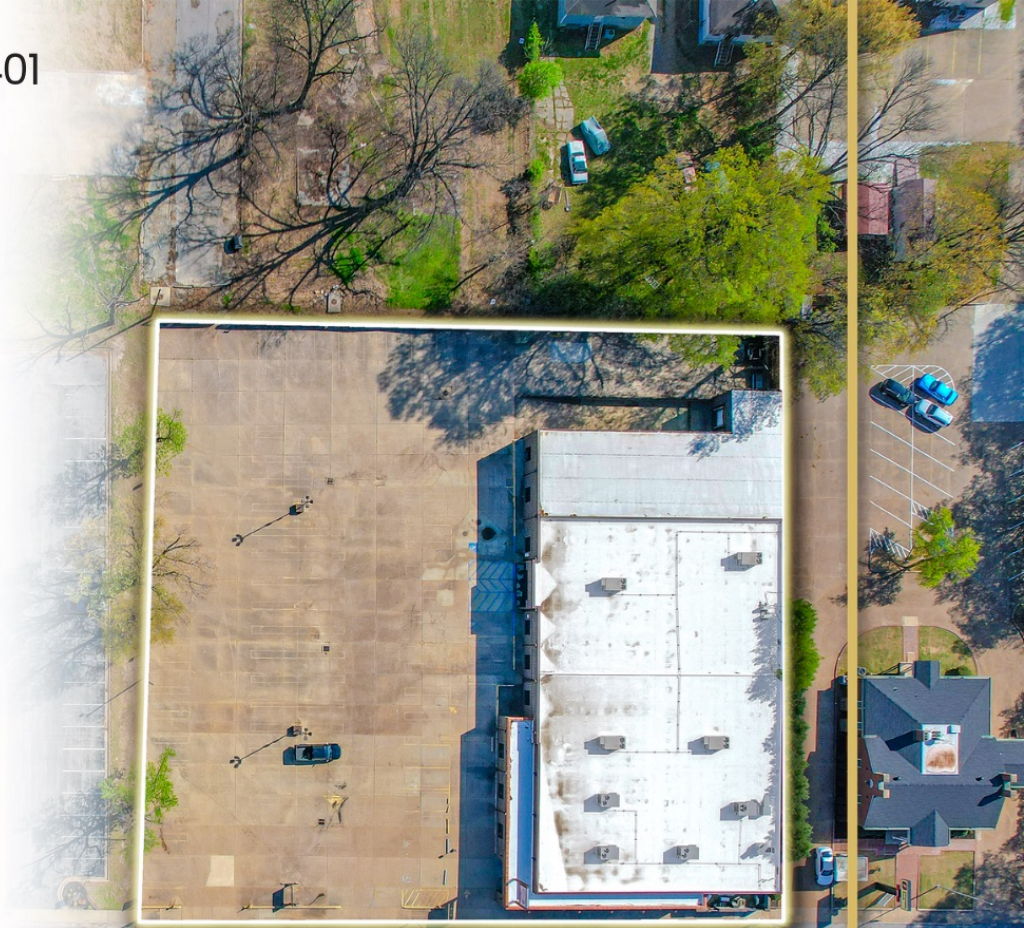


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W WASHINGTON AVE

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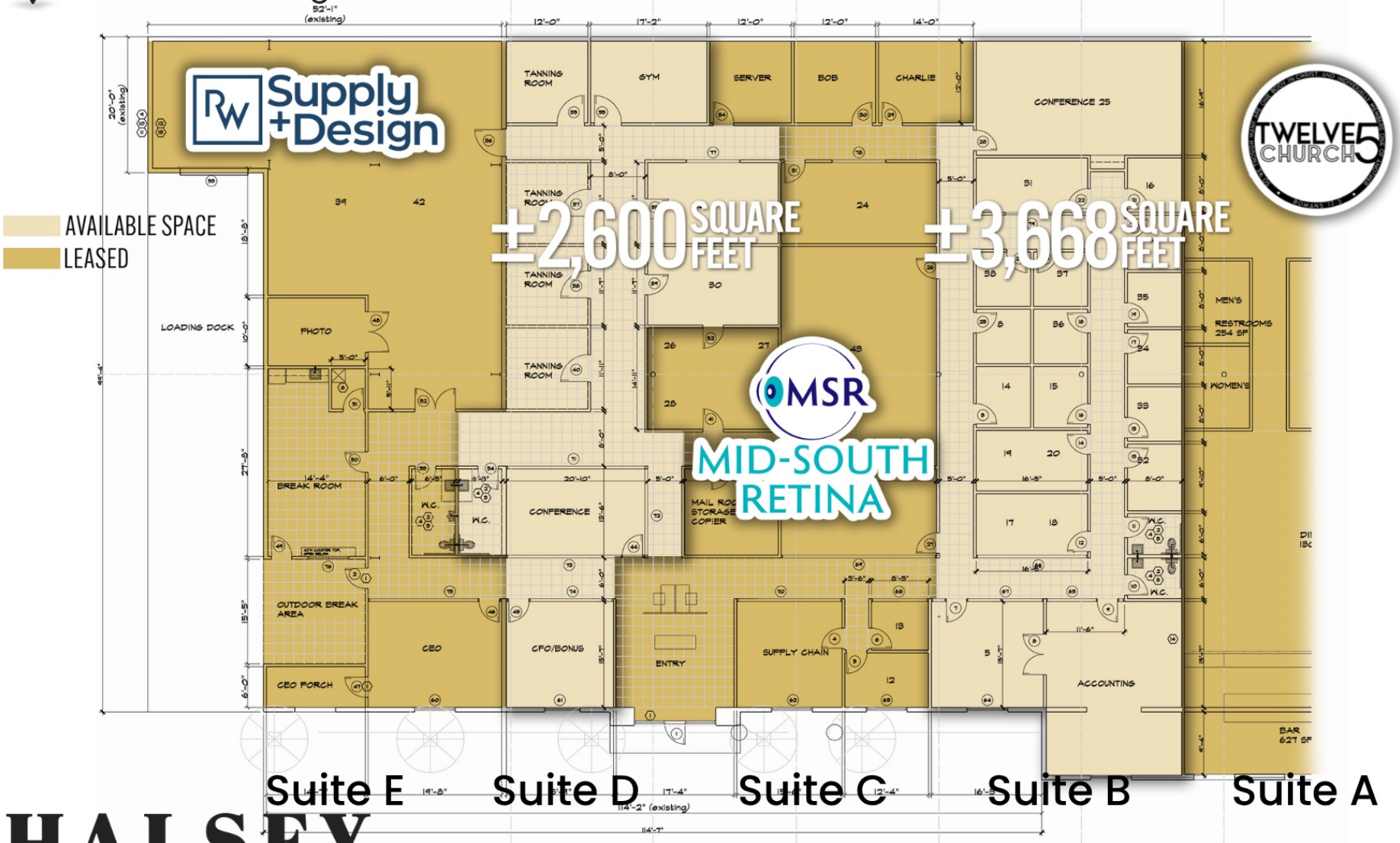
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FLOOR PLAN



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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





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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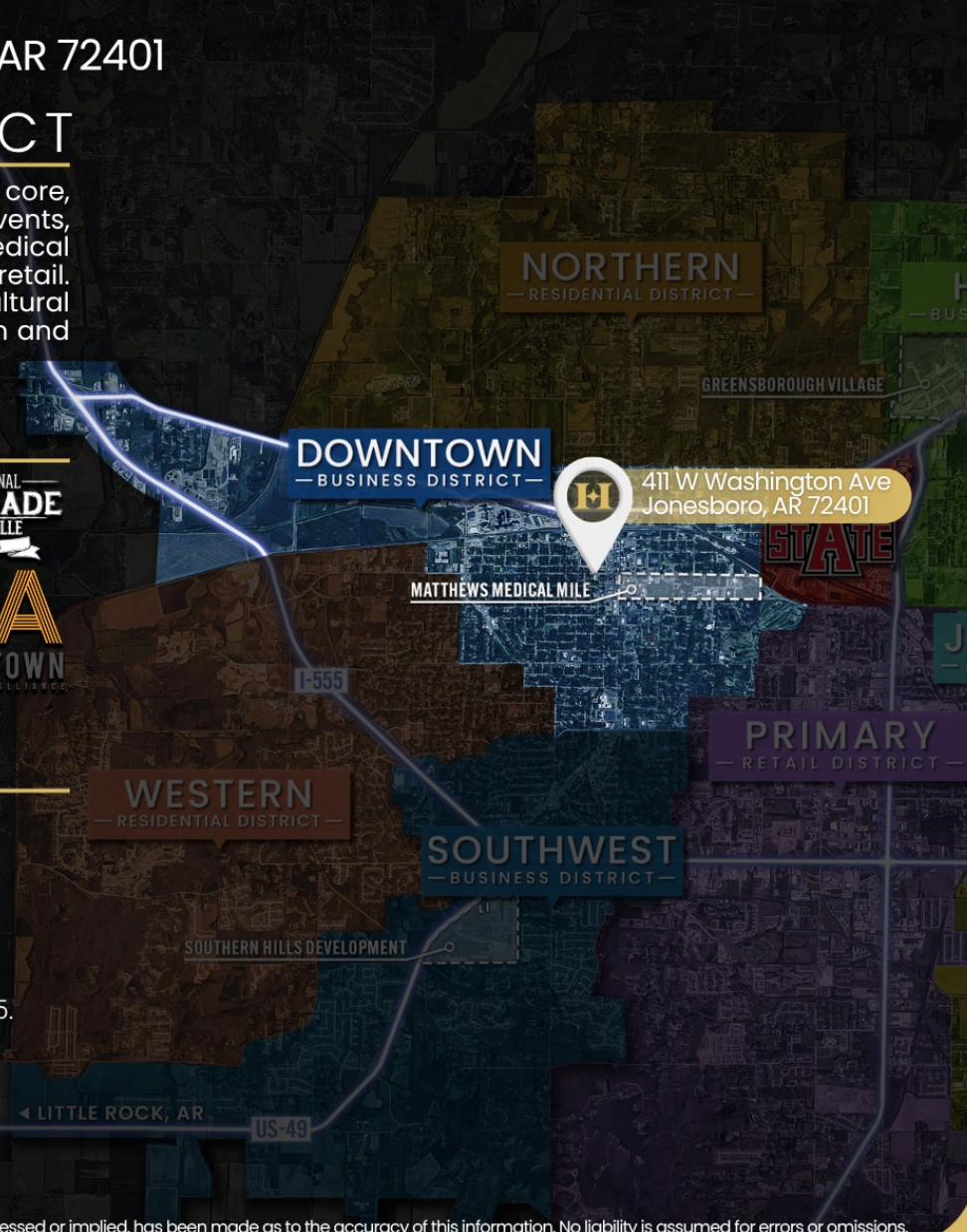
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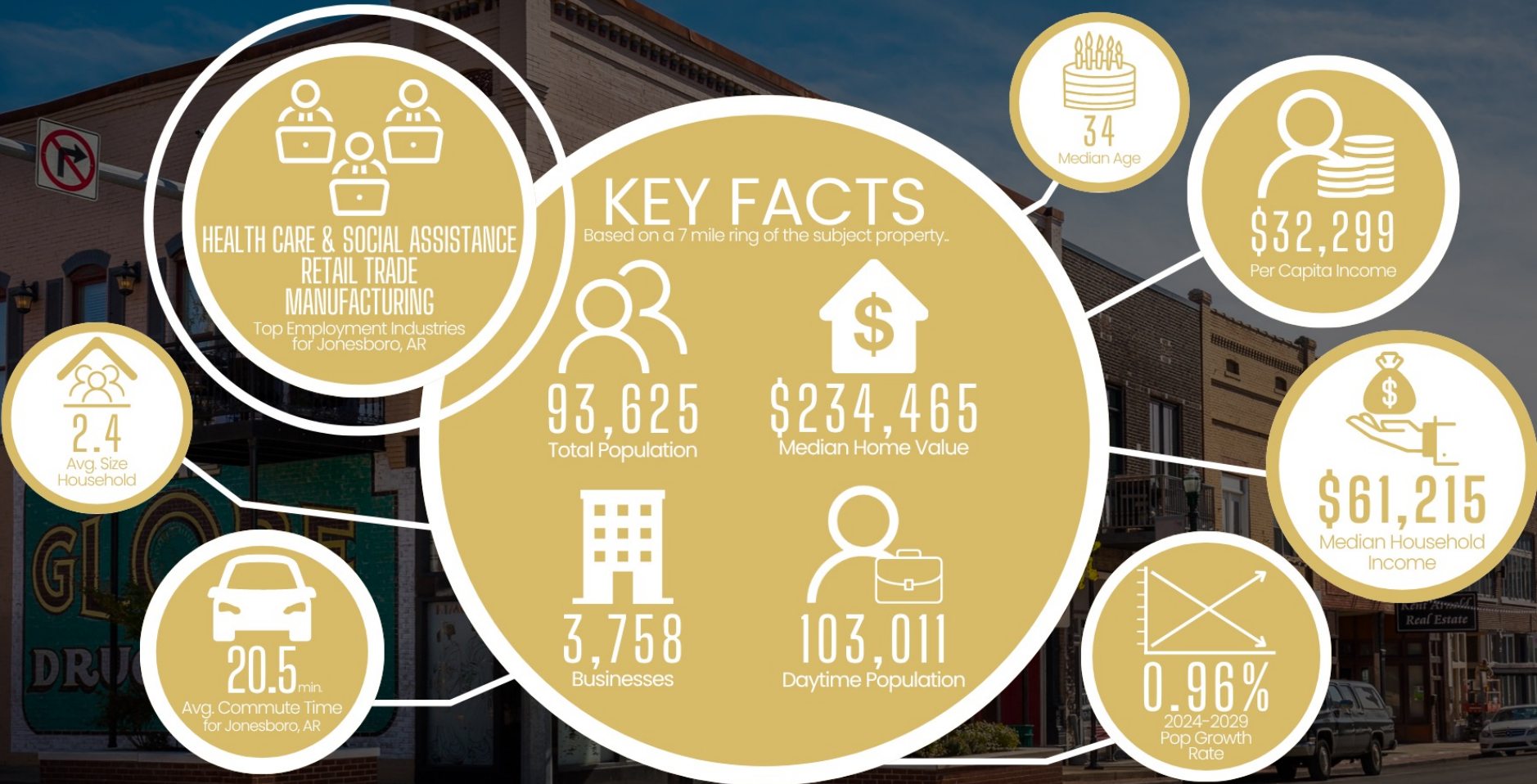
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MARKET MAP



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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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