

SALE OR LEASE

• ± 3,200 SF MEDICAL/OFFICE SPACE



EST. 2010

HaagBrown
COMMERCIAL



PROPERTY OVERVIEW

INCOME IN PLACE.
VISIBILITY BUILT IN.

A 3,200-square-foot medical and professional property positioned along Southwest Drive in Jonesboro, with 2025 ARDOT AADT of 22,000 at station 160258.

Higginbotham Dental is the current tenant. The initial term runs through December 31, 2027, with two five-year renewal options and a 5% increase at each option. Cross-parking serves the development; all lease terms and parking rights require verification.

INCOME PRODUCING

\$50,000 represented annual NOI at a 6.0% represented capitalization rate.

RENEWAL STRUCTURE

Two five-year options with 5% increases at each option, subject to lease verification.

CORRIDOR EXPOSURE

22,000 vehicles per day based on 2025 ARDOT AADT at station 160258.

OFFERING

AVAILABLE TWO WAYS.

The full 3,200-square-foot building is marketed for sale or lease.

PROPERTY	SIZE	STRUCTURE	ASKING TERMS
FOR SALE Investment property	3,200 SF	SALE	\$795,000
FOR LEASE Full building	3,200 SF	LEASE	\$20 / SF / YEAR

Sale and lease offerings are subject to availability, executed agreements, and verification through the listing broker. Lease structure, operating-expense responsibilities, lease dates, financial calculations, parking rights, title, survey, and all due-diligence matters must be independently verified.



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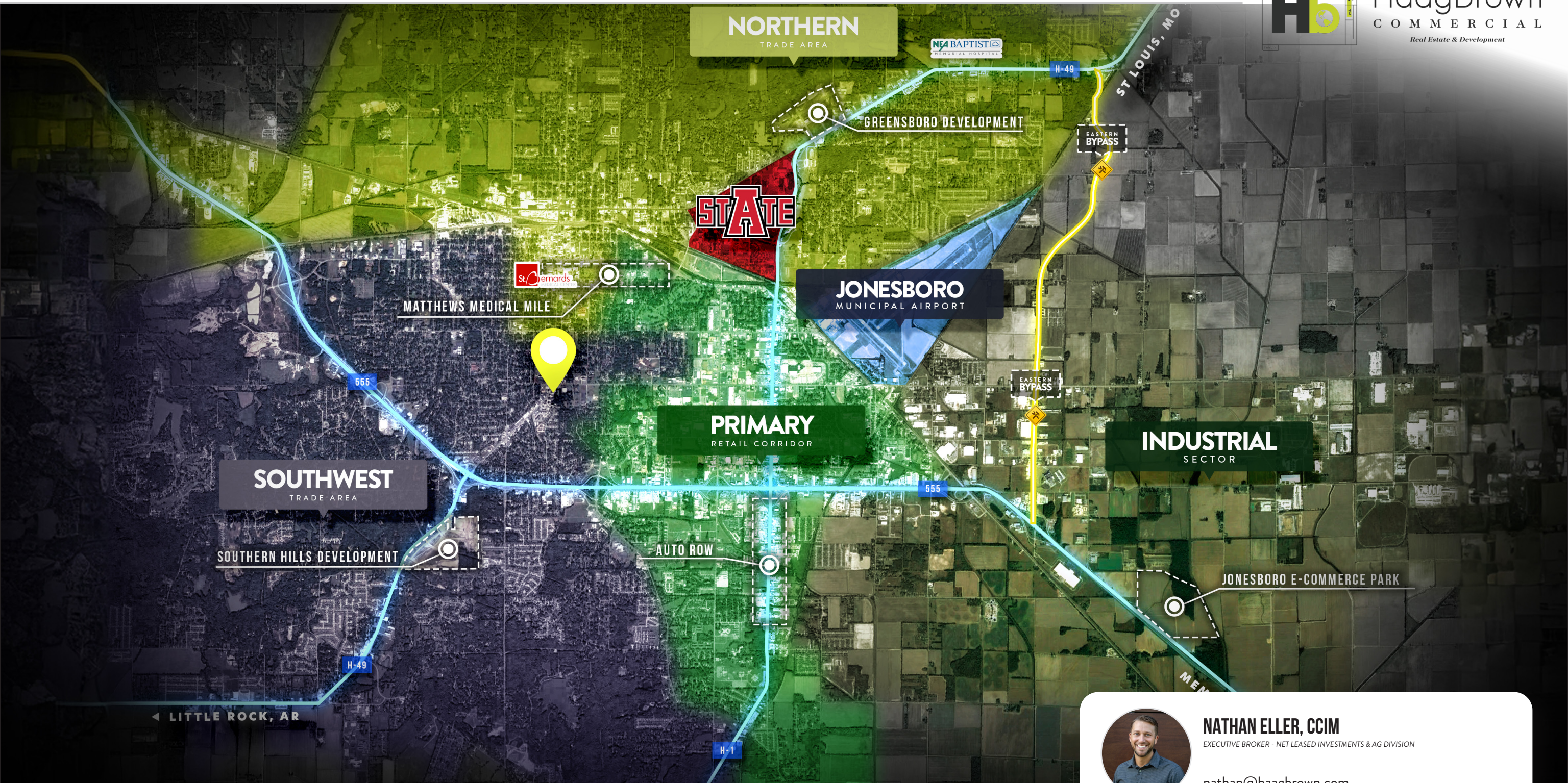
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