



HAAG BROWN COMMERCIAL



METRO CENTRE

LEASE SPACE AVAILABLE

1319 RED WOLF BLVD | JONESBORO, AR



Property Overview

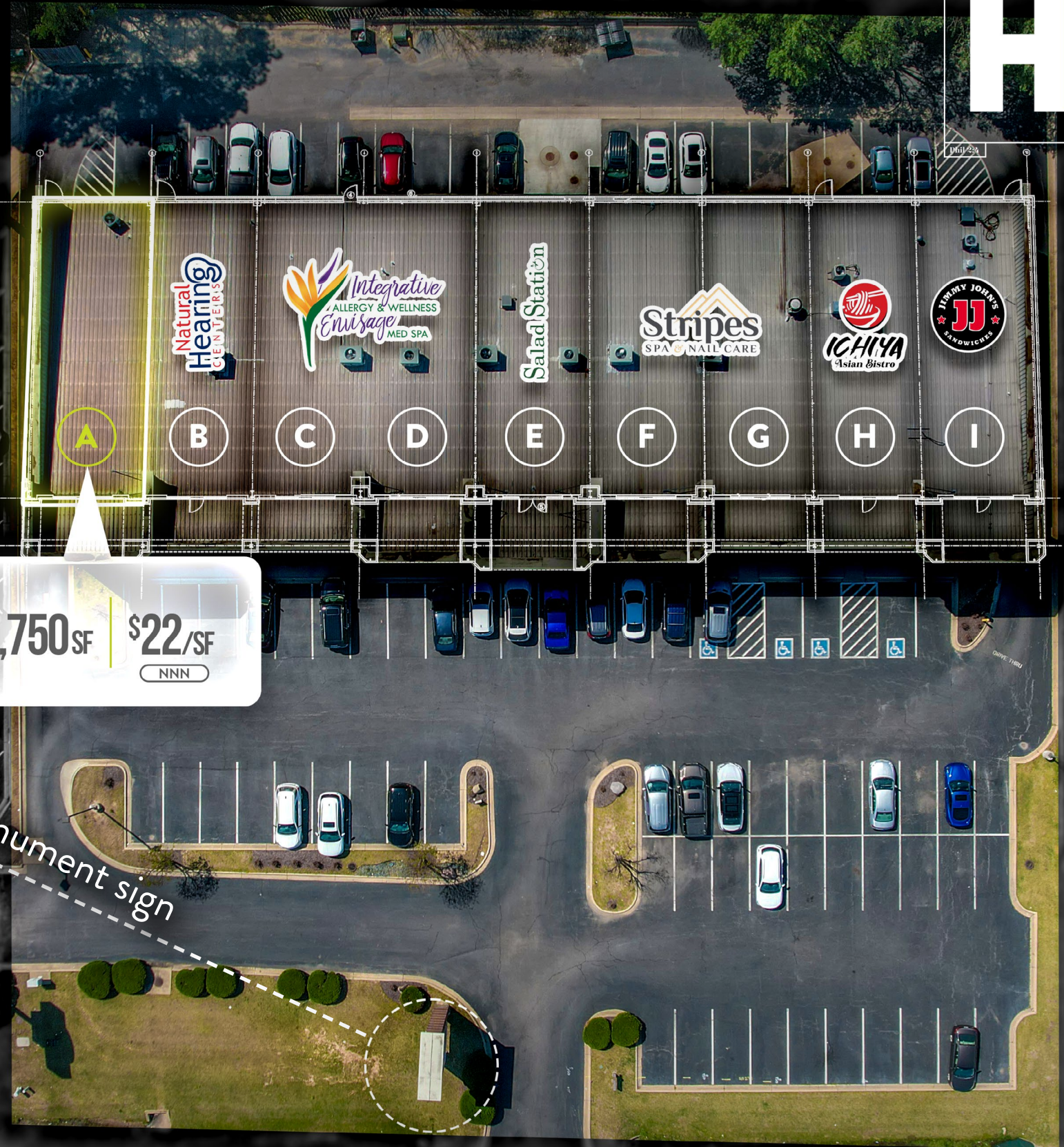
Haag Brown Commercial is offering one +/- 1,750 SF office/medical space available for lease in the Metro Centre. The Metro Centre is located along Red Wolf Blvd. directly between Jonesboro's main retail/restaurant artery & the Arkansas State University campus. Red Wolf Blvd. is home to a large number of local and national businesses, restaurants, retailers, and offices. This retail center is located in close proximity to Buffalo Wild Wings, Popeye's, Andy's Frozen Custard, Olive Garden, Chick-fil-a, Chili's, Target, & Walgreens, just to name a few. Current tenant mix includes Integrative Allergy & Wellness, Natural Hearing Center, Salad Station, Stripes Spa & Nail Care, Ichiya Asian Bistro, & Jimmy John's Gourmet Sandwiches.

With exposure to approximately 34,000 cars per day, this center would be ideal for a business needing high visibility and immediate market presence.





EST. 2010



± 1,750 SF | \$22/SF
NNN

monument sign

METRO CENTRE

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



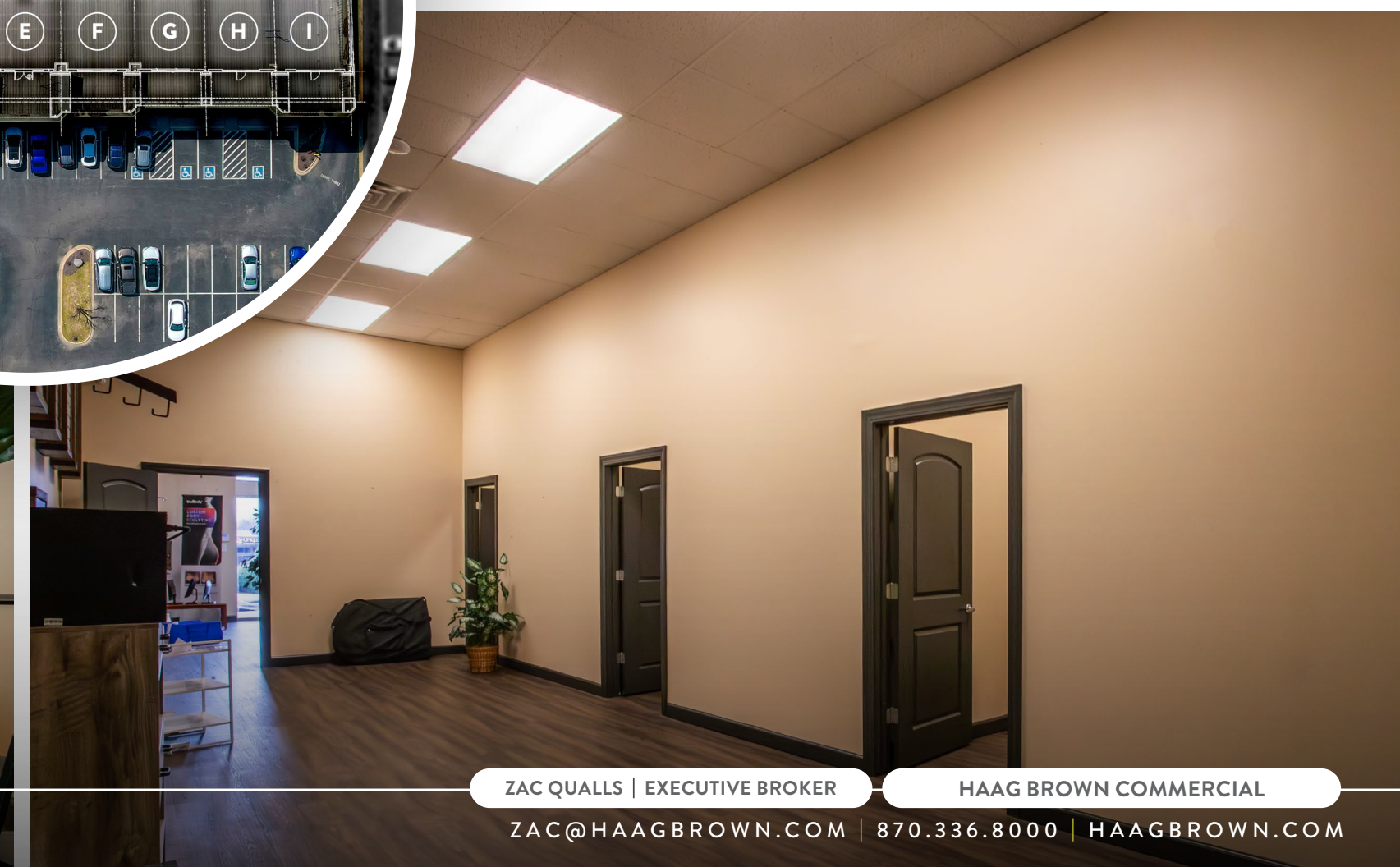
EST. 2010

Suite A **FOR LEASE**

Size: +/- 1,750 SF

Price: \$22/SF NNN

Use: Office | Medical





EST. 2010

PHIL 24



RED WOLF BLVD

33,000 CPD

NETTLETON AVE

9,900 CPD

METRO CENTRE

*Traffic Counts Calculated via ARDOT Daily Traffic Map

*All labels and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

METRO CENTRE

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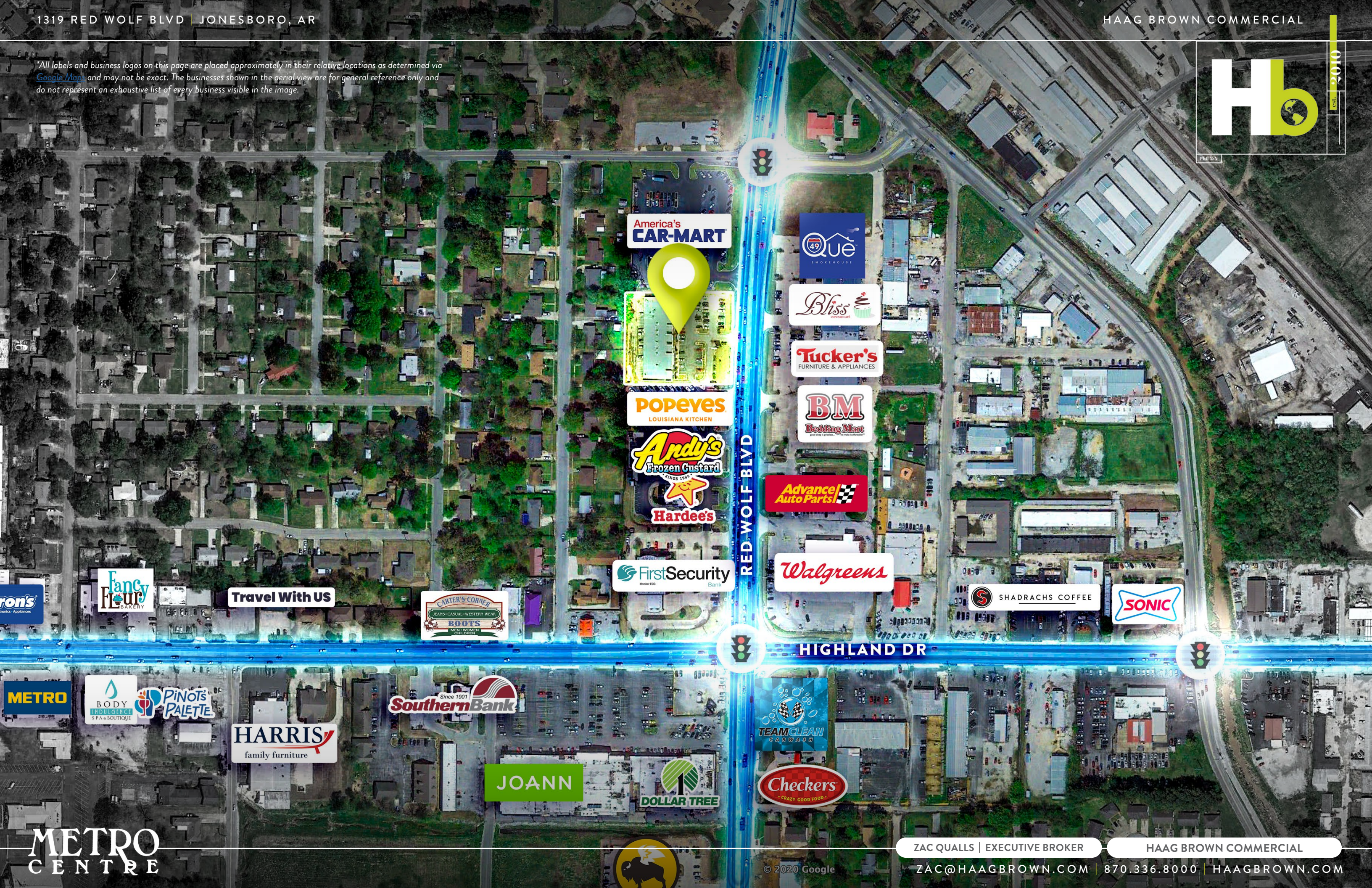
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America's **CAR-MART**



POPEYES
LOUISIANA KITCHEN

Andy's
Frozen Custard
Hardee's

FirstSecurity
Member FDIC Bank

Que
SMOKEHOUSE

Bliss
CONFECTIONERY

Tucker's
FURNITURE & APPLIANCES

BM
Bedding Mart

Advance
Auto Parts

Walgreens

SHADRACHS COFFEE

SONIC

HIGHLAND DR

TEAM CLEAN
CARWASH

Checkers
CRAZY GOOD FOOD

Travel With US

CARTER'S CORNER
JEANS-CASUAL-WESTERN WEAR
ROOTS
MEN-WOMEN-CHILDREN

Southern Bank
Since 1901

HARRIS
family furniture

JOANN

DOLLAR TREE

Fancy Flour
BAKERY

PINOT'S PALETTE
BODY INDULGENCE SPA & BOUTIQUE

METRO

METRO CENTRE

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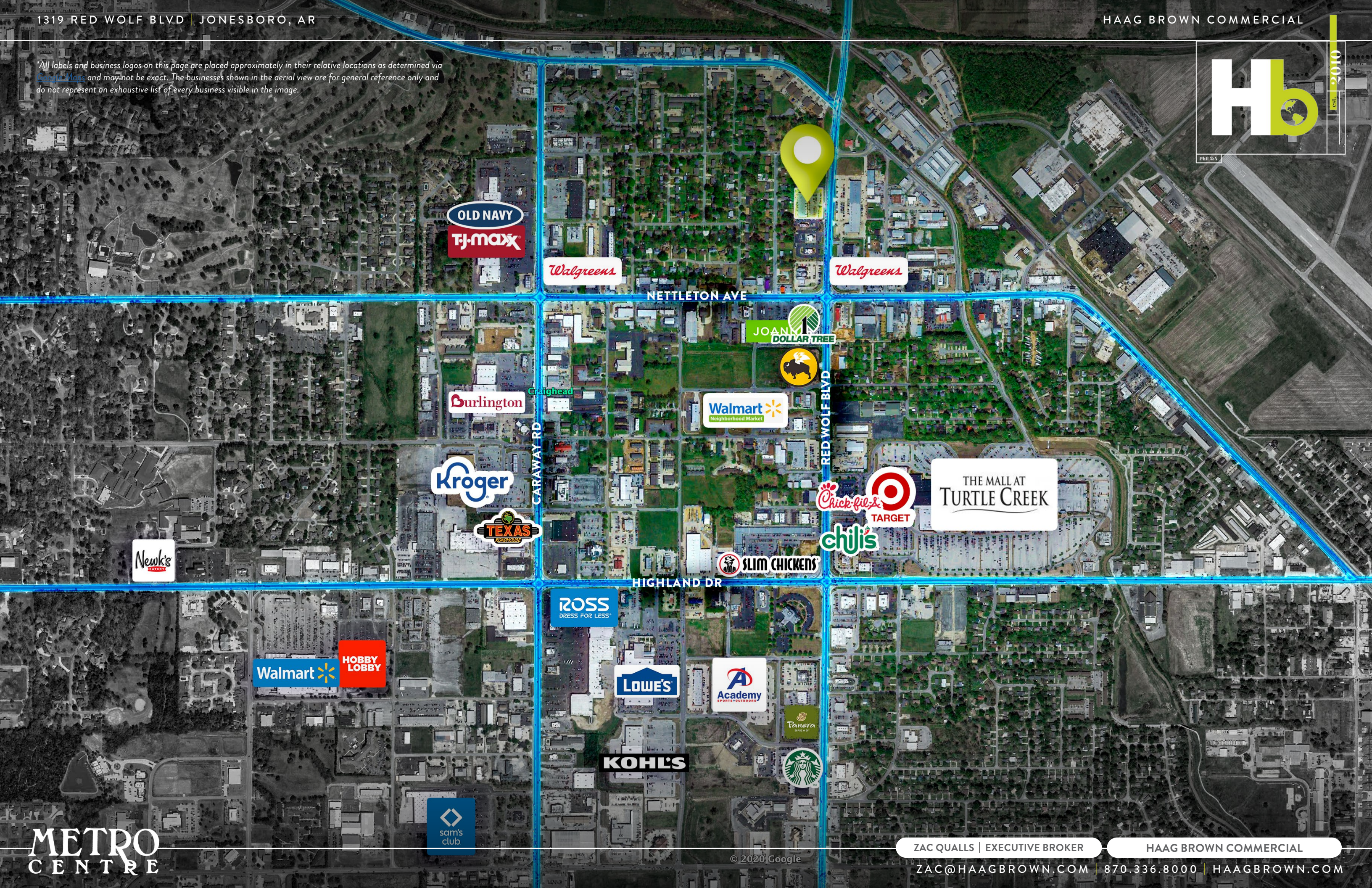
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OLD NAVY
TJ-maxx

Walgreens

Walgreens

NETTLETON AVE

JOAN'S
DOLLAR TREE



Walmart
Neighborhood Market

Burlington

Craighead

Kroger

TEXAS
ROADHOUSE

Newk's
Bakery

Chick-fil-
& TARGET

THE MALL AT
TURTLE CREEK

chili's

SLIM CHICKENS

HIGHLAND DR

ROSS
DRESS FOR LESS

Walmart

HOBBY LOBBY

LOWE'S

Academy
SPORTS+OUTDOORS

Panera
BREAD

KOHL'S



sam's
club

METRO
CENTRE

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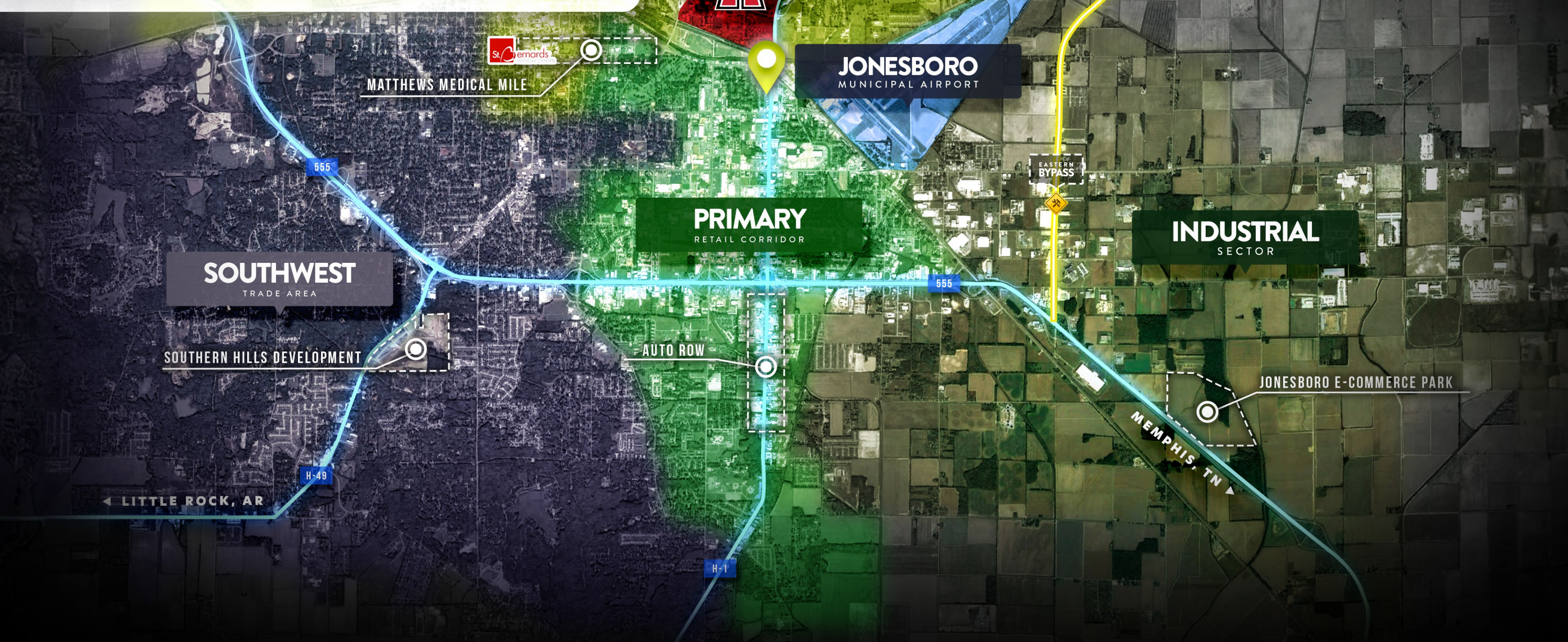
EST. 2010

JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



ZACQUALLS

Executive Broker - Asset Management & Tenant Rep.



As the leader of the Asset Management and Leasing team for Haag Brown Commercial, Zac Qualls oversees the management of some of the most prominent assets in Jonesboro, including the 2400 Building, The Highlands, Urbantech, Southwest Drive Center, and Turtle Creek Crossing. His role within the company is also to advise clients through the process of disposition and acquisition of investment real estate as well as represent a range of commercial tenants.

Zac plays a pivotal role in assisting Haag Brown Development with numerous redevelopment initiatives. He aids in advancing the national expansion program, which has led to introducing over 100+ national restaurants and retailers to the Northeast Arkansas region.

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 are evident since he was a former banker and member of the Financial Industry Regulatory 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 a broad range of investment products.

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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007



“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. HB 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 upmost 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.

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