

# The Numbers Don't Lie.

REAL ESTATE.  
WE DO IT BEST.

LEARN MORE: 

One Of The Largest Property Management Firms In Arkansas

Based on the Arkansas Business Magazine

We Are Home To 3 Of The Top 10 Agents In The Market

Based on MLS volume production per agent.

We Are Home To The #1 Agent In The Market

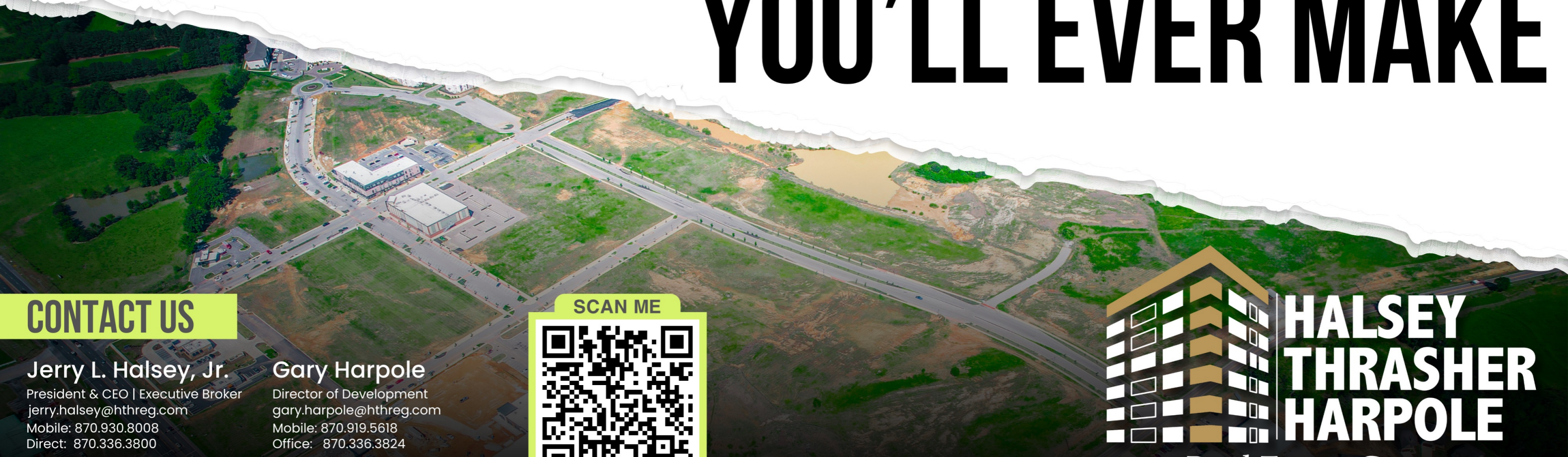
Based on MLS volume production per agent.

#1 Commercial Real Estate Firm In The Market

Based on commercial MLS volume production.



# THE BEST MOVE YOU'LL EVER MAKE



## CONTACT US

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# HALSEY THRASHER HARPOLE

Real Estate Group

Disclaimer: Some members of various ownership in the development are licensed real estate brokers and sales agents in the state of Arkansas and are partial owner of the entities.



*The Village Shoppes*  
*at Greensborough Village*



Developed by:

**HALSEY  
THRASHER  
HARPOLE**

— Real Estate Group —

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Experience It. Live It.

## Development Summary

Nestled along one of the busiest routes in Northeast Arkansas, this "city within a city" is strategically placed, right across from Arkansas State University. But that's not all – it's perfectly positioned between the brand-new NEA Baptist Healthcare campus and St. Bernard's downtown Medical Mile. Talk about being at the heart of the action! This prime spot puts Greensborough Village in the center of the region's biggest employers, where over 7,000 go-getters are on the move every single day. And with more than 12,000 ASU students around, you're surrounded by a dynamic community that's literally at your doorstep. So, whether you're chilling in Greensborough Village while your workplace is elsewhere (or the other way around), you're always just a stone's throw away from the pulsating core of Jonesboro's bustling scene.

# The Village Shoppes



**BUILDING 1**

**BUILDING 2**

**BUILDING 3**

**Market**

## BUILDING 2

SIZE: 10,000 SF USE: Mixed-Use  
AVAILABLE: 5,400 SF can be divided  
RATE: \$35/sf NNN

**LEASED**

**AVAILABLE**  
5,400+ SF

## BUILDING 3

SIZE: 8,000 SF USE: Retail/Office  
AVAILABLE: Four 2,000 SF Units  
RATE: \$35/sf NNN

**AVAILABLE**  
8,000 SF





# JONESBORO, AR

Jonesboro is the regional hub of Northeast Arkansas for healthcare, entertainment, business, and industry. It is the 5th largest city in Arkansas, with a population of over 76,000. Our Metropolitan Statistical Area (MSA) is over 130,000+. With a thriving downtown entertainment sector near campus to the west and the growing Hilltop area to our east, the A-State campus is situated in the heart of our hometown.

Jonesboro is home to Arkansas State University and is a regional center for manufacturing, agriculture, medicine, education, and trade. Jonesboro is also home to Hampson Museum, Hemingway-Pfeiffer Museum, Parkin Archeological State Park and Memphis Zoo. The city has a number of parks and shopping centers that are frequented by locals and tourists such as the Craighead Forest County Park, the West Washington Avenue Historic District, Crowley's Ridge State Park and Lake Frierson State Park which all offer a number of facilities for outdoor recreation.

While Jonesboro is near the great Mississippi River delta region, our city's landscape is far from flat. Jonesboro sits astride Crowley's Ridge, a narrow, low-lying ridge created through the upheaval of an ancient sea bottom, erosional actions of ice-age meltwaters and rivers, and centuries of build up from wind-deposited sediments. Thought to have been an island between the prehistoric Mississippi and Ohio river valleys, Crowley's Ridge is one of a handful of similar ice-age landforms in the world.

Residents and visitors alike enjoy a host of recreational, cultural and educational amenities. Jonesboro's residents show great pride in their community, an excellent place to raise a family, work or play. Jonesboro has shopping available to fit every need, and downtown Jonesboro is filled with lively restaurants, colorful shops and thriving businesses. Whether it's the city parks, organized sports programs or private athletic facilities, there is something for everyone to enjoy.

**LEARN MORE  
ABOUT JONESBORO**



**\$54,069**

Median Household  
Income

**\$33,596**

Per Capita Income

**84%**

Commuters drive  
alone to work



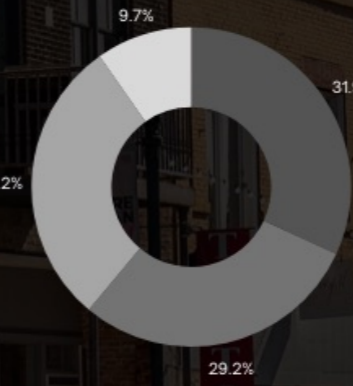
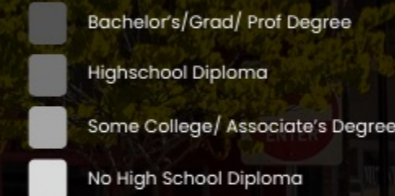
**4,430**

Total  
Businesses

**57,660**

Total  
Employees

## EDUCATION RATE



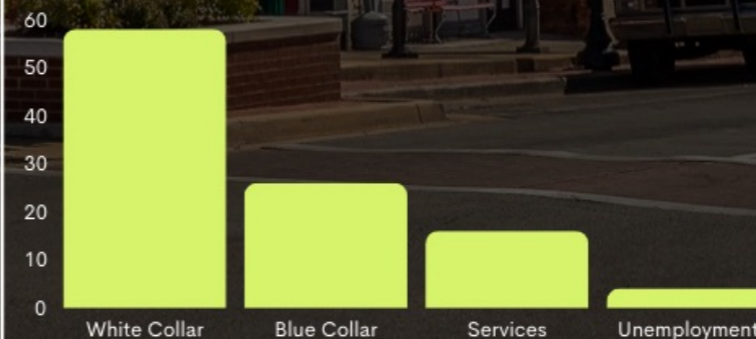
**36.4**

Median Age

**\$78,367**

Median Net  
Worth

## EMPLOYMENT RATE %



**49,913**

Households

**128,360**

Population

**\$45,937**

Median  
Disposable  
Income

**DEMOGRAPHIC**



Divots Golf Lounge offers a unique experience for golf lovers and novices alike. With 8,000 square feet of indoor space, it's the go-to spot for anyone looking to tee off in any weather.

Inside, you'll find six simulator bays powered by TruGolf Apogee and E6 Connect tech, letting you play on top courses from around the globe. But the fun doesn't stop there. They've got a top-notch putting surface and chipping mats, perfect for practicing your short game.

Malco Theatres, Inc. is a movie theatre chain that has remained family owned and operated for over one hundred years. It has been led by four generations of the Lightman family. The company has 37 theatre locations with over 371 screens in six states (including Arkansas, Kentucky, Louisiana, Mississippi, Missouri and Tennessee). Malco also operates three family entertainment centers in Oxford, MS, Gonzales, LA and Lafayette, LA.



A new kind of cool is here! Designed at over 12,000 square feet, The Social features a full service restaurant, bar, lounge and bowling! Your dining experience is like no other with high quality ingredients, presented in a way that is picture worthy once it hits your table. Food that hits the spot and has a certain style and flare like nothing else in Jonesboro. Order anything on the menu, we know you will love it! The social is home to the most unique bowling experience in Northeast Arkansas!



DESO  
CHOCOLATE

Step into the world of Deso Chocolate and elevate your happiness with the finest Belgian desserts. From warm waffles to delicate crepe rolls and interactive fondue, every bite is a journey to bliss. Indulge in the cozy ambiance and friendly smiles as you savor each decadent treat. Experience joy, one chocolatey delight at a time, at Deso Chocolate.

The Urban Loft Co., where its lofts offer the perfect space to pursue dreams. The ease of a fully furnished, all-inclusive loft provides a comfortable environment that inspires individuals to build lives they love. Choose from a variety of loft layouts located in vibrant city centers. It has never been easier to step out and make your move with The Urban Loft Co.

Urban  
Loft  
Co.



BACK ROAD  
SOCIAL  
TRADE CO

Backroad Social Trade Company, where the belief is that "Life begins where the pavement ends!" The name, Backroad Social, originated during a weekend "country cruise" just outside the small Arkansas town they call home. Backroad Social presents a diverse selection of high-quality, comfortable wardrobe essentials that offer both style and comfort. They aim to bring smiles to customers' faces while enhancing the way they work, play, and live.

# DIRECTORY



## ARVEST



## DUNKIN'



## Urban Loft Co.

THE LANDING AT  
GREENSBOROUGH VILLAGE



# COMING SOON



## LA BRAVIA

Mexican Cuisine





Focusing on its mission to educate leaders, enhance intellectual growth and enrich lives, Arkansas State University is the catalyst for progress in our state, the Delta and the Mid-South region.

Founded in 1909, A-State meets the challenges of continuing as a destination university for more than 14,000 students through the combination of world-class research with a long tradition of student friendly instruction. The second largest university in Arkansas, Arkansas State is a doctoral-level national institution with more than 150 degrees areas of study, including a robust online program, and a diverse student body from across the nation and the world.

The economic and cultural engine of Northeast Arkansas, A-State's public-private partnerships include hosting the New York Institute of Technology College of Osteopathic Medicine which is Arkansas' first osteopathic medical school, the creation of Mexico's first American-style university with ASUCQ in Queretaro, and working with O'Reilly Management for the Red Wolf Convention Center and Embassy Suites.

**13,896**

Total Student Enrollment In 2023

**15:1**

FTE Student to Faculty Ratio

**182%**

Increase in new, first-time Freshmen

**3.51**

Average incoming Freshmen GPA

**LEARN MORE:**

 [Astate.edu](https://astate.edu)



Since its modest inception in 1912 with a 150-bed hospital, NEA Baptist Hospital has expanded exponentially to meet the evolving needs of the communities it serves, eventually becoming the largest privately owned hospital in the nation.

Aligned with the three-fold ministry of Christ—Healing, Preaching, and Teaching—NEA Baptist Memorial Health Care remains steadfast in its commitment to providing quality healthcare. Its vision is to establish an expert system of care in the Mid-South, characterized by boundless love, facilitating the realization of the impossible under divine guidance. Guided by core values of compassionate care and service, teamwork and trust, innovation and excellence, and respect for individuality and diversity, NEA Baptist Memorial Health Care strives to exceed expectations in all aspects

of its operations. As a responsible corporate citizen, NEA Baptist Memorial Health Care actively collaborates with local organizations to promote the well-being of communities. Through various initiatives such as programs, seminars, health fairs, board participation, events, employee engagement, and more, NEA Baptist Memorial Health Care contributes significantly to the betterment of society.



St. Bernards Medical Center is a 440-bed acute-care hospital in Jonesboro, Arkansas. The hospital, established on July 5, 1900, is the flagship facility of its nonprofit parent, St. Bernards Healthcare, serving as a regional referral center for 23 counties in northeast Arkansas and southeast Missouri.

St. Bernards Medical Center is the only Level III trauma center in the region and houses the only Neonatal Intensive Care Unit (NICU) in the eastern part of Arkansas. St. Bernards Medical Center serves as a regional referral hospital across four areas of services, including heart and vascular, cancer, women's and children's services and senior services.

The mission at St. Bernard's Hospital was more than just words on paper; it was a guiding principle that infused every aspect of the institution's operations. Situated in the heart of the community, the hospital was dedicated to providing Christ-like healing through education, treatment, and health services.

 <b>228</b> Total Beds with expansion up to 300 beds	 <b>160+</b> Providers in 35 specialties	 <b>10</b> Convenient family practice locations	 <b>6</b> Free Health Programs
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 <b>440+</b> Total Beds	 <b>250+</b> Medical Staffs	 <b>20+</b> Provider for residents in more than 20 counties
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**LEARN MORE:** 

**LEARN MORE:** 