

INVESTMENT OPPORTUNITY

📍 2315 – 2319 E Matthews Ave | Jonesboro, AR 72401



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REAL ESTATE

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OPPORTUNITY OVERVIEW

\$1,100,000.00	7.5%	100%
PRICE	NOI	OCCUPANCY
±7,500 SF	±0.65 AC	±28
BUILDING SIZE	LOT SIZE	PARKING

PROPERTY HIGHLIGHTS

- 100% leased providing immediate income.
- Strategic location near Arkansas State University and the established Matthews Medical Mile.
- Surrounded retail anchors including Walmart, Sam's Club, Kroger, McDonald's, and more.
- Flexible multi-suite layout ideal for service retail, medical, or professional office users.
- Corridor supported by dense neighborhoods and established commercial activity.
- Billboard easement in place; billboard not included.



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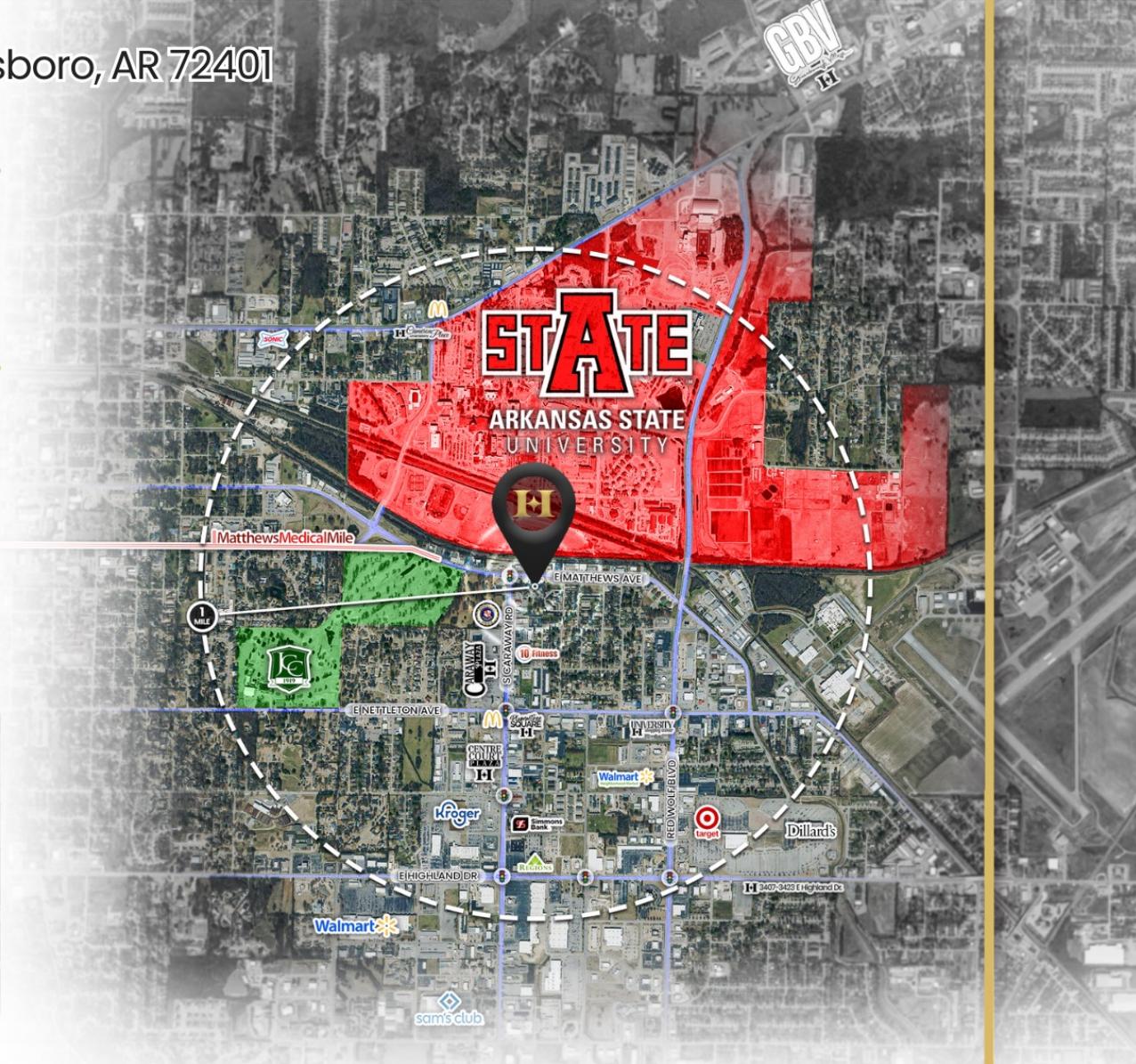
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AR NextStep Counseling Services



NextStep
Counseling Services

SUMMARY

Tenant	AR NextStep Counseling Services LLC
Premises	2315 E Matthews Ave.
Leased Area	±3,000 sf
Rent Commencement	May 15, 2021
Lease Expiration	May 14, 2026
Lease Type	Gross
Current Base Rent (Annual)	\$36,000.00
Renewal Options	N/A
Landlord Responsibilities	CAM, Taxes, Insurance, & HVAC >\$500/yr

Matthews Health Care



SUMMARY

Tenant	Matthews Healcare LLC & The Jonesboro Group, LLC
Premises	2317 E Matthews Ave.
Leased Area	±2,000 sf
Rent Commencement	February 1, 2017
Lease Expiration	January 31, 2029
Lease Type	NNN
Current Base Rent (Annual)	\$23,820.36
Renewal Options	All options excersized.
Landlord Responsibilities	N/A

8848 Mart



SUMMARY

Tenant	Khukuri Investments LLC
Premises	2319 E Matthews Ave.
Leased Area	±2,400 sf
Rent Commencement	January 1, 2026
Lease Expiration	December 31, 2031
Lease Type	NNN
Current Base Rent (Annual)	\$36,000.00
Renewal Options	One 5 year option with a 10% increase.
Landlord Responsibilities	N/A

LEASES

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sam's club The Trim Cup

Walmart

OfficeMax
BARNES & NOBLE

TEXAS CHIPOTLE
Simmons Bank TIDAL WAVE

Kroger

CENTRE COURT
PIAZZA

B Clos
humiture
Burlington

M

Arkansas Workforce
Connections

KEDPLASMA

PLAZA TIRE SERVICE

ESTABLISHED IN 1958

10 Fitness

PIZZA INN

EGGSELLENT

pizza hut

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TASTE OF INDIA

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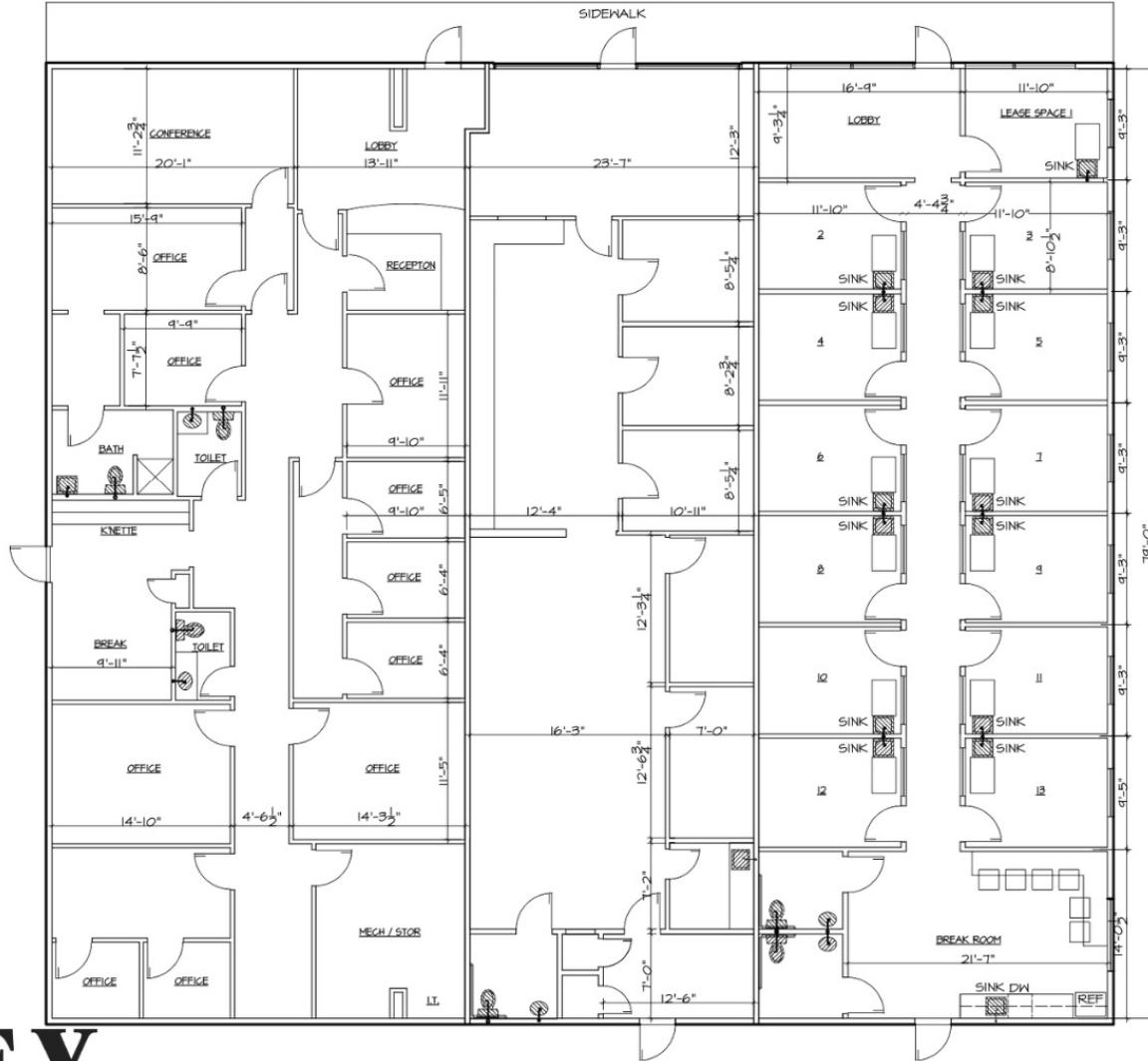


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2315 MATTHEWS

2317 MATTHEWS

2319 MATTHEWS



THE CORPLAN

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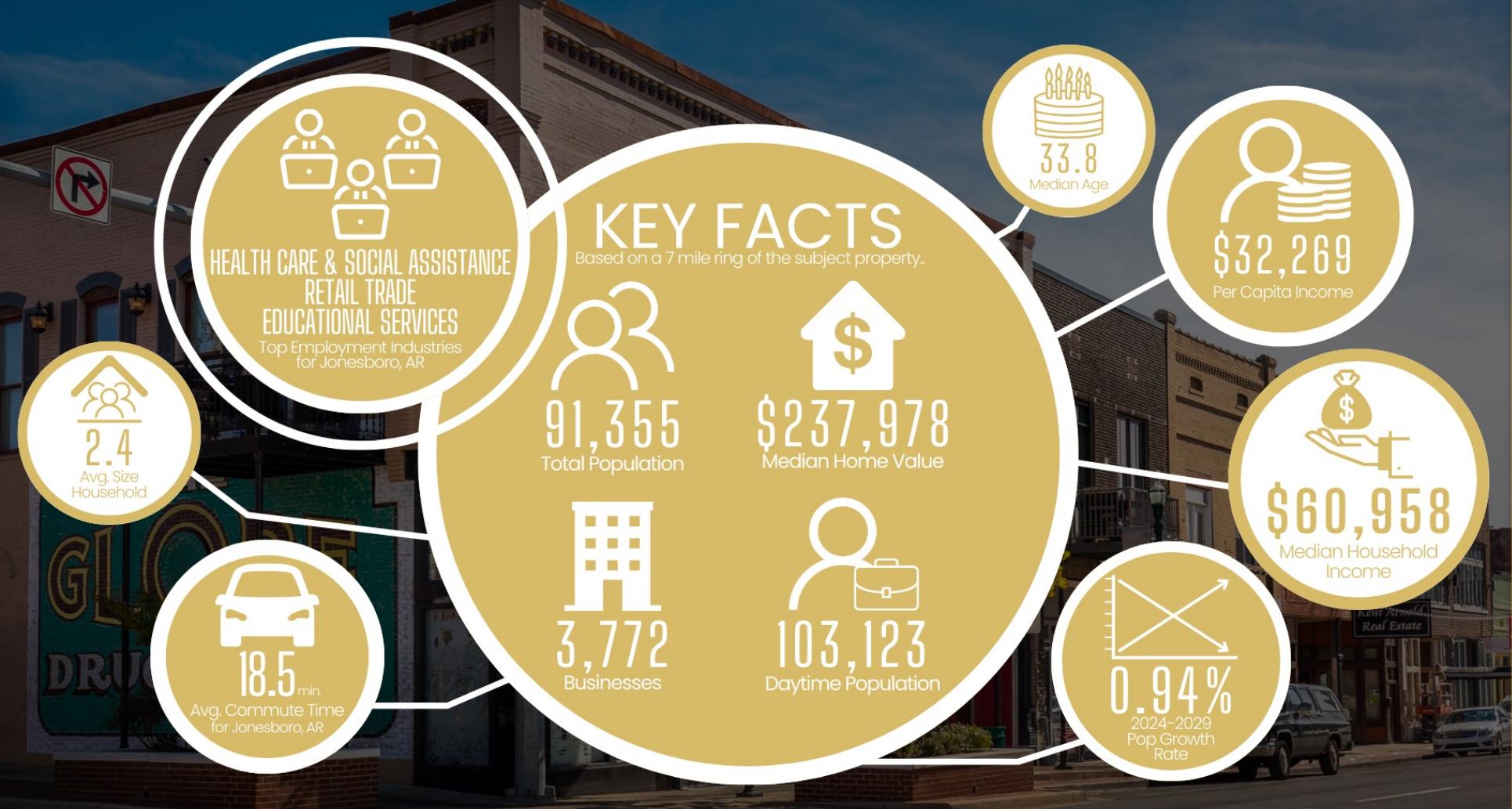
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DEMOCRAPHICS



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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.

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