

INVESTMENT OPPORTUNITY

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



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REAL ESTATE

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. 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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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.



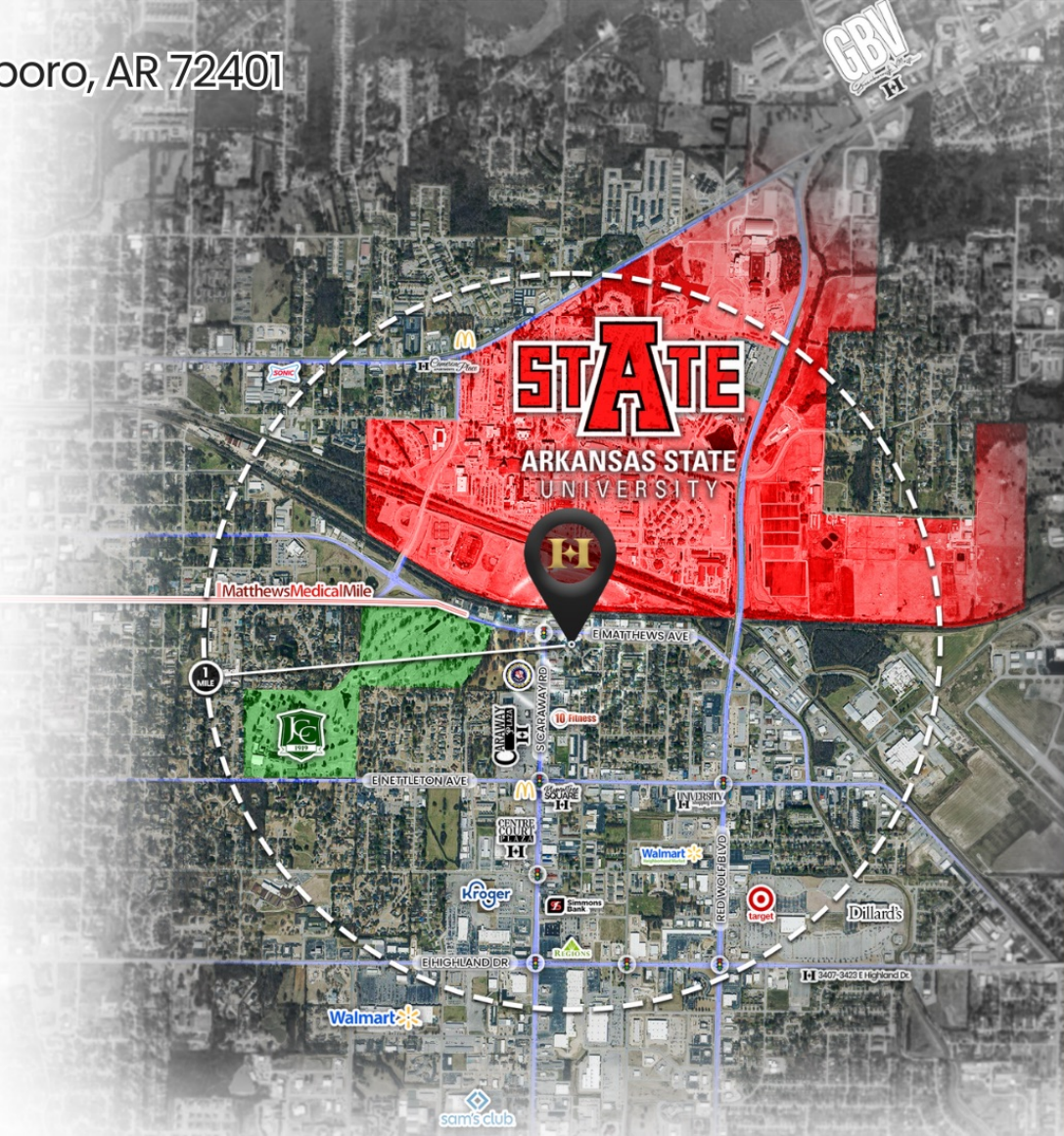
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AR NextStep Counseling Services



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 Healthcare 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 exercised.
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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RED WOLF BLVD

STATE
ARKANSAS STATE
UNIVERSITY

JOE'S TIRE & Auto Service

**THE WASH TUB
COIN LAUNDRY**

PIZZA CHEF
Viva Tropicana
Mitral Bomb Body
It's Lounge
HAIR AND BEAUTY BAR

E MATTHEWS AVE

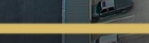
LOS ARCOS
RESTAURANT & BAR



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Dillard's
The Style of Your Life

JCPenney



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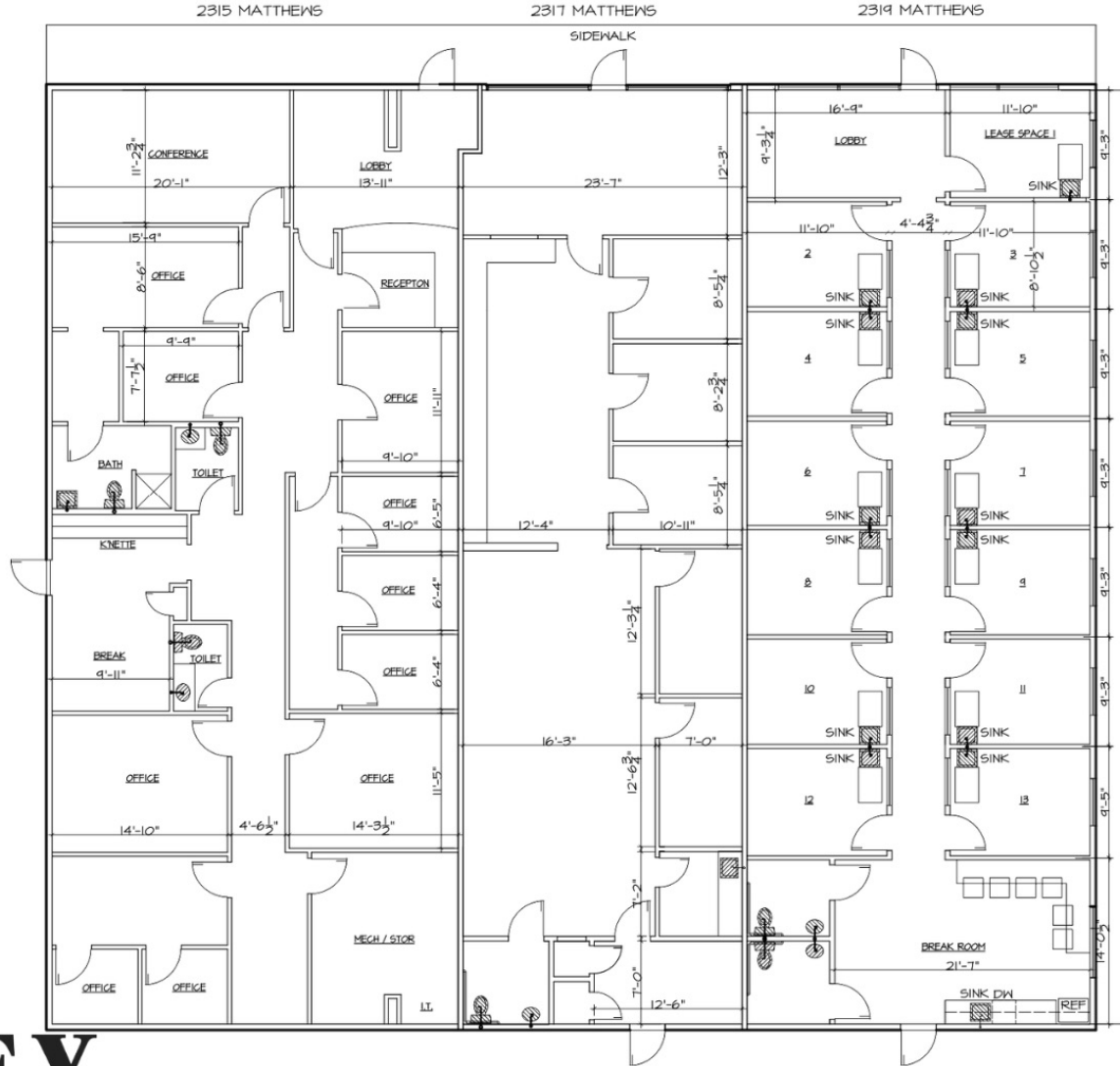
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FLOOR PLAN

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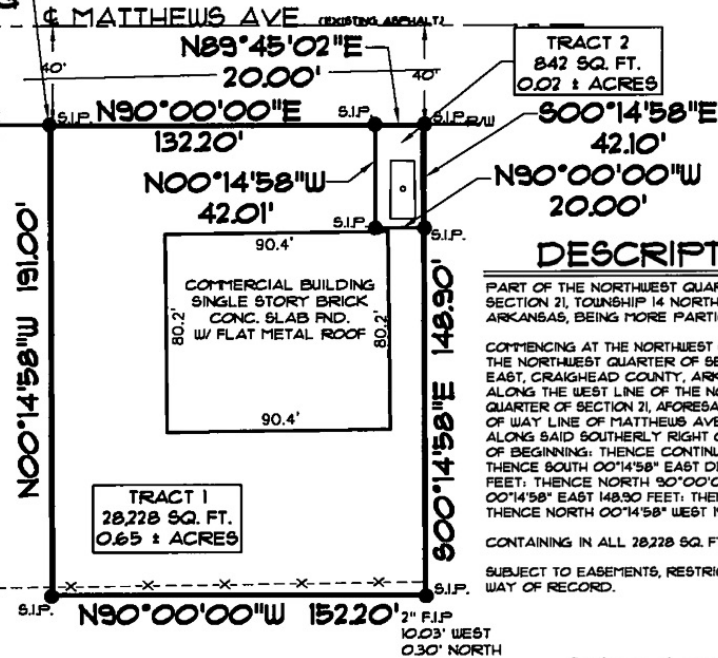
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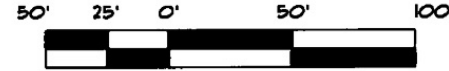
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POINT OF COMMENCEMENT
NORTHWEST CORNER
NW 1/4, NW 1/4
SECTION 21, T14N, R4E

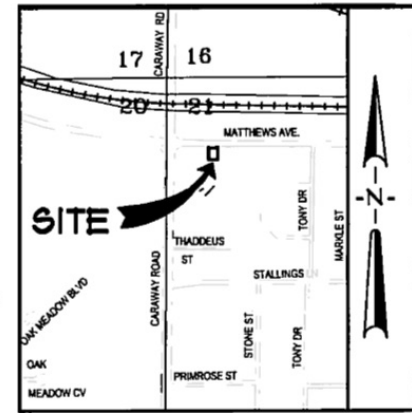
POINT OF BEGINNING



BEARING BASIS
PREVIOUS SURVEY



GRAPHIC SCALE
IN FEET



VICINITY MAP
NOT TO SCALE

DESCRIPTION TRACT 1

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°14'58" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, AFORESAID, 484.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MATTHEWS AVENUE; THENCE NORTH 90°00'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST 132.20 FEET; THENCE SOUTH 00°14'58" EAST DEPARTING SAID RIGHT OF WAY LINE, 42.01 FEET; THENCE NORTH 90°00'00" EAST 20.00 FEET; THENCE SOUTH 00°14'58" EAST 148.90 FEET; THENCE SOUTH 90°00'00" WEST 152.20 FEET; THENCE NORTH 00°14'58" WEST 191.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 28,228 SQ. FT. OR 0.65 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION TRACT 2

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°14'58" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, AFORESAID, 484.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MATTHEWS AVENUE; THENCE NORTH 90°00'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 432.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST 20.00 FEET; THENCE SOUTH 00°14'58" EAST DEPARTING SAID RIGHT OF WAY LINE, 42.10 FEET; THENCE NORTH 90°00'00" WEST 20.00 FEET; THENCE NORTH 00°14'58" WEST 42.01 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 842 SQ. FT. OR 0.02 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HALSEY OUTDOOR ADVERTISING, INC. AND IS NOT ASSIGNABLE.

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LEGEND

- BOUNDARY LINE
- S.I.P. SET 1 1/4" IRON PIPE W/ PL6 1549 CAP

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HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
EDUCATIONAL SERVICES
Top Employment Industries
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.


91,355
Total Population


\$237,978
Median Home Value


3,772
Businesses


103,123
Daytime Population


33.8
Median Age


\$32,269
Per Capita Income


\$60,958
Median Household
Income


0.94%
2024-2029
Pop Growth
Rate


2.4
Avg. Size
Household


18.5 min.
Avg. Commute Time
for Jonesboro, AR

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.
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