



HaagBrown
COMMERCIAL
Real Estate & Development



• LOCATED IN THE NORTHERN TRADE AREA

• ADJACENT TO [NEA BAPTIST](#)

±5,000 SF MEDICAL SPACE

FOR SALE

📍 4803 E JOHNSON AVE | JONESBORO, AR

Property Overview

This **5,000 square foot medical office building** is strategically positioned directly across from the \$400 million NEA Baptist Regional Hospital campus, one of Northeast Arkansas’s premier healthcare hubs. Located along E. Johnson Avenue with traffic counts exceeding 33,000+ vehicles per day, the property benefits from outstanding visibility, accessibility, and proximity to a rapidly expanding concentration of retail, restaurant, and medical development.

The building is currently has a brand new lease to AIM Academy, providing stable occupancy within a high-demand medical corridor that desperately needed a high-end childcare center. The existing lease structure offers dependable income with a 10-year primary term and extension options, making the property attractive to investors seeking a healthcare-oriented asset in a strong regional market, great location, and runway of opportunity for the future.

Recent capital improvements, including a new roof, exterior paint, and a complete new buildout have been completed in the past 24 months.

Investment Highlights

A+ Medical Corridor Location

The property sits directly across from NEA Baptist Memorial Hospital, a \$400 million regional healthcare campus serving Northeast Arkansas and surrounding states. The hospital anchors a growing medical district that continues to attract physicians, specialists, and healthcare providers.

Strong Traffic & Visibility

Positioned on E. Johnson Avenue, one of Jonesboro’s primary east-west corridors, the property benefits from 33,000+ vehicles per day, providing strong exposure for medical or professional users.

Stable Medical Related Tenant

The property is leased to AIM Academy under a 10-year lease structure, providing consistent rental income with extension options.

Recent Capital Improvements

Ownership recently completed significant upgrades including:

- New roof (Q4 2024)
- Fresh exterior paint (Q4 2024)
- New Buildout (2025)

These improvements reduce near-term capital expenditures for a new owner or tenant.

OPPORTUNITY

PRICE	NOI	CAP RATE	TERM REMAINING	BUILDING SIZE	LOT SIZE
\$2,160,000	\$162,000	7.5%	9+ years	5,000 SF	0.98 AC

RENT ROLL

PERIOD	RENT/SF	MONTHLY RENT	ANNUAL RENT
Years 1-10 (Primary) :	\$32.40	\$13,500	\$162,000
Years 11-15 (Option 1) :	\$30.24	\$12,600	\$151,200
Years 16-20 (Option 2) :	\$33.26	\$13,860	\$166,320

Taxes :: Tenant pays real estate taxes as additional rent to landlord with estimated billing and annual reconciliation.

Insurance :: Tenant must maintain liability, property, and workers compensation insurance and reimburse landlord for applicable building insurance.

Utilities :: Tenant pays all utilities directly including electricity, water, gas, sewer, and other services.

Maintenance :: Tenant maintains interior and most systems; landlord responsible for structural components such as roof, foundation, and exterior walls.

Jonesboro Market Overview

Regional Healthcare Hub

Jonesboro serves as the medical, economic, and educational center of Northeast Arkansas. The city's healthcare sector is anchored by major institutions including:

- NEA Baptist Memorial Hospital
- St. Bernards Medical Center
- Arkansas State University's medical and nursing programs

These institutions draw patients and professionals from across a multi-state trade area covering Arkansas, Missouri, Tennessee, and Mississippi.

Strong Population Growth

Jonesboro is the largest city in Northeast Arkansas, with a metropolitan population exceeding 135,000 residents and steady population growth driven by healthcare, education, and manufacturing employment.

Expanding Retail Corridor

The E. Johnson Avenue / I-555 corridor has become one of the fastest-growing retail and commercial areas in the region, attracting:

- National retailers
- Restaurants
- Medical offices
- Professional service users

The proximity to Arkansas State University, which enrolls over 14,000 students, further supports sustained growth in housing, retail, and services.

Economic Stability

Jonesboro benefits from a diverse economic base, including:

- Healthcare
- Higher education
- Agriculture and food processing
- Manufacturing
- Logistics and distribution

Major employers include St. Bernards Healthcare, NEA Baptist Health System, Arkansas State University, Nestlé, and Frito-Lay.

Location Advantages

The property's location provides immediate access to:

- NEA Baptist Hospital Campus (directly across the street)
- Major retail corridors along E. Johnson Avenue
- Interstate 555
- Arkansas State University
- Rapidly expanding residential neighborhoods in North Jonesboro

This combination of healthcare demand, retail expansion, and residential growth positions the property in one of the most desirable commercial submarkets in the city.



GREENSBORO VILLAGE

OLD GREENSBORO RD

ZAC QUALLS | EXECUTIVE BROKER

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

SALE OR LEASE: 5,000 SF MEDICAL BUILDING

ZAC@HAAGBROWN.COM, NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

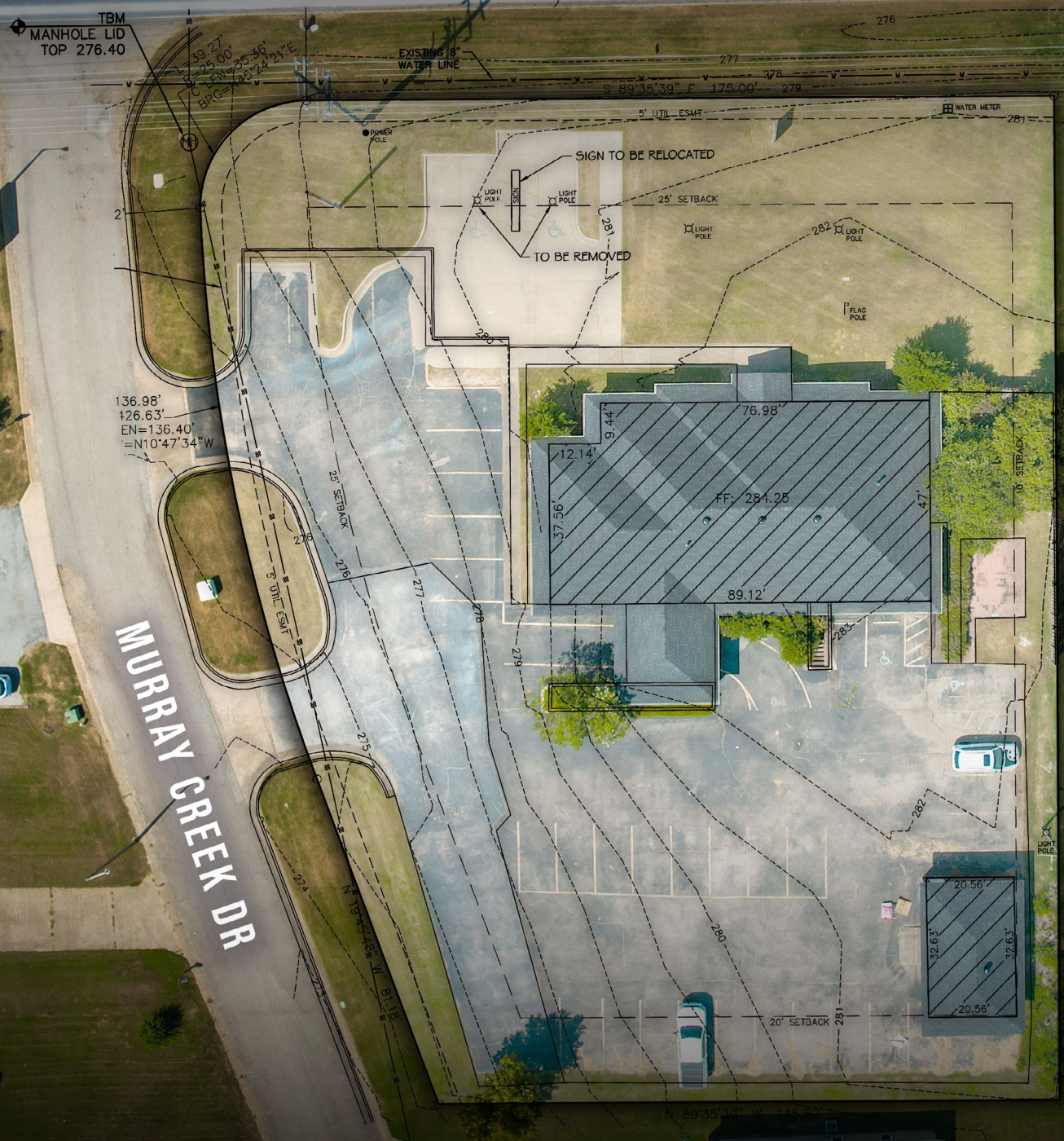


NEA Baptist Memorial Hospital located **directly across** the street from the property



MURRAY CREEK DR

E. JOHNSON AVE



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NEA BAPTIST
MEMORIAL HOSPITAL

NEA BAPTIST
PEDIATRIC CLINIC

NEA BAPTIST
DERM & MOHS

NEA BAPTIST
PAIN MANAGEMENT

NEA BAPTIST
DIALYSIS CLINIC

NEA BAPTIST
URGENT CARE

ACE
Hardware

COURTYARD
BY MARRIOTT

Collision
REPAIR

Affordable
Medical
Home Medical Equipment & Supplies

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MURRAY CREEK DR

E. JOHNSON AVE



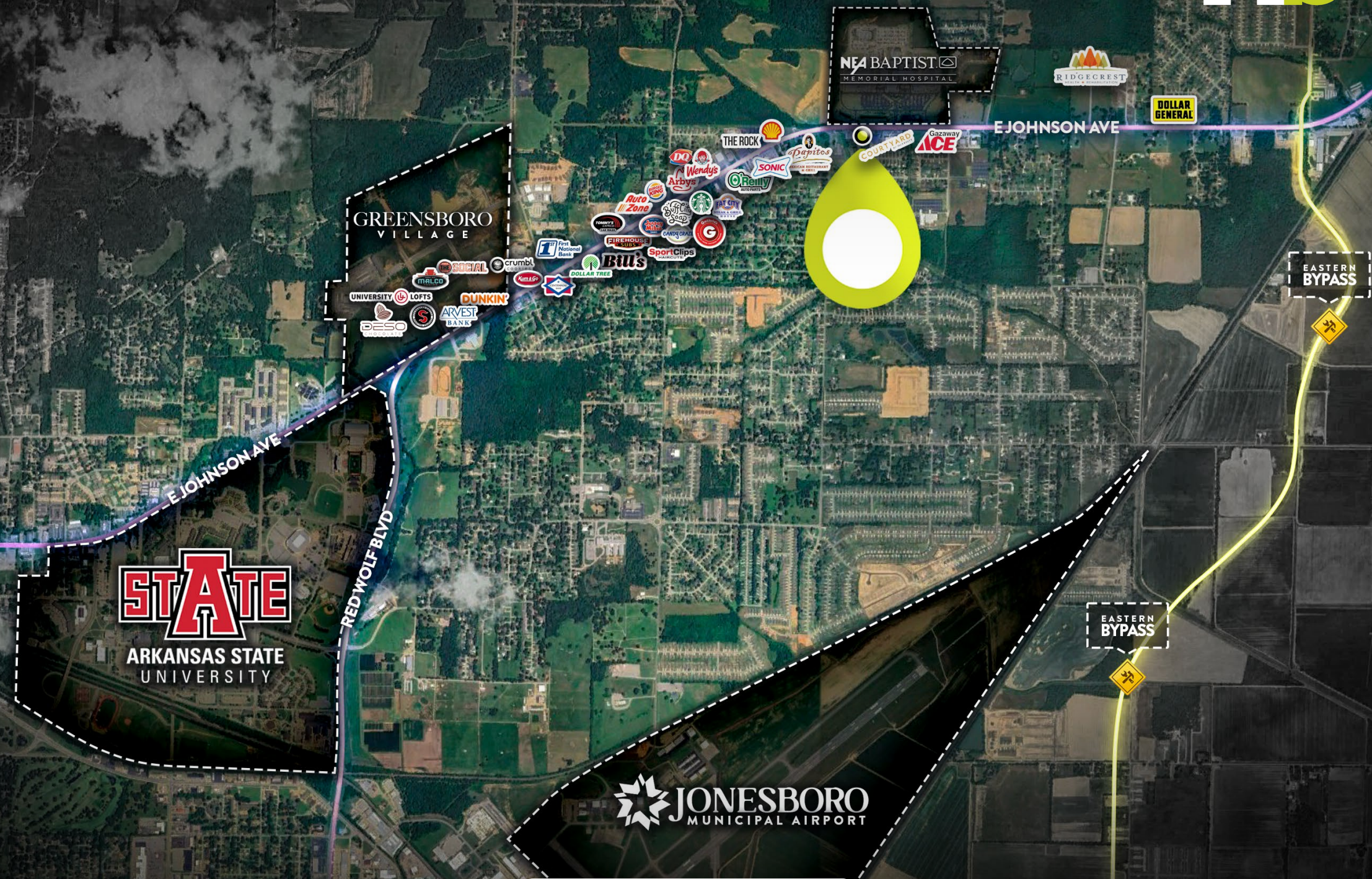
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JONESBORO MARKET MAP

NORTHERN
TRADE AREA

NEA BAPTIST
MEMORIAL HOSPITAL


GREENSBORO DEVELOPMENT

STATE

JONESBORO
MUNICIPAL AIRPORT

ST LOUIS, MO

NATHAN ELLER
EXECUTIVE BROKER
870.336.8000
nathan@haagbrown.com



St. Remards

MATTHEWS MEDICAL MILE

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
SECTOR

SOUTHWEST
TRADE AREA

AUTO ROW

SOUTHERN HILLS DEVELOPMENT

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

H-1

MEMPHIS, TN

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All labels, lot lines, 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.



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.



nathan@haagbrown.com

870.336.8000



SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013