

FOR LEASE

📍 411 West Washington Avenue | Jonesboro, AR 72401



HALSEY

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.

Taylor Wilson Leasing Agent taylor@halseyre.com
Landon Wilson Leasing Agent landon@halseyre.com

870 972 9191
HalseyRealEstate.com



📍 301 West Washington Avenue | Jonesboro, AR 72401

OPPORTUNITY OVERVIEW

\$20/SF NNN **±2,521 sqft** | **±3,668 sqft** **±90**
PRICE AVAILABLE SPACE PARKING

PROPERTY HIGHLIGHTS

- ✦ Prime downtown location near courthouses, restaurants, & retail.
- ✦ Positioned to serve Jonesboro's Mid-Town District as well as the population of Arkansas State University and surrounding areas.
- ✦ High visibility to around 7,600 CPD & strong downtown foot traffic.
- ✦ Ample surface parking.
- ✦ Recently replaced roofing.
- ✦ Space can be subdivided to accommodate tenant needs.
- ✦ Tenant improvement allowances available for qualified tenants.
- ✦ Suitable for office, showroom, or a creative workspace.



HALSEY

REAL ESTATE

Taylor Wilson Leasing Agent **Landon Wilson** Leasing Agent
taylor@halseyre.com landon@halseyre.com

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

870 972 9191
HalseyRealEstate.com



411 West Washington Avenue | Jonesboro, AR 72401



HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

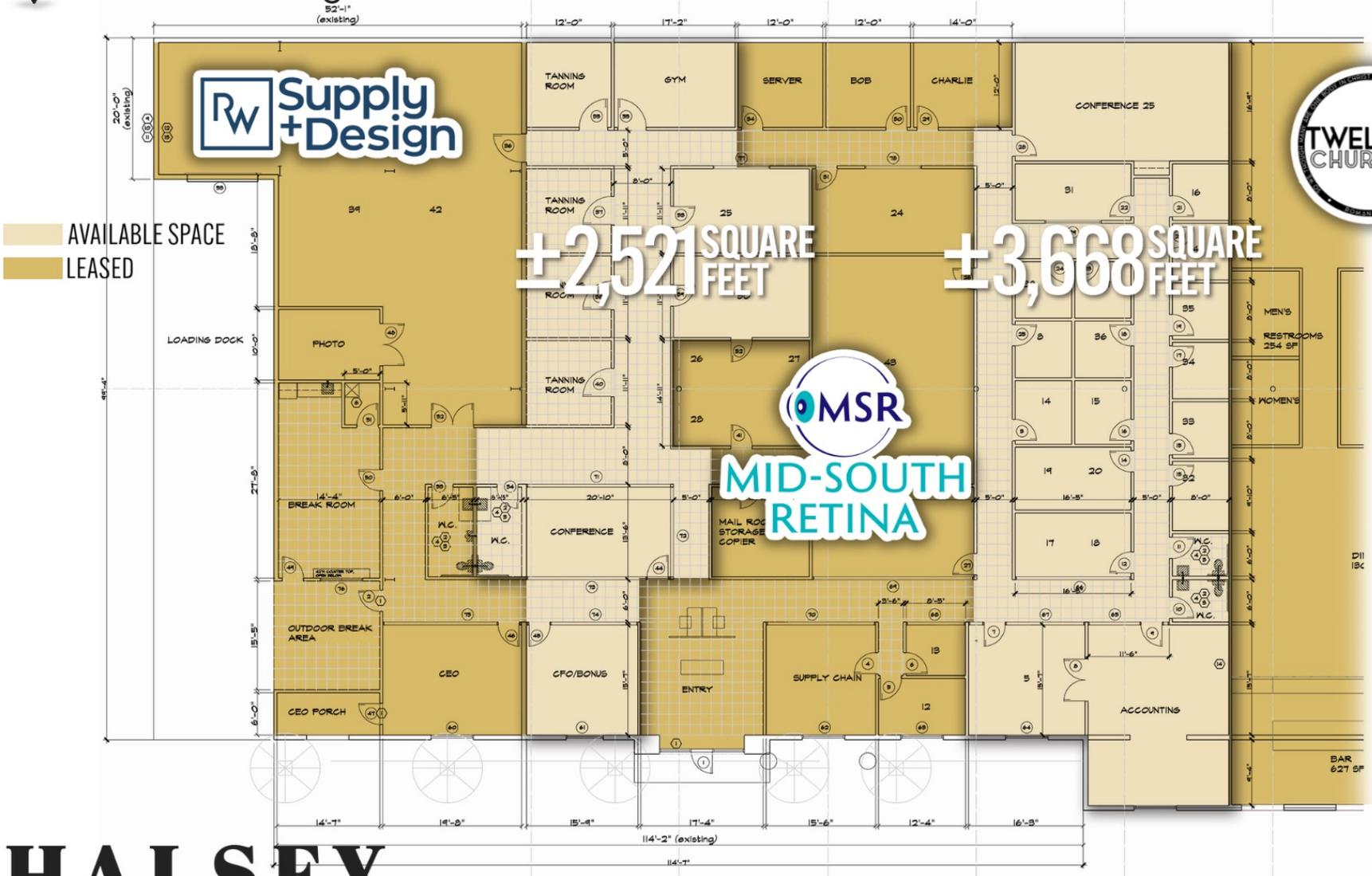
Taylor Wilson Leasing Agent taylor@halseyre.com
Landon Wilson Leasing Agent landon@halseyre.com

870 972 9191
HalseyRealEstate.com



411 West Washington Avenue | Jonesboro, AR 72401

FLOOR PLAN



HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



411 West Washington Avenue | Jonesboro, AR 72401

DOWNTOWN BUSINESS DISTRICT

Downtown Jonesboro is a lively, walkable district at the city's core, blending history, culture, and community. Known for its local events, festivals, and unique charm, it serves as a central hub featuring medical facilities, professional services, art galleries, restaurants, and diverse retail. More than just a business area, Downtown reflects Jonesboro's cultural and economic spirit, offering a vibrant space that fosters connection and defines the city's identity.

RESTAURANTS & RETAIL

Skinny J's



SHADRACHS COFFEE
ROASTING COMPANY



KEY PLAYERS

- Completed a \$137,500,000, 245,000 sqft expansion in 2020.
- Has over 4,000 employees.

- City hall and city governments reside in Downtown.

- The Craighead County Courthouse recently completed a \$14 mil. expansion and held its ribbon cutting in March 2025.

- Patrol and Special Operations Divisions are located in Downtown Jonesboro.

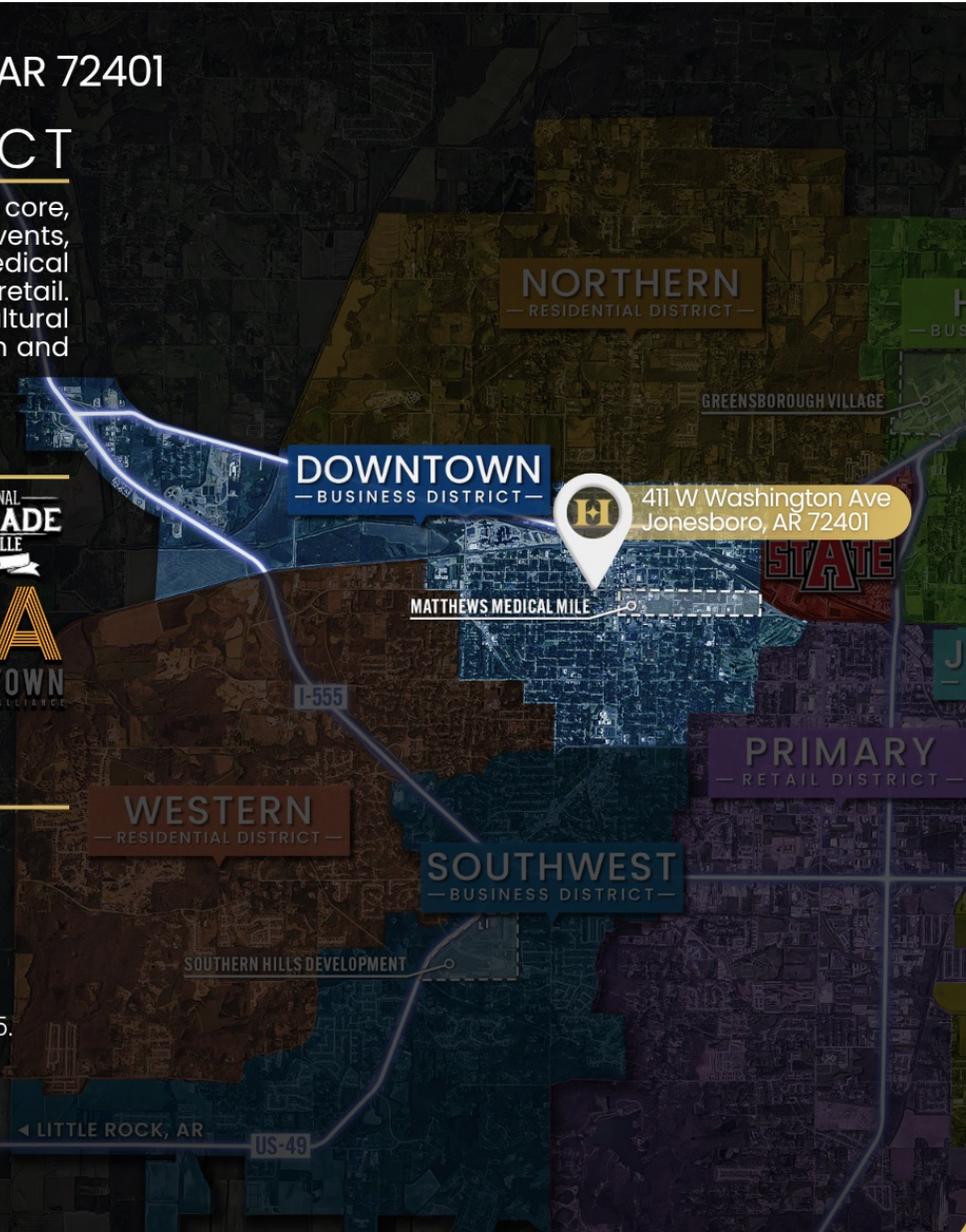
HALSEY

REAL ESTATE

Taylor Wilson Leasing Agent
taylor@halseyre.com

Landon Wilson Leasing Agent
landon@halseyre.com

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.



MARKET MAP

870 972 9191
HalseyRealEstate.com



411 West Washington Avenue | Jonesboro, AR 72401

DEMOGRAPHICS

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

2.4
Avg. Size
Household

20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.

93,625
Total Population

\$234,465
Median Home Value

3,758
Businesses

103,011
Daytime Population

34
Median Age

\$32,299
Per Capita Income

\$61,215
Median Household
Income

0.96%
2024-2029
Pop Growth
Rate

HALSEY

REAL ESTATE

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. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Leasing Agent
taylor@halseyre.com

Landon Wilson Leasing Agent
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



OPPORTUNITY CONTACTS

📍 411 West Washington Avenue | Jonesboro, AR 72401

Taylor Wilson Leasing Agent
License No. AR SA00086756
870 926 4588
taylor@halseyre.com

Landon Wilson Leasing Agent
License No. AR SA00094849
870 514 5578
landon@halseyre.com



HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

