

SALE OR LEASE

📍 1107 E Matthews Ave | Jonesboro, AR 72401



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REAL ESTATE

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OPPORTUNITY **OVERVIEW**

SALE

\$2,250,000.00

SALE PRICE

±12,512 SF ±0.84 AC
BUILDING FOOTPRINT LOT SIZE

LEASE

\$24/SF Full Service

LEASE PRICE

±6,000 SF ±47
AVAILABLE SPACE - 2ND FLOOR PARKING

NOTABLE **TENANTS**

Tracy Jones Physical Therapy
SUITE 100

Health Matters Clinic
SUITE 103

PROPERTY **HIGHLIGHTS**

- ♦ Prime medical office building located on Jonesboro's Matthew's Medical Mile, a high-traffic healthcare corridor.
- ♦ Over 12,000 sqft on 2 levels with an elevator & modern amenities.
- ♦ Currently 52% leased to established medical tenants with room to expand rental income.
- ♦ Well maintained with updated HVAC & professional landscaping.

SPACE FOR LEASE



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O'SLER DR

E MATTHEWS AVE

PROFESSIONAL ACRES DR

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2ND FLOOR PLAN



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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



SHADRACH'S 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.

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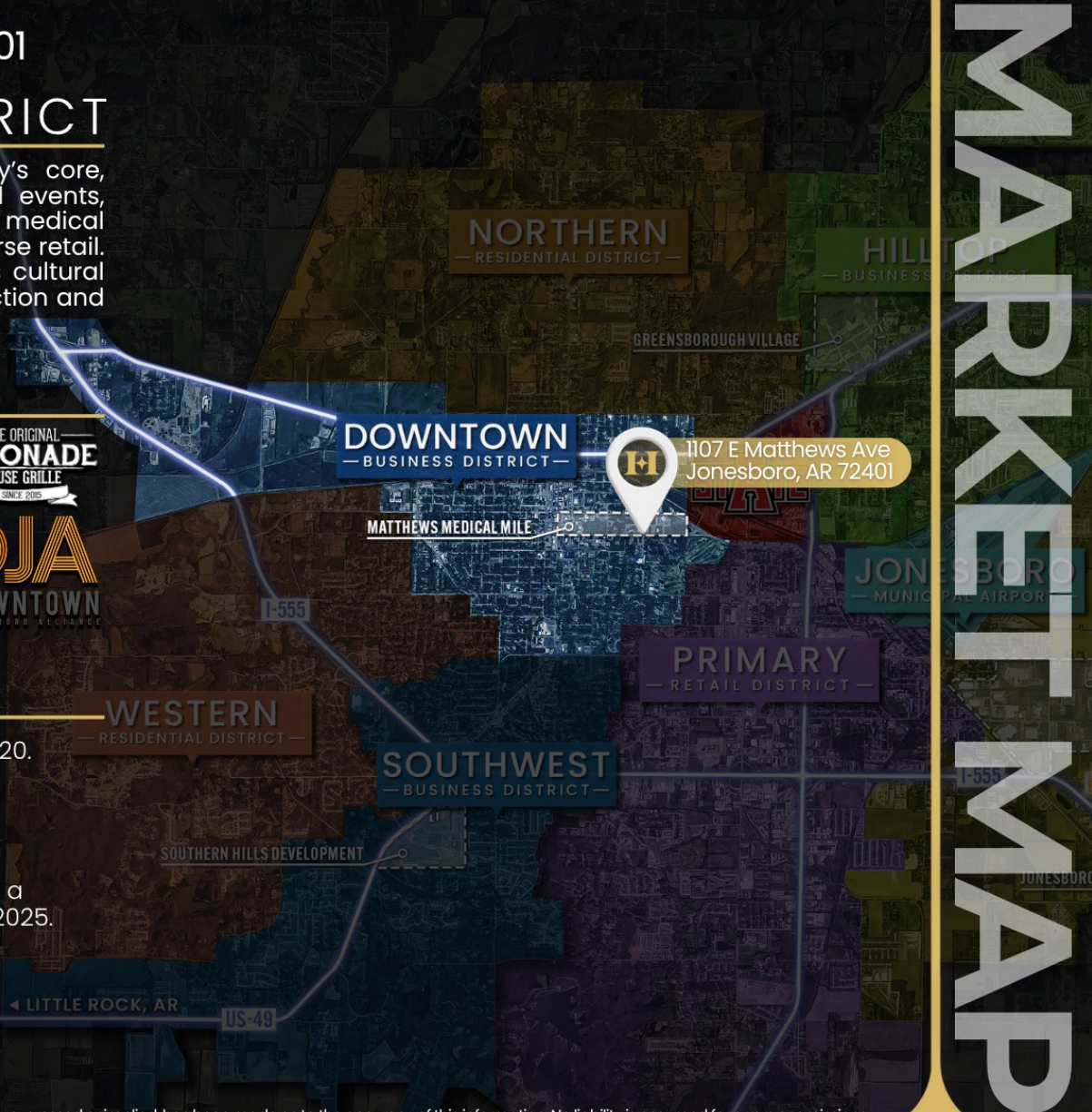
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MARKET MAP



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DEMOGRAPHICS

KEY FACTS

Based on a 7 mile ring of the subject property.

**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

92,055
Total Population

\$236,718
Median Home Value

3,756
Businesses

102,948
Daytime Population

33.9
Median Age

\$32,350
Per Capita Income

\$61,072
Median Household
Income

0.93%
2024-2029
Pop Growth
Rate

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.

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