



FOR LEASE

± 1,500 SF | 2203 RED WOLF BLVD., JONESBORO, AR



PROPERTY OVERVIEW

This ± 1,500 SF opportunity is located within a modern architecture “A Class” multi-tenant retail center along the most trafficked road in Jonesboro, Arkansas - Red Wolf Boulevard. The center is at the entrance of the massive Fairgrounds Development which includes Academy Sports, Panera Bread, Sissy’s Log Cabin, Tacos 4 Life, Wings to Go, Chicken Salad Chick, GNC, Q’doba, Men’s Wearhouse, Bank OZK, Aspen Dental, Five Star Nutrition, The Good Feet Store, BOHO, & Cheddars.

The 8,600 SF center is located along Jonesboro’s main retail thoroughfare, Red Wolf Boulevard, lending it exposure to over 40,000 cars per day! Other neighboring restaurants and retailers include Kohl’s, Lowe’s, Stanton Optical, Verizon, McDonald’s, Five Guys, LongHorn Steakhouse, Red Lobster, Chili’s, Bonchon Korean Fried Chicken, Olive Garden, Chick-fil-A, JC Penney, Dillard’s, & Target.

Existing tenants within the center include Aspen Dental, Five Star Nutrition, & Frank’s Hot Chicken (coming soon), establishing a solid regional & national tenant mix.

The space, formerly occupied by Gigi’s Cupcakes, offers high visibility & the benefit of already being built out as a restaurant.

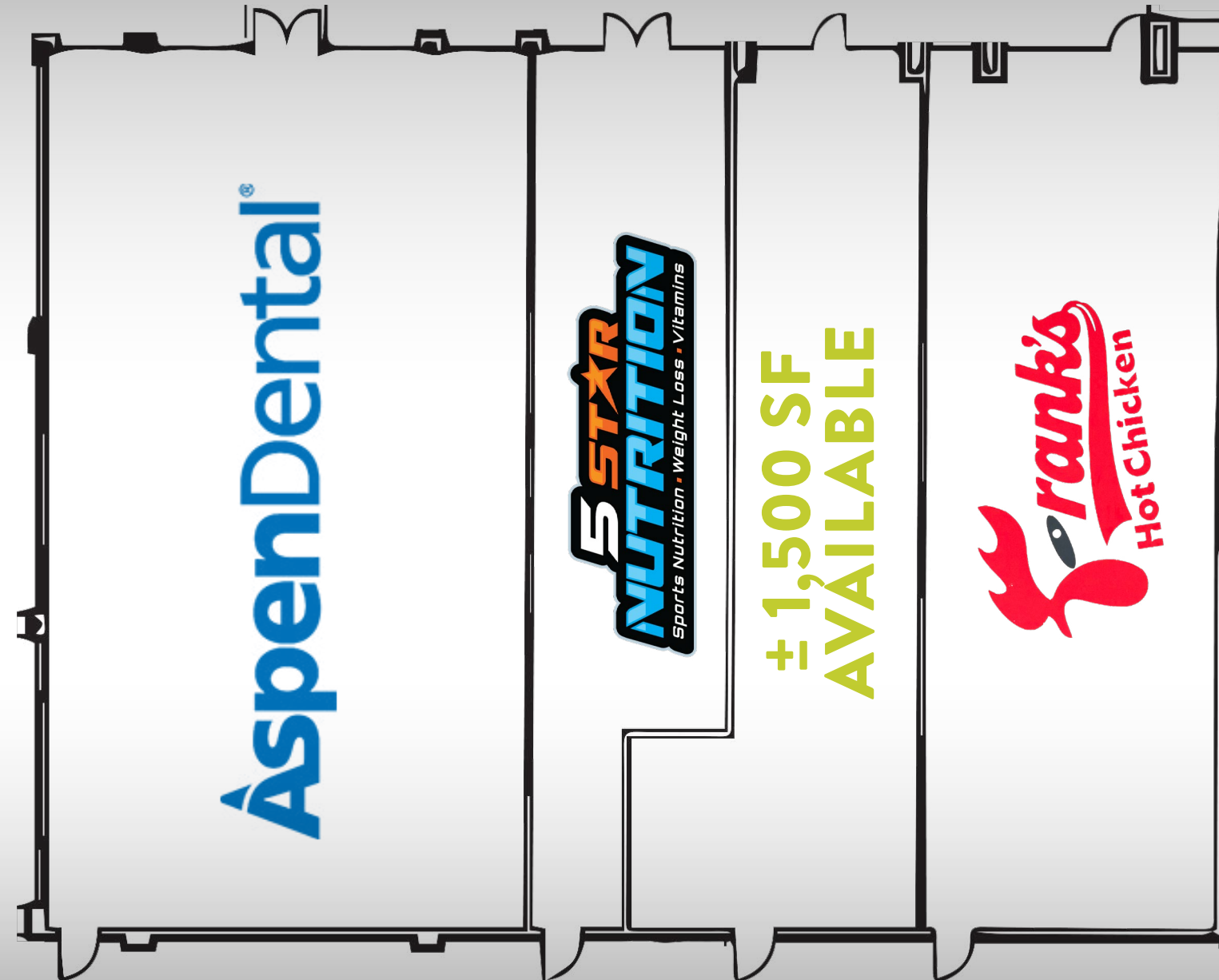
This is a **RARE LEASE** opportunity along a retail corridor that has experienced radical retail growth & along with minimal vacancy. This is one of THE spots to be in Jonesboro, Arkansas!

HIGHLIGHTS

- ± 1,500 SF of *HIGH PROFILE Lease Space Along Red Wolf Blvd.*
- *National & Regional Tenant Mix*
- *A+ Location Surrounded by National Brands*
- *Exposure to More than 40,000 Cars Per Day*
- *At the Heart of Retail in a Growing Market*



LEASE PRICE :: \$38 PSF NNN
SIZE :: ± 1,500 SF



FOR LEASE: RARE ± 1,500 SF HIGH PROFILE LEASE ON RED WOLF BLVD.

ZAC QUALLS | EXECUTIVE BROKER

ISAAC CROW | AGENT

HAAG BROWN COMMERCIAL

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



Aspen Dental practices are committed to treating patients with the compassion and respect they deserve. The practices believe in providing comprehensive care that addresses both your short-and long-term dental care needs, and promise to provide an honest, judgment-free environment where it all comes down to great care.

There is no single provider of dental care called “Aspen Dental”. Each Aspen Dental branded practice is owned and operated by a licensed dentist. Aspen Dental Management, Inc. (“ADMI”) provides administrative and business support services to Aspen Dental branded dental practices. ADMI licenses the “Aspen Dental” brand name to the independently owned and operated dental practices that use its business support services. ADMI does not own or operate the dental practices, employ or in any way supervise the dentists providing dental care, and control over the care provided is the sole responsibility of the independent practice and the dentists they employ.



Opening Soon



5 Star Nutrition is committed to providing you the tools necessary to power you through your fitness journey. Whether you're just beginning, or have been living a fit life for years, we have the expert knowledge and the products to help you push further and achieve more.

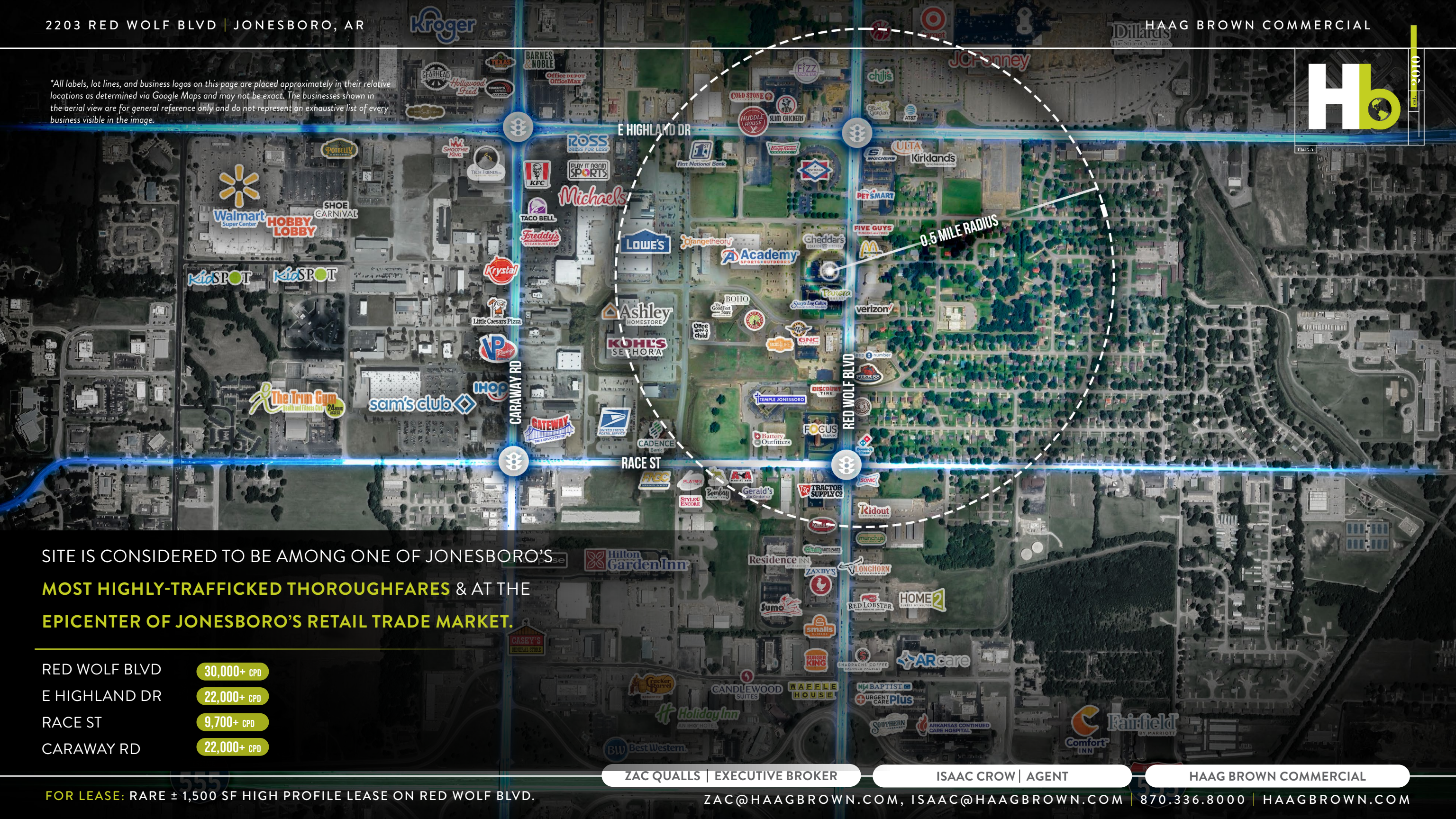
Our commitment to quality and excellence extends across all facets of our business. We only hire the best people, we only stock the best products, and we'll never compromise in putting our customer first. We aren't successful until you are.



*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.



0106
ENCLOSURE



SITE IS CONSIDERED TO BE AMONG ONE OF JONESBORO'S
MOST HIGHLY-TRAFFICKED THOROUGHFARES & AT THE
EPICENTER OF JONESBORO'S RETAIL TRADE MARKET.

RED WOLF BLVD	30,000+ CPD
E HIGHLAND DR	22,000+ CPD
RACE ST	9,700+ CPD
CARAWAY RD	22,000+ CPD

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JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.

NORTHERN TRADE AREA

NEA BAPTIST
MEMORIAL HOSPITAL

GREENSBORO DEVELOPMENT

STATE

JONESBORO
MUNICIPAL AIRPORT

PRIMARY RETAIL CORRIDOR

St. Bernards

MATTHEWS MEDICAL MILE

SOUTHWEST TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

INDUSTRIAL SECTOR

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

H-1

555

555

H-49

H-49

EASTERN
BYPASS

EASTERN
BYPASS

ST LOUIS, MO

MEMPHIS, TN

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put 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 the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



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ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

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REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC :

Jonesboro, AR

FAMILIES, INC :

Jonesboro, AR

FOCUS, INC :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007