

# SPACE FOR LEASE

📍 1841 E Highland Drive Suite D | Jonesboro, AR 72401



H

Valentine  
NAILS

VAPOR  
MAVEN  
GSD & CLASS

Umai  
BIBIBAL, SUSHI, BUBBLE TEA

AT&T

# 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.

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## OPPORTUNITY OVERVIEW

**\$26/SF NNN**    **±1,600 SF**    **±50**  
**PRICE**                      **AVAILABLE SPACE**                      **PARKING**

## PROPERTY HIGHLIGHTS

- ✦ Prime retail location on with over 20,000 CPD
- ✦ Large display windows and modern finishes.
- ✦ Ample surface parking available.
- ✦ New roof installed in 2024.
- ✦ Surrounded by major national retailers including Walmart, Target, and Hobby Lobby.
- ✦ Ideal for retail or service-based businesses seeking strong visibility and foot traffic.



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## PRIMARY RETAIL DISTRICT

The Primary Retail District of Jonesboro serves as an economic hub, home to a diverse mix of industries including finance, law, healthcare, and retail. Centrally located and intersected by major routes like I-555, it features modern office buildings and busy storefronts that house everything from local startups to major corporations. In addition to its commercial appeal, this district plays a key role in providing essential services and job opportunities, reflecting Jonesboro's commitment to fostering business growth and regional prosperity.

## RESTAURANTS & RETAIL



## KEY PLAYERS

- STATE** ARKANSAS STATE UNIVERSITY
  - Connected by several major roadways.
  - Over 1,500 employees & 14,000 students.
- REEDMONT** Luxury living for a modern lifestyle
  - 80 acre mixed-use development
  - Luxury condos, restaurants, retail, and more.
- CRAIGHEAD FOREST PARK** est. 1937
  - 692 acre park in Crowley's Ridge
  - Offers camping, fishing, trails, sports, playgrounds, & more.
- RIDGE** JONESBORO
  - 200,000 sqft sports complex
  - Will offer athletic courts, pools, seating & outside water features.

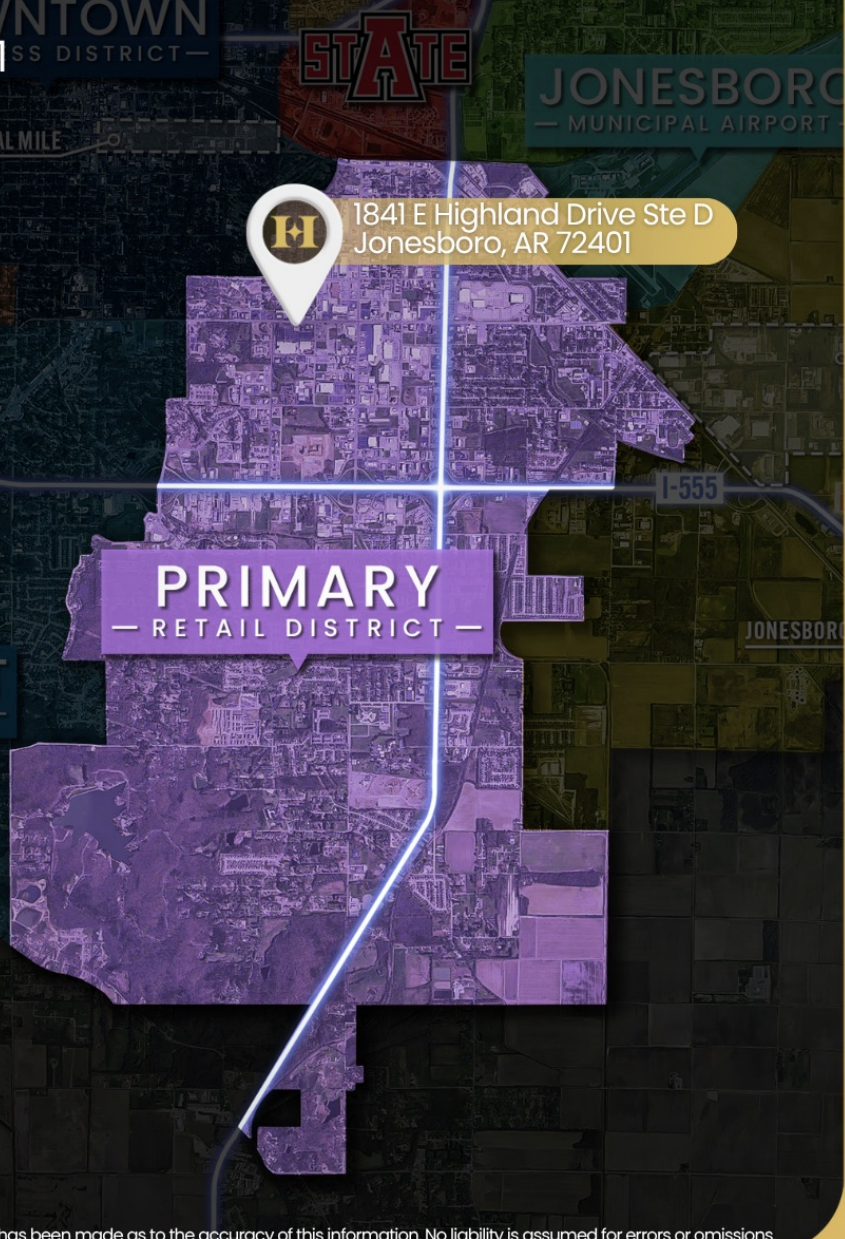
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MARKET MAP



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# REEDMONT CONDOMINIUMS

377 UNITS | STUDIO - 1BR - 2BR | LUXURY FINISHES

To include shopping, conference spaces, restaurants, entertainment space, health & wellness, and more.



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# RIDGE ATHLETICS CENTER

## 200,000+ SQFT



- 50m Indoor Competition Pool w/ Grandstand for 1200 Spectators
- 25m Indoor Practice Pool
- Event Center
- Up to:
  - 12 Basketball Courts
  - 24 Volleyball Courts
  - 36 Pickleball Courts



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

## KEY FACTS

Based on a 7 mile ring of the subject property.

90,932  
Total Population

\$236,702  
Median Home Value

3,756  
Businesses

102,955  
Daytime Population

33.9  
Median Age

\$32,225  
Per Capita Income

\$60,930  
Median Household  
Income

0.92%  
2024-2029  
Pop Growth  
Rate

2.4  
Avg. Size  
Household

20.5 min.  
Avg. Commute Time  
for Jonesboro, AR

DEMOGRAPHICS



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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