



HaagBrown
COMMERCIAL

✉ ZAC@HAAGBROWN.COM

☎ 870.336.8000

🌐 HAAGBROWN.COM



📍 2206 FOWLER AVE., JONESBORO, AR

for lease

2,100 SF STAND-ALONE OFFICE/MEDICAL BUILDING AVAILABLE

FOR LEASE

PRICE: \$18 PSF NNN
BUILDING SIZE: 2,100 SF
LOT SIZE: 0.51 AC

Haag Brown Commercial is excited to present a RARE 2,100 SF office/medical building situated along Fowler Ave. in Jonesboro, Arkansas FOR LEASE!

Previously utilized as a dental clinic, the building features a welcoming reception area with a lobby, three (3) exam rooms equipped with sinks, three (3) offices, along with ample storage space throughout.

The building is located within minutes to Caraway Rd., Highland Dr. & Red Wolf Blvd. & is surrounded by national retailers such as Walmart Supercenter, Sam's Club, Hobby Lobby, The Uptown, & the Highland Square Shopping Center.

The buildings convenient positioning & surrounding professional establishments presents an excellent leasing opportunity for businesses looking for a well-equipped space in a prime area!

HIGHLIGHTS

- RARE 2,100 SF Stand-Alone Office / Medical Building
- Centrally Located Along Fowler Ave. & Within Minutes to Caraway Rd., Highland Dr., & Red Wolf Blvd.
- Surrounded by Other Professional Users - Integrity Counseling, Morgan Stanley, Lenders Title Co., USA Mortgage, State Farm, & Centennial Bank
- Within Minutes to Walmart Supercenter, Sam's Club, Hobby Lobby, The Uptown, & Many More National Retailers
- Former Dental Office - Reception Area, Exam Rooms, Multiple Offices & Restrooms
- Great Curb Appeal



ZAC QUALLS | EXECUTIVE BROKER

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EST. 2010



INTERIOR



FOR LEASE: 2,100 SF STAND-ALONE OFFICE/MEDICAL BUILDING

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2010



BARNES & NOBLE
Office DEPOT
OfficeMax

ROSS
DRESS FOR LESS
Michael's

Academy
SPORTS+OUTDOORS

TEXAS
TOMMY'S EXPRESS
Quick Lane
TIRE & AUTO CENTER
Simmons Bank
TECH FRIENDS INC
ACHIEVING TOGETHER

REGIONS

PLAY IT AGAIN
SPORTS
Bargain Hunt

SALLY BEAUTY

LOWE'S

Ashley
HOMESTORE

KOHL'S

MATTRESS KING

KFC

TACO BELL

home OUTLET

CATO

TreesTrends
HOME, FASHION & MORE!

Little Caesars Pizza

Krystal

EDEN
MEDICAL SPA

LAZZARI
ITALIAN STEAKHOUSE

Salsa's
MEXICAN GRILLE

6

SUBWAY

MR. FAST LUBE
10-MINUTE OIL CHANGE

Dental Clinic
Shirley L. McCleskey, DDS
Methodist
FAMILY HEALTH
Vein Specialists

CENTENNIAL
BANK

CARAWAY RD

State Farm

VP
Racing
FUELS

FOWLER AVE

Morgan Stanley

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FOR LEASE: 2,100 SF STAND-ALONE OFFICE/MEDICAL BUILDING



ARVEST BANK



Walmart Super Center



Auto Zone

HANKS

GameStop

PALM BEACH TAN

RNR TIRE EXPRESS

GAVENAUGH FORD LINCOLN

KidSPOT



Enhancements BOUTIQUE



Hertz

SHOE GARNIVAL

Salon

POTBELLY

BROOKS GOLF CENTER

Meals Moms

THE NURTURE SCHOOLS

STATE RDA BEAUTY SUPPLY PROMART

FOWLER AVE



2010

CRYO 2.0

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FOR LEASE: 2,100 SF STAND-ALONE OFFICE/MEDICAL BUILDING

JONESBORO MARKET MAP

NORTHERN
TRADE AREA



H-49

ST LOUIS, MO

GREENSBORO DEVELOPMENT



JONESBORO
MUNICIPAL AIRPORT

EASTERN BYPASS

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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.*



MATTHEWS MEDICAL MILE

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
SECTOR

555

SOUTHWEST
TRADE AREA

EASTERN BYPASS

AUTO ROW

555

SOUTHERN HILLS DEVELOPMENT

JONESBORO E-COMMERCE PARK

H-49

LITTLE ROCK, AR

H-1

MEMPHIS, TN



“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



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



ZACQUALLS

Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

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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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager