

FOR LEASE



4315 E. JOHNSON AVE | JONESBORO, AR



PROPERTY INFO

This building, approximately **2,200 SF**, sits on **0.14 AC** just off Highway 49 North in the **BOOMING HILLTOP AREA** of Jonesboro, Arkansas. Previously Reef Escapes, the property would be ideal for a flex user who is needing office, warehouse, and showroom space under one roof. The building is equipped with three (3) overhead doors along with two (2) front entry doors. Ceiling heights are approximately 11' throughout a large portion of the building (office and restroom excluded).

The property is zoned C-3, general commercial district.

Since the opening of the new NEA Baptist Healthcare System Campus, this area is booming with growth and vacant space is in high demand. Unfortunately there are few options available at this time so this opportunity is **EXTREMELY RARE** and will not be around long.

FOR LEASE

PRICE:
\$2,750/MTH

TERM:
NEGOTIABLE





E JOHNSON AVE



HIGHLIGHTS

- Well Positioned Flex Building in Booming Hilltop Area
- Three (3) Overhead Doors
- Property Sits Just Off Highway 49 N., Giving Access to Nearly 30,000 Cars Per Day
- Ideal for Office, Warehouse, and Showroom Space Under One Roof
- Recent improvements include exterior painting of the building, new gutters, new chat in the parking lot, and general cleanup of the landscaping around the building



FLOORPLAN

CEILING HEIGHTS: 11.296'

TOTAL OVERHEAD DOORS: 3

FRONT: 16'W x 10'H (electric opener)

SIDE 1: 9'W x 10'H (electric opener)

SIDE 2: 9'W x 8'H (electric opener)

**For visual purposes only, not drawn to actual scale.



E JOHNSON AVE

SONIC

Papitos
CANTINA

SUBWAY



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CONTACT

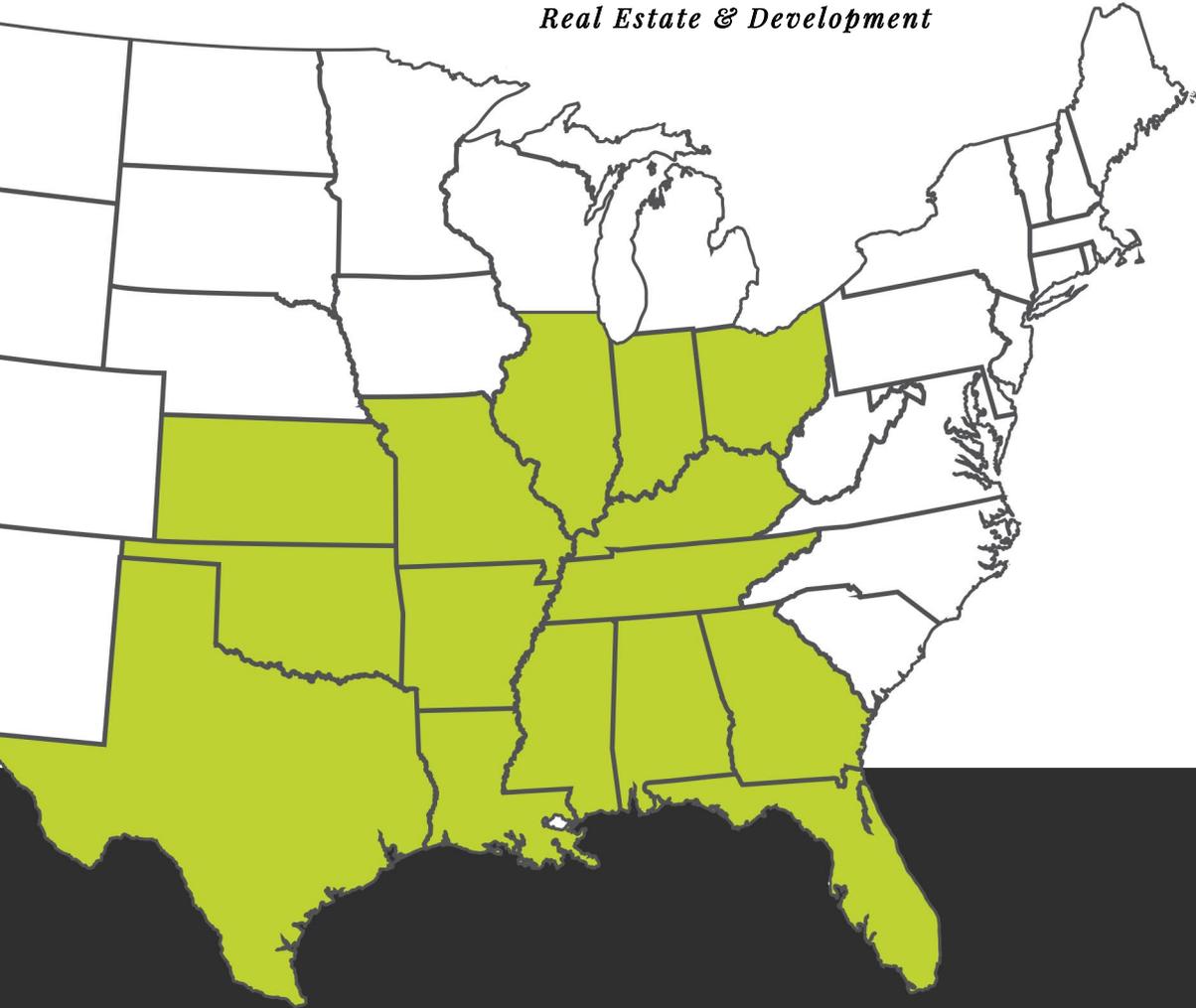
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Haag Brown

C O M M E R C I A L

Real Estate & Development



“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. You should also be aware that Haag Brown 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 utmost 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.

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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.

zac@haagbrown.com

870.336.8000  

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