



2509 S Madison St | Jonesboro, AR 72401

OPPORTUNITY **OVERVIEW**

\$679,900.00 \$5,000/mo Gross

±4,080 SF ±0.33 AC

PROPERTY **HIGHLIGHTS**

→ 4,080± SF freestanding building with frontage on both S Madison St and Southwest Dr.

- → Positioned in a high-traffic corridor with 21,000+ CPD.
- → Ideal location for retail, office, or service-based businesses.
- Zoned C-3, allowing a wide range of commercial uses.
- Excellent visibility and access in a well established commercial area.
- Lease-to-own opportunity available.



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No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

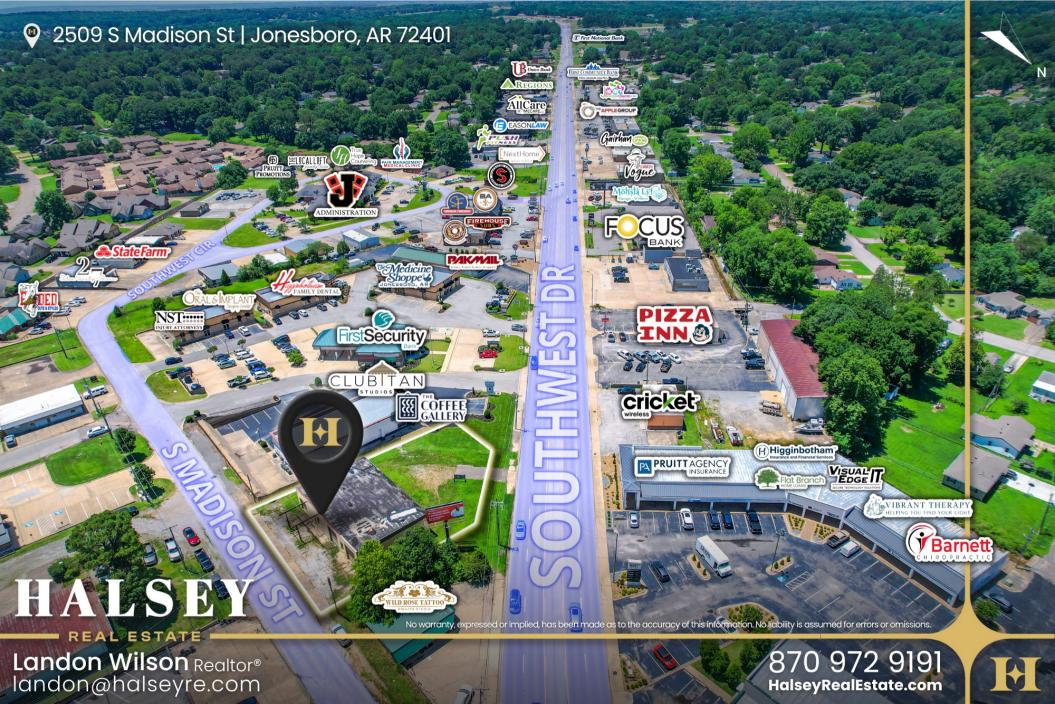




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SOUTHWEST BUSINESS DISTRICT

The Southwest Business District is a vibrant center of commerce and industry, home to diverse retail, dining, offices, and manufacturing with easy access to I-555 and US-67. Its strategic location fuels job creation, economic growth, and community vitality, reflecting Jonesboro's commitment to innovation and development. With ongoing expansion and new investments, the district continues to attract entrepreneurs and businesses seeking opportunity in a thriving, connected environment.

RESTAURANTS & RETAIL























KEY PLAYERS



- Top 5 Best School Districts in AR

 Just under 3,000 students and around 325 employees

- **SOUTHERN HILLS** 175-acre mixed use development
 - Under construction to hold retail, housing, offices, & more.



- 45,000sf Re-Development
- Modern architecture, digital signage, & landscaping

- * 33,000+ SF Shopping Center
 * Restaurants, health services, government offices, & more.

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REAL ESTATE

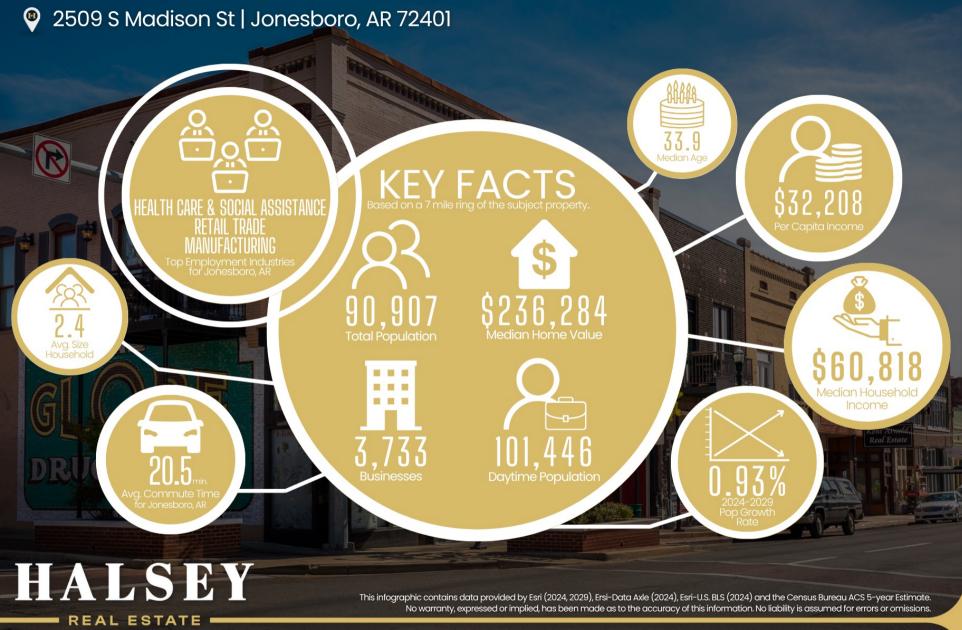
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