

# SALE OR LEASE

📍 2509 S Madison St | Jonesboro, AR 72401

SOUTHWEST DR

## HALSEY

REAL ESTATE

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Landon Wilson Realtor®  
landon@halseyre.com

870 972 9191  
HalseyRealEstate.com



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## OPPORTUNITY **OVERVIEW**

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

SALE PRICE

LEASE RATE

**±4,080 SF**

**±0.33 AC**

BUILDING SIZE

LOT SIZE

## 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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## 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

- Valley View Public Schools**
  - Top 5 Best School Districts in AR
  - Just under 3,000 students and around 325 employees
- Southern Hills Development**
  - 175-acre mixed use development
  - Under construction to hold retail, housing, offices, & more.
- The Shops at Parker**
  - 45,000sf Re-Development
  - Modern architecture, digital signage, & landscaping
- Valley View Commons**
  - 33,000+ SF Shopping Center
  - Restaurants, health services, government offices, & more.

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DOWNTOWN  
— BUSINESS DISTRICT —

MATTHEWS MEDICAL MILE

2509 S Madison St  
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WESTERN  
— RESIDENTIAL DISTRICT —

SOUTHERN HILLS DEVELOPMENT

SOUTHWEST  
— BUSINESS DISTRICT —

◀ LITTLE ROCK, AR

US-49

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# MARKET MAP

 2509 S Madison St | Jonesboro, AR 72401

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

  
**2.4**  
Avg. Size  
Household

  
**20.5 min.**  
Avg. Commute Time  
for Jonesboro, AR

## KEY FACTS

Based on a 7 mile ring of the subject property.

  
**90,907**  
Total Population

  
**\$236,284**  
Median Home Value

  
**3,733**  
Businesses

  
**101,446**  
Daytime Population

  
**33.9**  
Median Age

  
**\$32,208**  
Per Capita Income

  
**\$60,818**  
Median Household  
Income

  
**0.93%**  
2024-2029  
Pop Growth  
Rate

# DEMOGRAPHICS

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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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# OPPORTUNITY CONTACT



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