



## FOR LEASE

### PRICE :

\$14 / SF NNN

\$49,000 / YR

\$4,083 / MO

### BUILDING SIZE :

3,500 SF



## OVERVIEW

Haag Brown Commercial is excited to offer the former Casual Male space in the Highland Square shopping center for lease. This space has been a staple at the corner of Highland Drive and Caraway Road, the city's primary center of trade, for decades. The property has exposure to over 44,000 cars per day and is highly recognized by the 550,000 consumers that frequent Jonesboro.

With the city's top producing businesses - Tommy's Express Car Wash, Texas Roadhouse, and Kroger Marketplace - on the opposite corner, the Highland Square Shopping Center sits at the epicenter of the retail revitalization taking place along Caraway Road. Other tenants in the immediate area include Golden Corral, Texas Roadhouse, Chipotle, Freddy's Frozen Custard, Gamble Home, Gearhead Outfitters, Elite Eye Care, and Krystals.

Over the past few years, the Highland Square Shopping Center has undergone a complete transformation, adding 4 brand new, big box retailers including Bargain Hunt, Tuesday Morning, Play It Again Sports and Ross Dress for Less. The available 3,500 square foot space is situated between Sally's Beauty Supply and Cato Fashions, near the middle of the large retail center.

## HIGHLIGHTS

- Center Has Added 4 Brand New Tenants
- Located at Corner of Major Signalized Intersection
  - Exposure to 44,000 CPD
- 3,500 SF of In-Line Space Available
- Highly Visible and Accessible

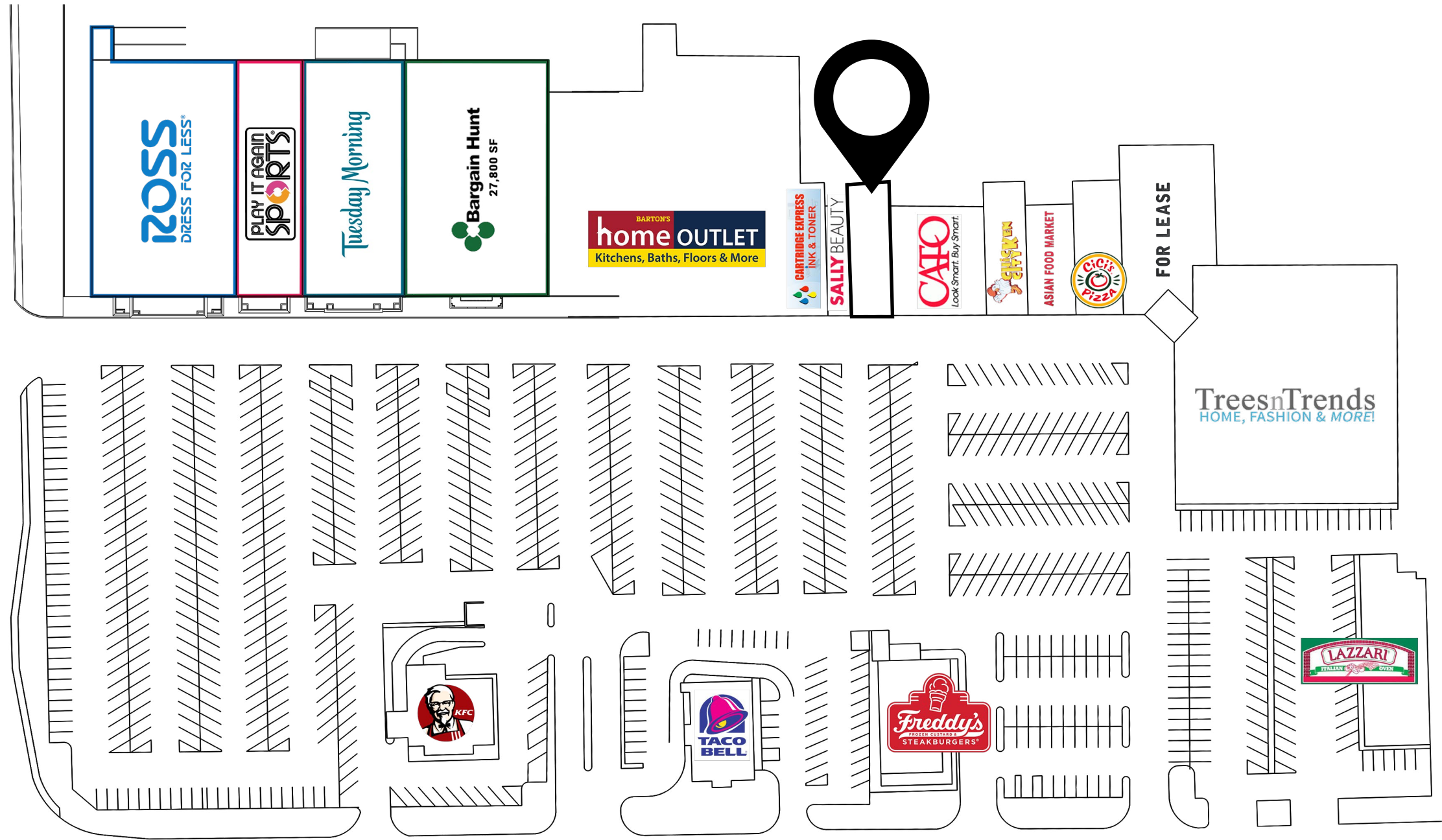


# PROPERTY PHOTOS



# SITE PLAN

HIGHLAND DRIVE



CARAWAY ROAD



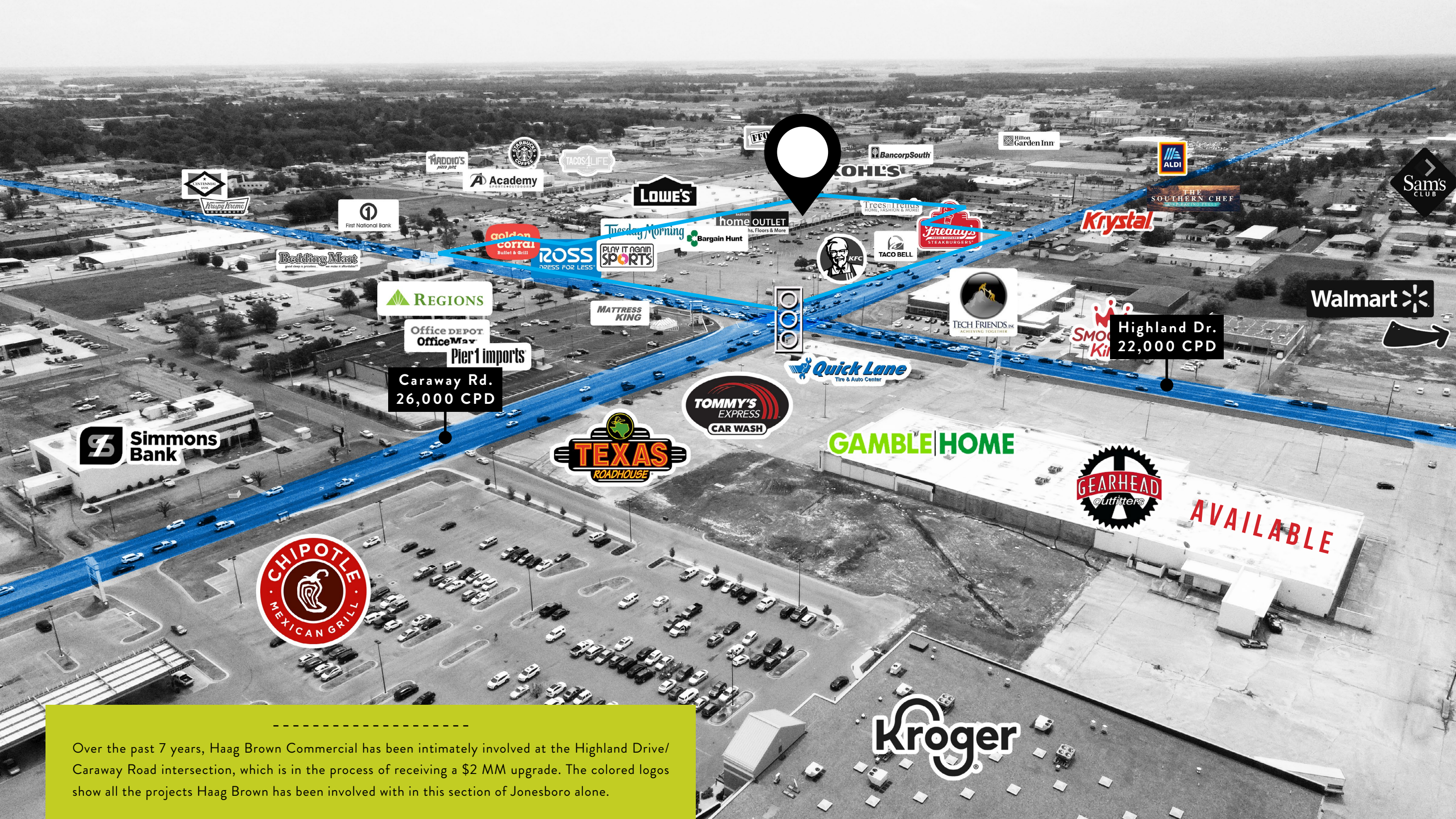
LATEST ADDITION TO THE SHOPPING CENTERS NORTHERN END CAP











Caraway Rd.  
26,000 CPD

Highland Dr.  
22,000 CPD

AVAILABLE

Over the past 7 years, Haag Brown Commercial has been intimately involved at the Highland Drive/ Caraway Road intersection, which is in the process of receiving a \$2 MM upgrade. The colored logos show all the projects Haag Brown has been involved with in this section of Jonesboro alone.

Kroger



# REDEVELOPMENT

- The Regions bank building in the northeast corner has been completely renovated and is now known as the 2400 Building.
- The vacant Coca-Cola Bottling Plant at the southwest corner was converted into a retail clothing store in 2015 and then a large technology company in 2017. Later, a new Smoothie King was developed directly beside the facility.
- The former big-box Kmart in the Highland Square shopping center has been demised to make room for 4 new tenants :: Ross Dress for Less, Play it Again Sports, Tuesday Morning, and Bargain Hunt. The longstanding Perkins restaurant, on one of the center's out-parcels, was also removed and a new Freddy's Frozen Custard now stands in its place.
- The former Sears building on the old Indian Mall property has been purchased to make way for The Uptown, the city's hottest new retail destination, anchored by Gamble Home and Gearhead Outfitters. They will join some of the city's top establishments including Kroger Marketplace, Tommy's Express Car Wash, Texas Roadhouse and Chipotle.
- Several other additions have occurred along Caraway Road, just south of the Highland Square shopping center, including Krystal and The Southern Chef / VP Racing Fuels.

# IN THE NEWS

[CLICK FOR MORE](#)

[SEARS REDEVELOPMENT](#)

[CHIPOTLE](#)

[TUESDAY MORNING](#)

[TEXAS ROADHOUSE](#)

[TOMMY'S CAR WASH](#)

[ROSS DRESS FOR LESS](#)

## UPTOWN REDEVELOPMENT



## REDEVELOPED COCA-COLA PLANT



## HIGHLAND SQUARE REDEVELOPMENT





# JONESBORO

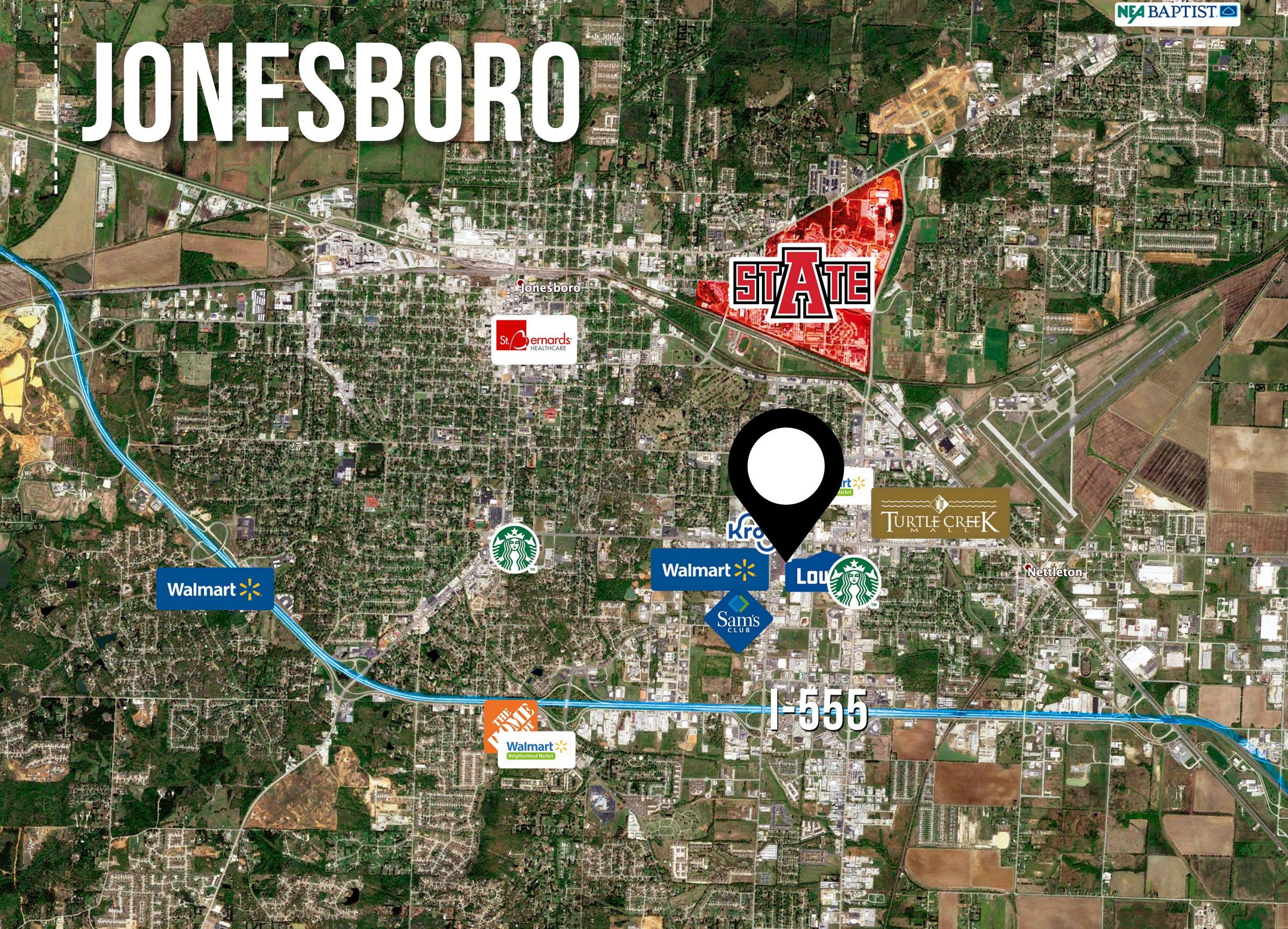
STATE



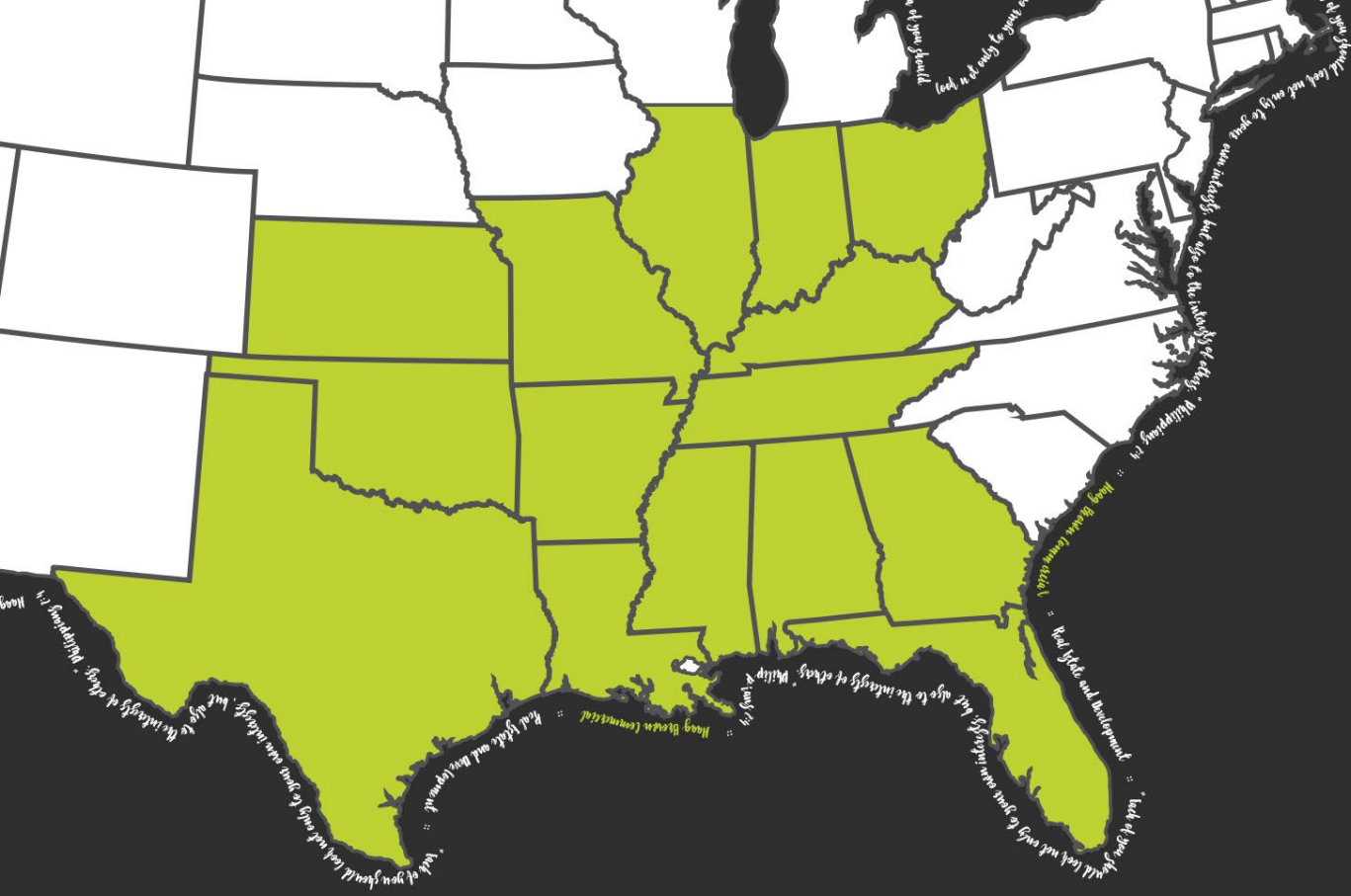
## CONTACT

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# Haag Brown

## COMMERCIAL

*Real Estate & Development*

ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::  
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



“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 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.

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JONESBORO, AR

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HAAGBROWN.COM



**Arkansas  
Business**

Named 2015  
Small Business of  
the Year

**STATE**  
ARKANSAS STATE  
UNIVERSITY

Named Arkansas State  
University College of  
Business “2015 Business  
Executives of the Year”



# JOSHUA BROWN

PRINCIPAL CCIM



Joshua Brown is the co-owner and Executive Broker of Haag Brown Commercial Real Estate & Development. Haag Brown Commercial was named a finalist for “Small Business of the Year” by Arkansas Business in 2012 and 2013. They were named “Small Business of the Year” for 2016. Joshua also serves as a Principal in Haag Brown Development, having developed numerous high profile retail properties in Arkansas and the mid-south. Other states experiencing the success of Haag Brown Development include Oklahoma, Kentucky, Missouri, Tennessee, Texas, Alabama and Mississippi.

Joshua has a passion for assisting real estate users and investors as they make informed decisions. Haag Brown Development has the reputation for developing architecturally appealing buildings, as well as, delivering proposals to tenants in an unprecedented time frame. Joshua’s goal is to obtain a commercial brokerage and development company unlike others. He attributes his success to using the Bible as a guide for operating his business.



Joshua joined his partner Greg Haag in earning his CCIM designation at 25 years of age. Joshua has been the only broker to earn the Triple Diamond Award in Northeast Arkansas, which required \$21MM in volume, six years in a row. His career total real estate sales volume currently exceeds \$600MM. He has steered numerous national retailers through Arkansas and bordering states as both a developer and broker. Joshua has also been a lead partner in acquiring retail and office assets for national capital groups.

Joshua has been on mission trips to multiple countries with his local church, Central Baptist. His most recent adventures include Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages without clean drinking water supplies. He can seldom be found too far from his wife Britni, daughter Alex, and son Lincoln. Joshua is enthusiastic about bucket list trips with his family across the world.

## AFFILIATIONS AND DESIGNATIONS

Arkansas Association of Realtors & National Association of Realtors  
Certified Commercial Investment Member, CCIM | International Council of Shopping Centers, ICSC  
Downtown Jonesboro Association | Vision 2030 Committee for the City of Jonesboro  
Leadership Jonesboro Class of 2009 | Jonesboro Regional Chamber of Commerce  
President of the NEA Duck Classic Sponsorship Committee  
The Community Advisory Committee for the NEA Baptist Charitable Foundation

[josh@haagbrown.com](mailto:josh@haagbrown.com)

870.336.8000  

## CLIENTS AND/OR PROJECT REPRESENTED

\*HB DEVELOPMENTS

Academy Sports	CVS	Gigi’s Cupcakes	Nabholz Real Estate	Ritter Communications
Arkansas State University	CWL Jonesboro	Hays Clothing	<b>NEA Baptist Clinic</b>	Sissy’s Log Cabin
Armor Seed	Dairy Queen	Hugg & Hall	On The Border	Smoothie King
<b>Arkansas Dentistry &amp; Braces</b>	Diet Center	Jimmy Johns	O’Reilly Auto Parts	<b>Starbucks</b>
<b>Aspen Dental</b>	Dollar General	Kirkland’s	<b>Orscheln</b>	SUMO
<b>AT&amp;T</b>	Families Inc.	Longhorn Steakhouse	<b>Panera Bread</b>	<b>Tacos 4 Life</b>
<b>Buffalo Wild Wings</b>	Fazoli’s	<b>Mattress &amp; More</b>	Plato’s Closet	<b>Uncle Maddio’s</b>
Cinema Management Group	<b>FFO Home</b>	<b>Men’s Wearhouse</b>	Red Lobster	Uppercrust Pizza
Cheddars Casual Cafe	Five Guys Burgers	Murphy Oil	Reliance Health Care	Walmart Neighborhood Mkt.

## SIGNIFICANT TRANSACTIONS

**ACADEMY SPORTS** : 7.73 acre retail development in Jonesboro, AR  
**ARKANSAS DENTISTRY & BRACES** : Single & multi-tenant developments throughout Arkansas  
**ARKANSAS STATE UNIVERSITY** : Development advising throughout Arkansas  
**AT&T** : Single tenant development throughout Arkansas  
**BUFFALO WILD WINGS** : Site selection in Arkansas & adjoining states  
**CHEDDARS CASUAL CAFE** : 2 acre restaurant site in Jonesboro, AR  
**CHENAL RETAIL CENTER** : \$5+ MM acquisition of former Kroger center on Chenal Parkway in Little Rock, AR  
**COURTYARD BY MARRIOTT** : 2.28 acre, 5 story hotel development on Highway 49 in Jonesboro, AR  
**FFO HOME** : National brokerage & development account  
**HAYS CLOTHING / TECH FRIENDS** : 7 acre Coca-Cola corner re-development in Jonesboro, AR  
**HIGHLAND SHOPPING CENTER** : 60,000 SF Re-development on Red Wolf Boulevard in Jonesboro, AR  
**HILL PARK** : Jonesboro office development which is home to Ritter’s corporate headquarters, Stephen’s Investment Group & Jones & Company  
**INDIAN MALL** : \$8+ MM disposition of 16 acre retail site at the corner of Caraway Road & Highland Drive in Jonesboro, AR  
**KMART** : 80,000 SF Re-Development of longstanding Kmart space at the corner of Caraway Road & Highland Drive in Jonesboro, AR  
**MATTRESS & MORE** : National brokerage & development account  
**NEA BAPTIST CLINIC** : \$14+ MM Assemblage of (10) medical office buildings across Northeast Arkansas  
**ORSHELN** : Single tenant development throughout Arkansas  
**PANERA BREAD** : Single tenant development in multiple states  
**RESERVE AT HILL PARK** : Lifestyle office development featuring Majewski Plastic Surgery & Spa & Arthritis & Rheumatism Associates, LLC  
**SISSY’S LOG CABIN** : 1 acre site at Fairground Re-Development on Red Wolf Boulevard in Jonesboro, AR  
**STARBUCKS** : Single & multi-tenant developments throughout Arkansas & additional states  
**TACOS 4 LIFE** : Single & multi-tenant developments throughout Arkansas & additional states  
**WADDELL, COLE & JONES, P.A.** : +13,000 SF office development in Jonesboro, AR

## ACHIEVEMENTS

**2017-2019** : Arkansas Business “Most Influential Leaders in Arkansas”  
**13-18** : Award of Excellence “Triple Diamond Level”  
**2016** : Arkansas Business “Small Business of the Year”  
**2015** : Arkansas Business “Executive of the Year” FINALIST  
**2015** : Arkansas State University College of Business Executive of the Year  
**2012, 2013, 2015** : Arkansas Business “Small Business of the Year” FINALIST  
**2011** : Arkansas Business “40 under 40” Recipient  
**2010** : Northeast Arkansas Business Today “Outstanding Young Executive”  
**2009** : Arkansas Business “The New Influentials, 20 in Their 20s”  
**08-15** : Award for Excellence “Double Diamond Level”

## EDUCATION

**ARKANSAS STATE UNIVERSITY, 2005**  
B.A. in Political Science, Minor in Criminology  
**CERTIFIED COMMERCIAL INVESTMENT MEMBER CCIM**  
Designation Awarded in 2010