

E MATTHEWS AVE

*for*  
**LEASE**  
RETAIL-OFFICE SPACE

EXCLUSIVELY LISTED BY:

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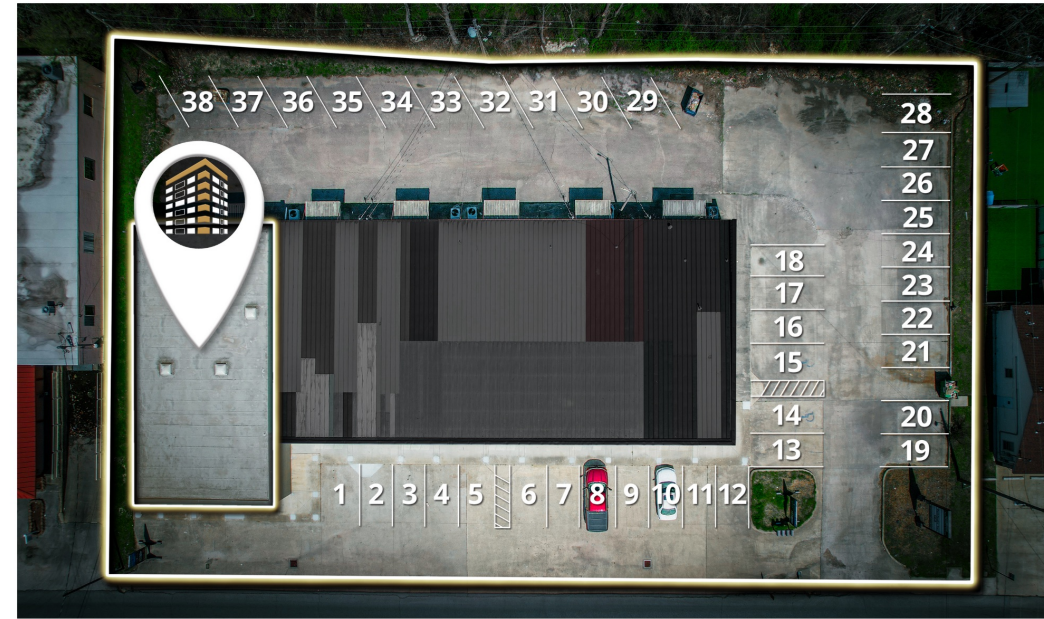
## OPPORTUNITY OVERVIEW

**SIZE:** 3,300+/- SF

**PRICE:** \$15/sf gross “as-is”

## PROPERTY HIGHLIGHTS

- Flex Space with Tenant Improvements Available
- End Space Available
- Direct Access to Marion Berry Pkwy - a Direct Route to ASU
- Positioned Between Jonesboro's Highest Traveled Thoroughfares, Red Wolf Blvd and Caraway Rd
- Exposure to 10,000 CPD



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## EXECUTIVE SUMMARY

2604 E Matthews is strategically situated in a prominent commercial area, offering high visibility and accessibility. Located in Jonesboro, AR, it enjoys proximity to major transportation routes, residential areas, and commercial centers, making it an ideal location for various businesses. The area's steady population growth, favorable business environment, and supportive community make it conducive to business success.

The space at 2604 E Matthews boasts 3,300+/- SF suitable for a wide range of businesses. With ample square footage, and tenant improvements available, the property offers the flexibility to accommodate diverse business needs. Additionally, the space features ample parking facilities with 38 spaces, essential for both customers and employees.



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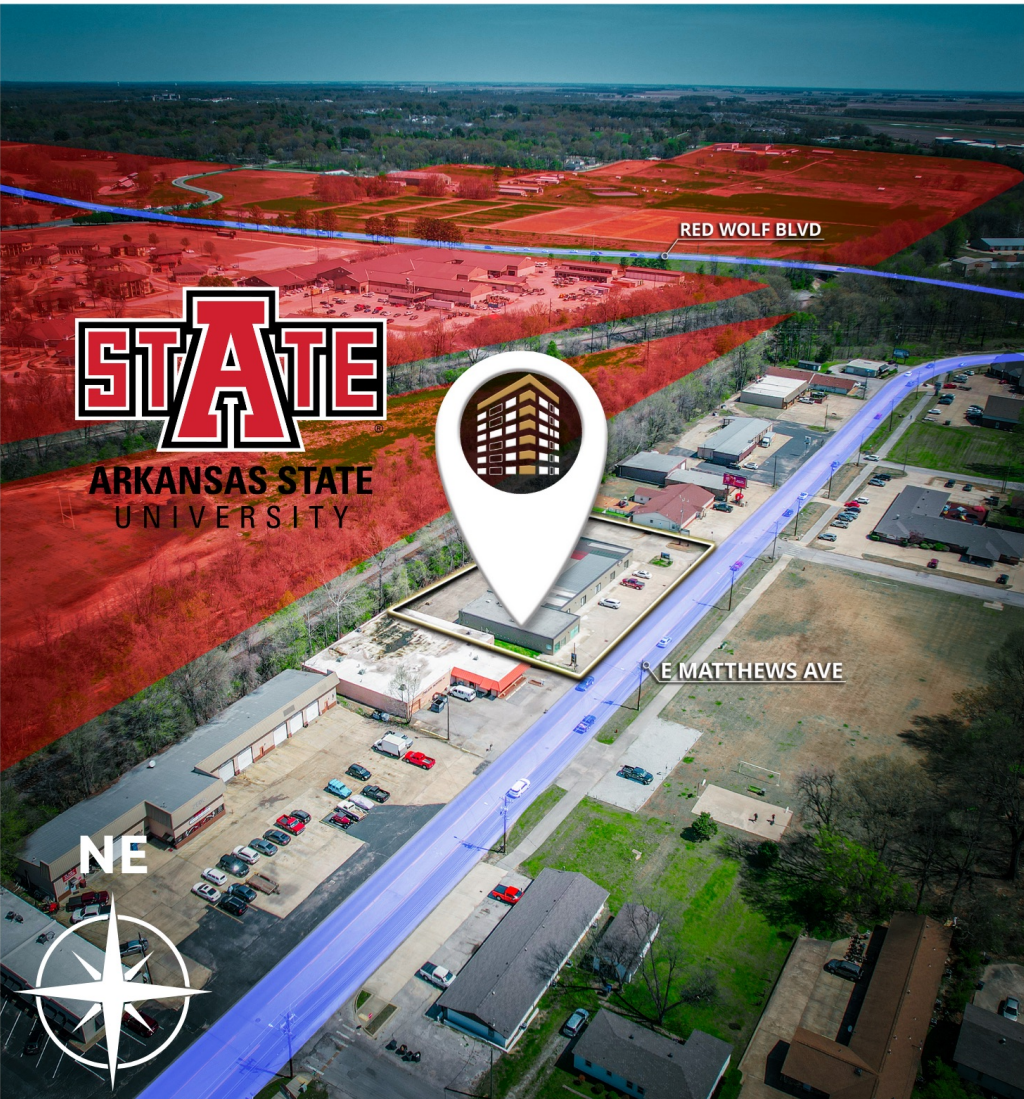
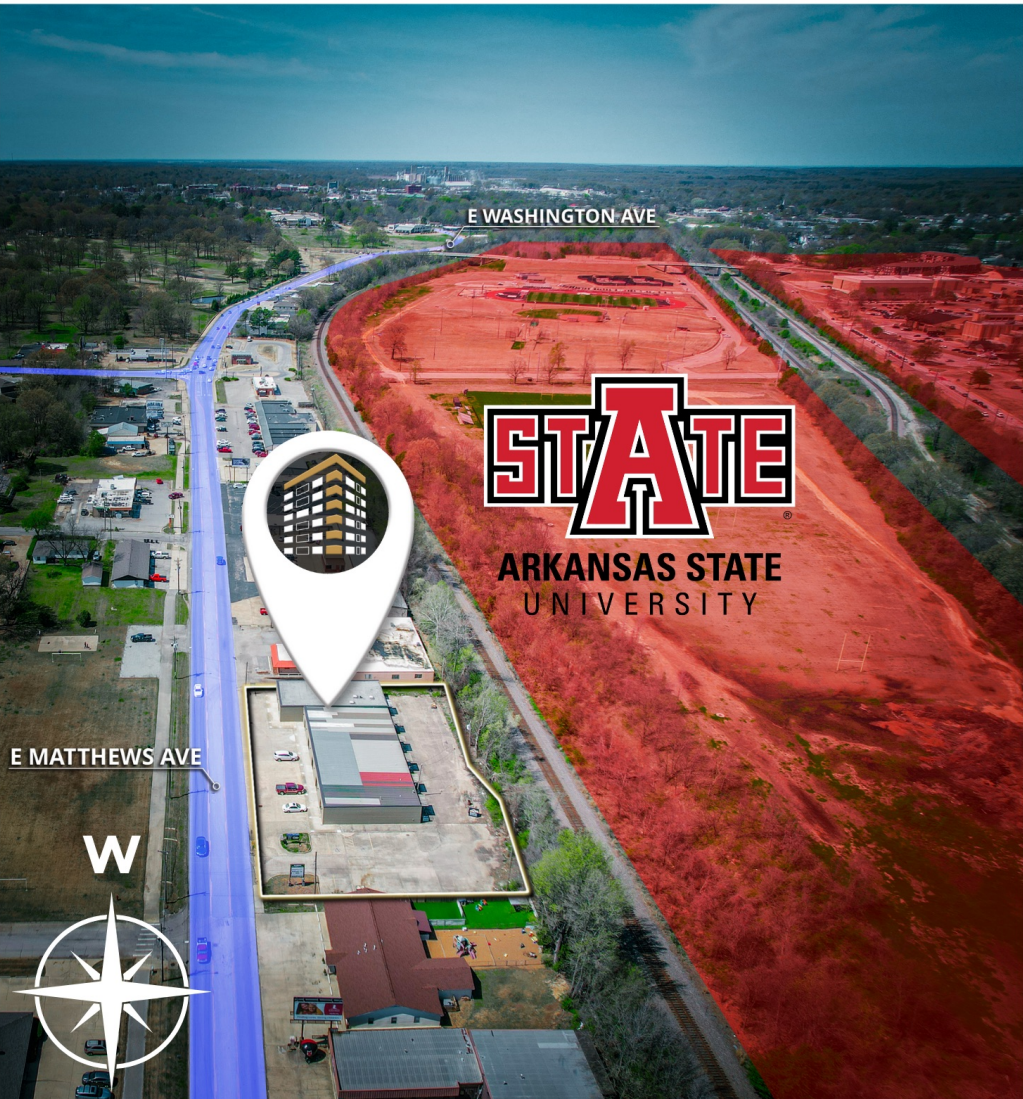
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# REGIONS OF JONESBORO

## THE DISTRICT

## RESTAURANTS & RETAIL




The Primary Retail District of Jonesboro stands as the epicenter of economic activity in the city. It encompasses a wide range of industries ranging from financial institutions and law firms to healthcare facilities and professional services.


Its strategic location ensures in the center of Jonesboro encompasses many of the top travelled thoroughfares and I-555, making it a vital hub for commerce and entrepreneurship. Modern office buildings and bustling storefronts line the streets, housing a diverse range of enterprises, from local startups to established corporations.

Beyond its economic significance, the Primary Retail District offers a focal point for employment opportunities, essential services, and commercial vitality. This dynamic district reflects Jonesboro's commitment to fostering a thriving business community and driving economic prosperity in the region.


## KEY PLAYERS




Multiple direct access routes to the Primary Retail District.  
Over 1,500 employees & 14,000 students



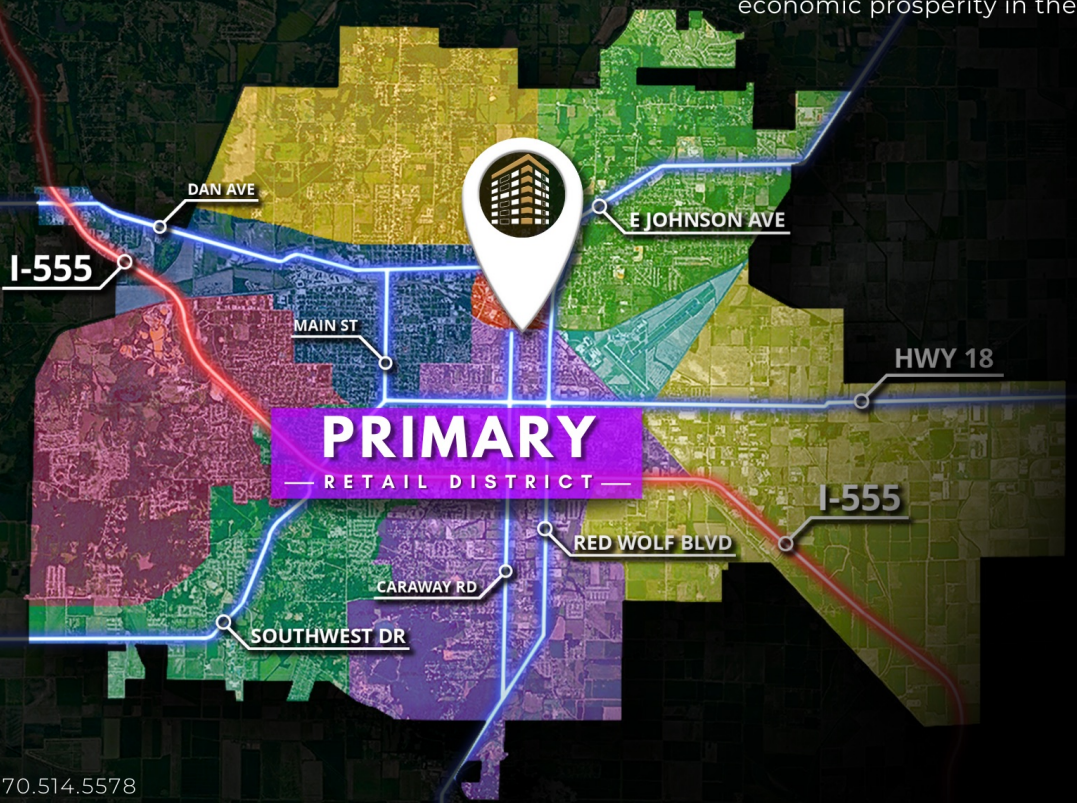
80ac mix-use complex opening 2024  
Luxury condos, shops, restaurants, health & wellness facilities, & more.



692-acre park in Crowley's Ridge  
Offers trails, camping, fishing, sports, playgrounds, and a splash pad.



200,000sf sport complex opening 2024  
Offers basketball, volleyball, pickleball, a competition pool, a practice pool, and outside water features.



# JONESBORO

