

FOR LEASE

±35,000 SF RETAIL BOX

- SITS WITHIN HIGHLAND SQUARE SHOPPING CENTER



📍 2220 S. CARAWAY RD. | JONESBORO, AR



HaagBrown
COMMERCIAL
Real Estate & Development

PROPERTY OVERVIEW

Haag Brown Commercial has an extremely rare opportunity to bring the former Trees 'n Trends 35,000 square foot box to the market for lease. This development has been a staple at the signalized intersection of Highland Drive & Caraway Road, the city's primary center of trade, for decades. The property has exposure to over 44,000 cars per day & is highly recognized by the 550,000 consumers that frequent Jonesboro.

Highland Square is strategically placed, surrounded by the top grocer in the market, Kroger Marketplace, the market's dominant Walmart Super Center, & the most recent redevelopment, The Uptown. It is also in close proximity to Sam's Club, Hobby Lobby, Burlington Coat Factory, Lowe's, & sits less than 3/4 of a mile from Interstate 555.

The 21+ acre property includes a 192,537 square foot shopping center, which is home to multiple retailers such as Cato Fashions, Barton's Home Improvement, Sally's Beauty Supply, & Cato Fashions. Kmart was the center's original anchor, occupying the 82,000+ square foot northern end-cap. Within the last 6 years, the space has been completely renovated & Haag Brown Commercial has added brand new tenants, including Ross, Michael's, Play It Again Sports, Best Buy, & Boot Barn. The property also features (4) restaurant out-pads occupied by Taco Bell, KFC, Golden Corral, & Freddy's Frozen Custard & Steakburgers.

Highland Square continues to benefit from its unparalleled location. It has adapted with the growth of the surrounding area by steadily adding value.

This is an extremely rare opportunity to lease a box of this size in a very tight market. There are no other boxes of this kind available today in our market.

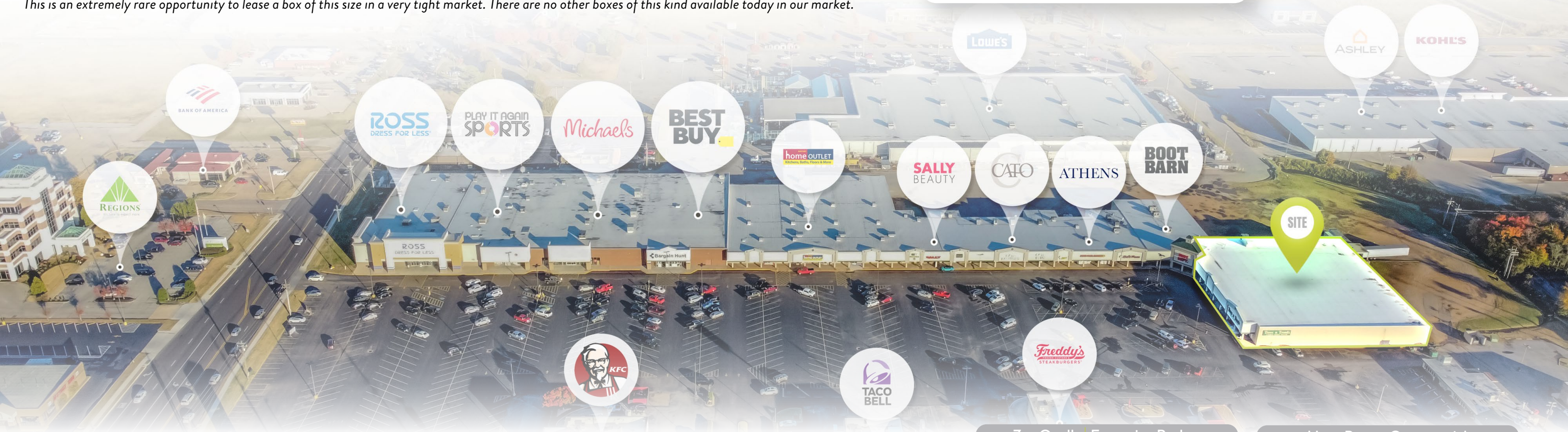
HIGHLIGHTS

- RARE ±35,000 SF Box Opportunity in Jonesboro, Arkansas!
- Inline with National Tenants Including Ross, Play It Again Sports, Michaels, Best Buy, & Boot Barn!
- Regional Shopping Destination that has been a Staple in Jonesboro for Decades!
- Exposure to Over 44,000 Cars Per Day w/ Multiple Access Points to Caraway Rd. & E. Highland Dr.
- Located at the Largest Regional Intersection in Jonesboro
- Formerly Occupied by Trees 'n Trends

LEASE INFO

BUILDING SIZE
±35,000 SF

LEASE PRICE
\$14/SF Annual **NNN**



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Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



24,000+ CPD

HIGHLAND DR.

CARAWAY RD.

23,000+ CPD

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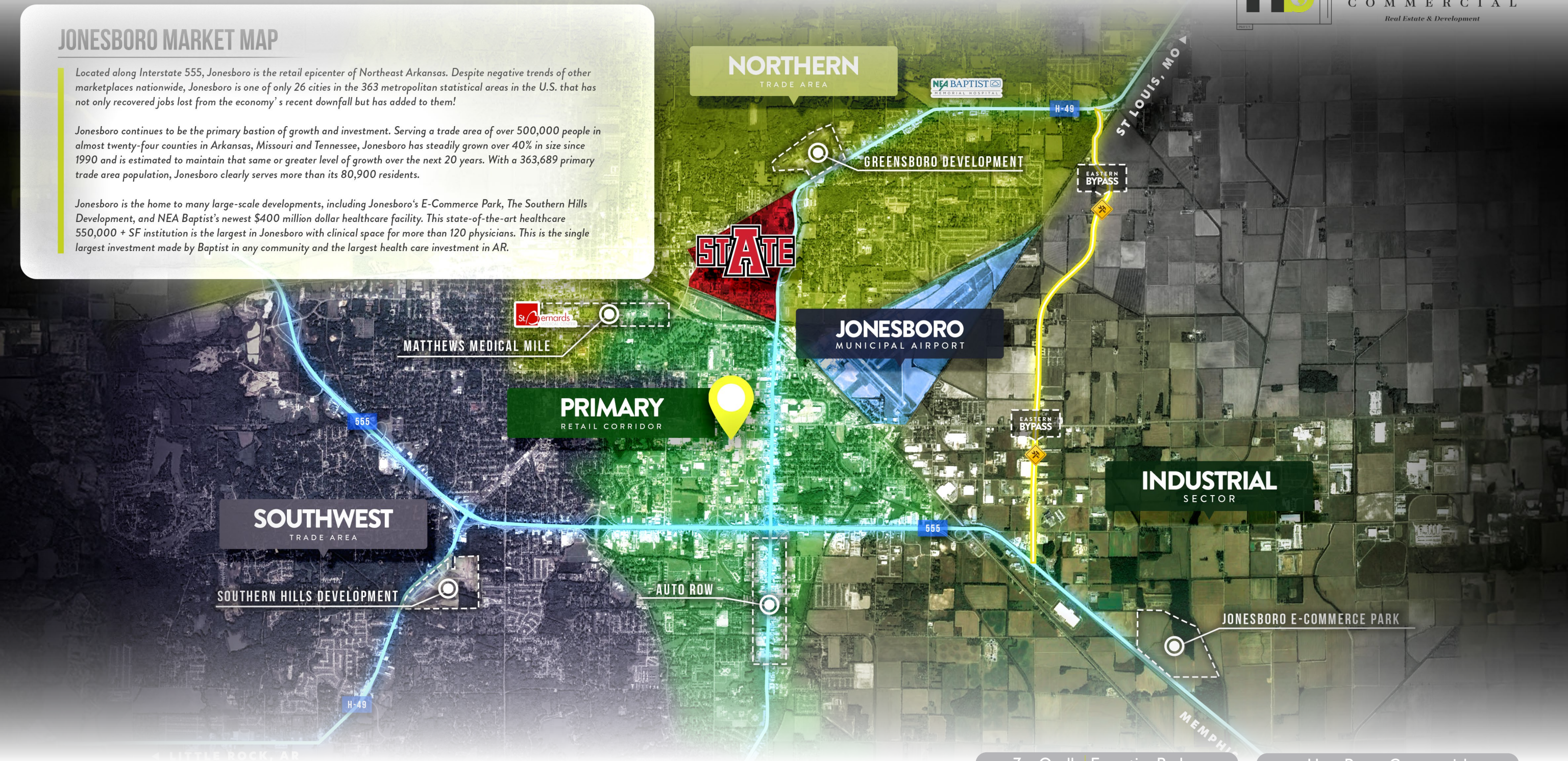


JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007