

# SPACE FOR LEASE

📍 2608 Fair Park Blvd | Jonesboro, AR 72401



## HALSEY

REAL ESTATE

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Taylor Wilson Realtor®  
taylor@halseyre.com

870 972 9191  
HalseyRealEstate.com



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## OPPORTUNITY **OVERVIEW**

**\$18/SF NNN**  
PRICE

**±2,500-6,500 SF**  
AVAILABLE SPACE

**±65**  
PARKING

## PROPERTY **HIGHLIGHTS**

- ◆ Tenant Improvement Incentives
- ◆ Great co-tenancy with Watco Supply Chain Services.
- ◆ Incoming tenant would control the primary frontage and entrance of the building.
- ◆ A high-traffic location—an ideal spot to grow your business with great visibility and easy access.
- ◆ Neighbors local, regional, and national businesses in retail, service, and hospitality.
- ◆ Located in Jonesboro's Primary Retail District.
- ◆ Land available behind the building that can be assembled for parking or use requirements.



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TEMPLE JONESBORO  
Battery  
Outfitters  
American  
Freight



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N



SONIC

Ridout LUMBER COMPANY

TRACTOR SUPPLY CO

American Freight

Gerald's Auto Center LLC

MIDTOWN SHIPPING SOLUTIONS  
ATA MARTIAL ARTS

LEGENDARY SUPPLEMENTS

PLATO'S CLOSE

STYLE ENCORE

FNBC COMMUNITY BANKERS

LANSING NOW.com

Budget

HONDA Jonesboro

BAYBIRD THE WAREHOUSE

FLETCHER JONESBORO

Kum & Go

CENTRAL

CENTRAL GMC

HOME 2 SUITES BY HILTON

NE BAPTIST

Days Inn BY WYNDHAM

Hampton BY HILTON

CANDLEWOOD SUITES BY IHG

Holiday Inn BY IHG

Kum & Go

O'Reilly AUTO PARTS

RED LOBSTER

ZAXBY'S

CAPTAIN D'S

smalls SUBS

Sumo

Residence INN BY MARRIOTT

SRS DISTRIBUTION

Success CREDIT UNION

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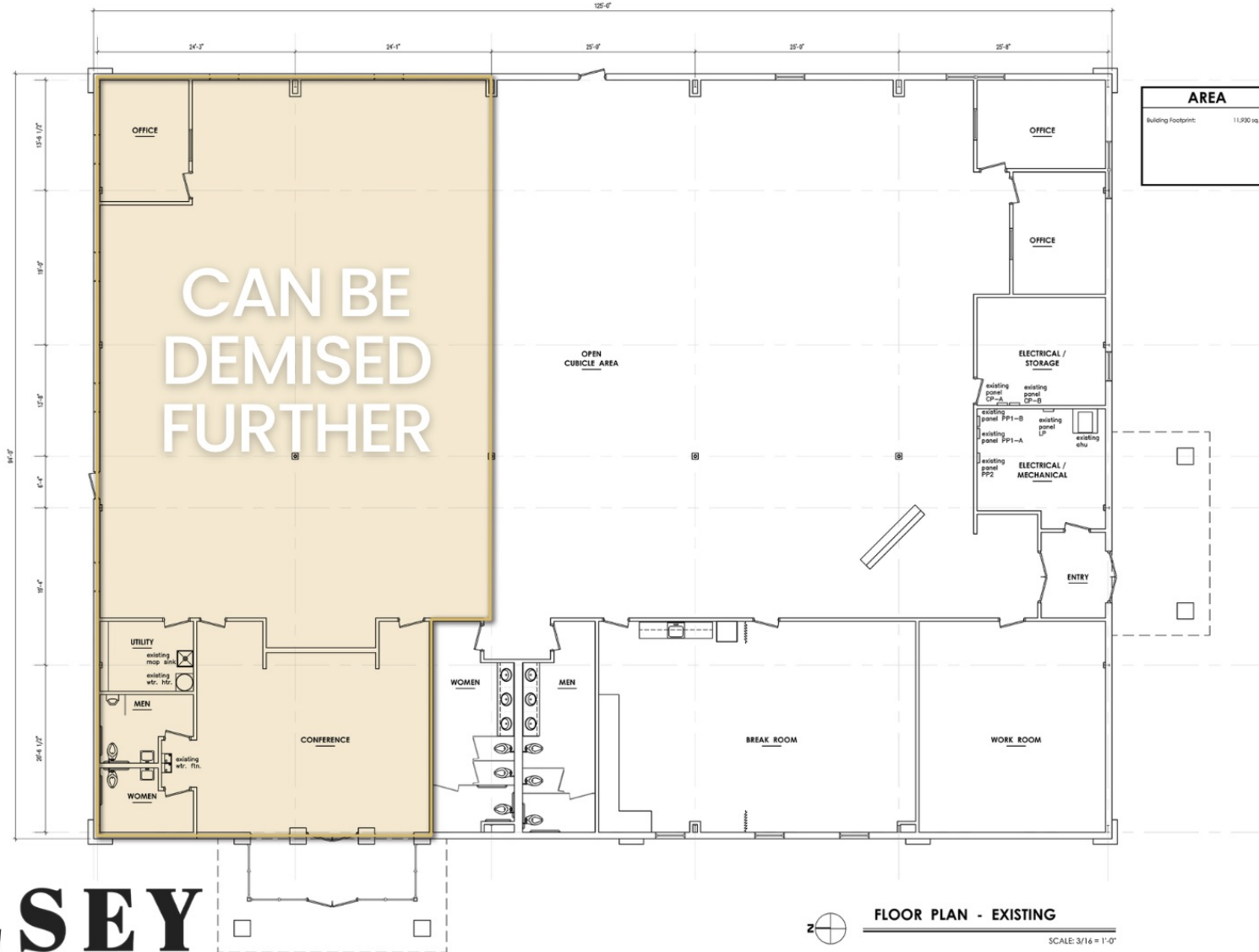
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**FLOOR PLAN**

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## PRIMARY RETAIL DISTRICT

The Primary Retail District of Jonesboro serves as an economic hub, home to a diverse mix of industries including finance, law, healthcare, and retail. Centrally located and intersected by major routes like I-555, it features modern office buildings and busy storefronts that house everything from local startups to major corporations. In addition to its commercial appeal, this district plays a key role in providing essential services and job opportunities, reflecting Jonesboro's commitment to fostering business growth and regional prosperity.

## RESTAURANTS & RETAIL



## KEY PLAYERS

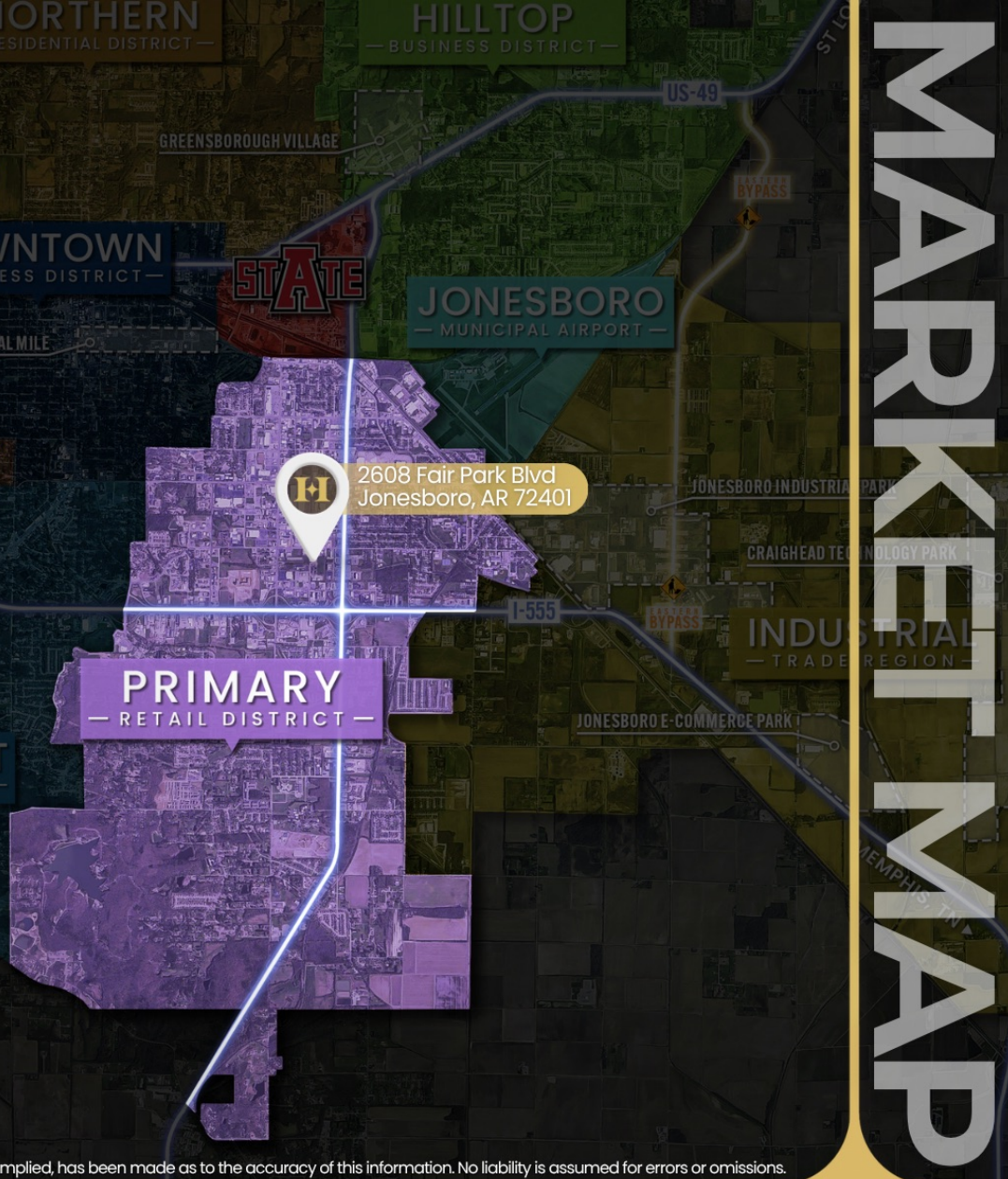
- STATE** ARKANSAS STATE UNIVERSITY: Connected by several major roadways. Over 1,500 employees & 14,000 students.
- REEDMONT**: 80 acre mixed-use development. Luxury condos, restaurants, retail, and more.
- CRAIGHEAD FOREST PARK**: 692 acre park in Crowley's Ridge. Offers camping, fishing, trails, sports, playgrounds, & more.
- RIDGE**: 200,000 sqft sports complex. Will offer athletic courts, pools, seating & outside water features.

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# MARKET MAP

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# REEDMONT CONDOMINIUMS

377 UNITS | STUDIO – 1BR – 2BR | LUXURY FINISHES

To include shopping, conference spaces, restaurants, entertainment space, health & wellness, and more.



WHAT'S NEARBY?

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# RIDGE ATHLETICS CENTER

## 200,000+ SQFT



- 50m Indoor Competition Pool w/ Grandstand for 1200 Spectators
- 25m Indoor Practice Pool
- Event Center
- Up to:
  - 12 Basketball Courts
  - 24 Volleyball Courts
  - 36 Pickleball Courts



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WHAT'S NEARBY?

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# DEMOGRAPHICS

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

## KEY FACTS

Based on a 7 mile ring of the subject property.

**2.4**  
Avg. Size  
Household

**89,224**  
Total Population

**\$236,646**  
Median Home Value

**33.7**  
Median Age

**\$32,026**  
Per Capita Income

**\$60,535**  
Median Household  
Income

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

**3,771**  
Businesses

**102,227**  
Daytime Population

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

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This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025) 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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