

LAND LEASE OR BUILD-TO-SUIT

📍 100 W Washington Ave | Jonesboro, AR 72401



HALSEY
REAL ESTATE

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Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. 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 OVERVIEW

\$25,000.00/mo
LAND LEASE

10 YRS
MIN. LEASE

±0.63 AC
LOT SIZE

C-1
ZONING

PROPERTY HIGHLIGHTS

- ✦ Downtown Jonesboro location in the heart of the Downtown Business District and not far from Matthews Medical Mile
- ✦ Build-to-suit opportunity available for qualified tenants
- ✦ Surrounded by major employers including city and county government offices, UAMS, and St. Bernards Medical Center
- ✦ Exceptional visibility and accessibility with frontage along W Washington Ave, Main St, and Union St
- ✦ Located in a walkable downtown that provides strong traffic driven by restaurants, retail, entertainment, and professional services
- ✦ Just minutes from Arkansas State University and key regional transportation corridors including I-555 and US-49
- ✦ Ideal for medical office, retail, restaurant, hospitality, mixed-use, or professional office development

ZONING DESCRIPTION

C-1 Downtown Core Commercial District

This district is characterized by concentrated development of permitted uses, including office and institutional, service, convenience and specialty retail, entertainment and housing. Redevelopment of the area is contemplated, with emphasis on an art and entertainment cluster. Accordingly, it is anticipated that one or more overlay or other special districts will be established to help foster transformation of the area.

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DOWNTOWN BUSINESS DISTRICT

Downtown Jonesboro is a lively, walkable district at the city's core, blending history, culture, and community. Known for its local events, festivals, and unique charm, it serves as a central hub featuring medical facilities, professional services, art galleries, restaurants, and diverse retail. More than just a business area, Downtown reflects Jonesboro's cultural and economic spirit, offering a vibrant space that fosters connection and defines the city's identity.

RESTAURANTS & RETAIL



KEY PLAYERS

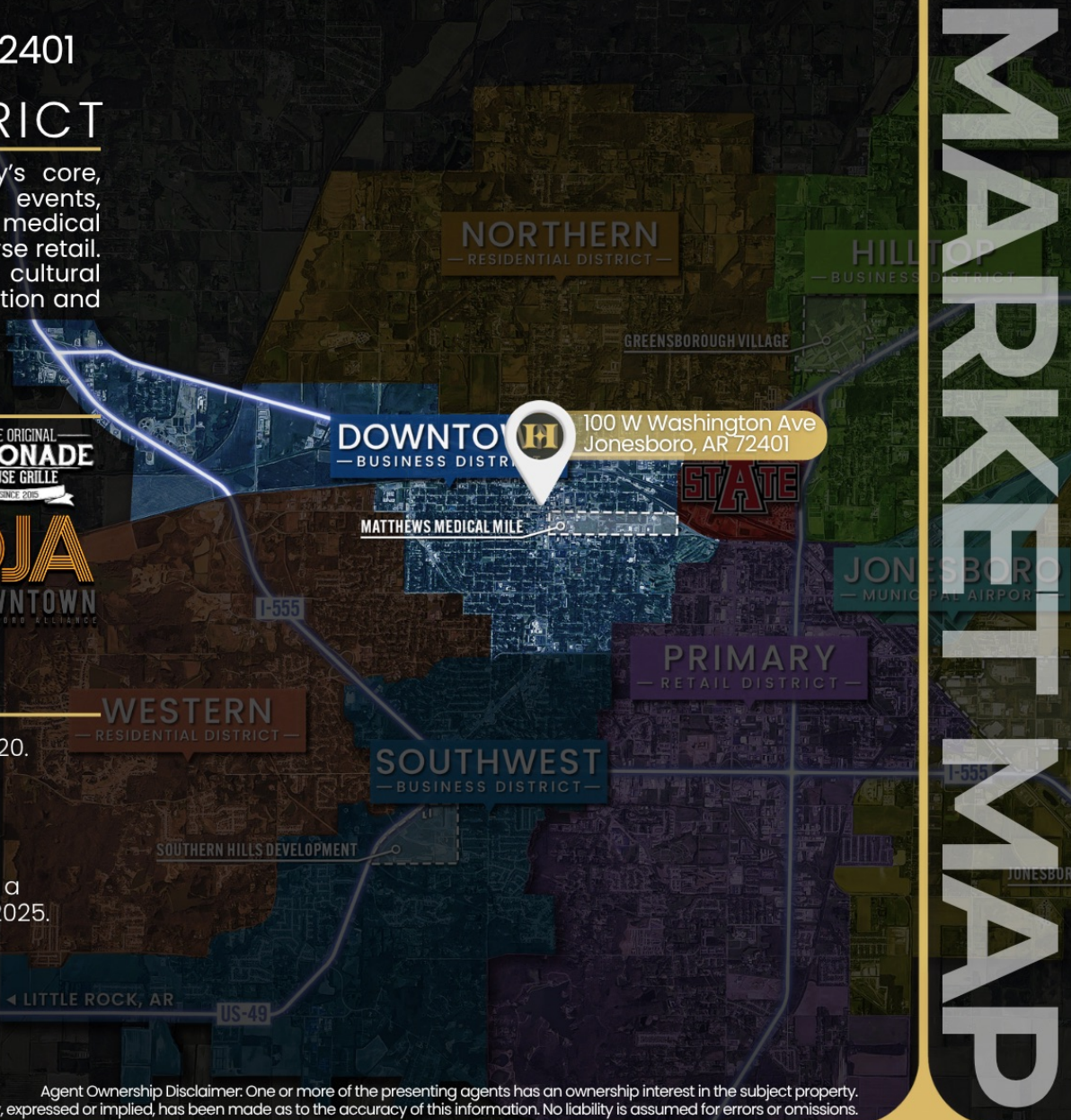
-  Completed a \$137,500,000, 245,000 sqft expansion in 2020. Has over 4,000 employees.
-  City hall and city governments reside in Downtown.
-  The Craighead County Courthouse recently completed a \$14 mil. expansion and held its ribbon cutting in March 2025.
-  Patrol and Special Operations Divisions are located in Downtown Jonesboro.

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MARKET MAP

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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

20.3 min.
Avg. Commute Time
for Jonesboro, AR

93,648
Total Population

\$234,743
Median Home Value

34.0
Median Age

\$32,308
Per Capita Income

\$61,215
Median Household
Income

3,815
Businesses

103,069
Daytime Population

0.97%
2024-2029
Pop Growth
Rate

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INVESTMENT CONTACTS

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