

# FOR LEASE



4315 E. JOHNSON AVE | JONESBORO, AR



## PROPERTY INFO

This building, approximately **2,200 SF**, sits on **0.14 AC** just off Highway 49 North in the **BOOMING HILLTOP AREA** of Jonesboro, Arkansas. Previously Reef Escapes, the property would be ideal for a flex user who is needing office, warehouse, and showroom space under one roof. The building is equipped with three (3) overhead doors along with two (2) front entry doors. Ceiling heights are approximately 11' throughout a large portion of the building (office and restroom excluded).

The property is zoned C-3, general commercial district.

Since the opening of the new NEA Baptist Healthcare System Campus, this area is booming with growth and vacant space is in high demand. Unfortunately there are few options available at this time so this opportunity is **EXTREMELY RARE** and will not be around long.

## FOR LEASE

### PRICE:

\$2,750/MTH

### TERM:

NEGOTIABLE





E JOHNSON AVE





## HIGHLIGHTS

- Well Positioned Flex Building in Booming Hilltop Area
- Three (3) Overhead Doors
- Property Sits Just Off Highway 49 N., Giving Access to Nearly 30,000 Cars Per Day
- Ideal for Office, Warehouse, and Showroom Space Under One Roof
- Recent improvements include exterior painting of the building, new gutters, new chat in the parking lot, and general cleanup of the landscaping around the building



# FLOORPLAN

**CEILING HEIGHTS:** 11.296'

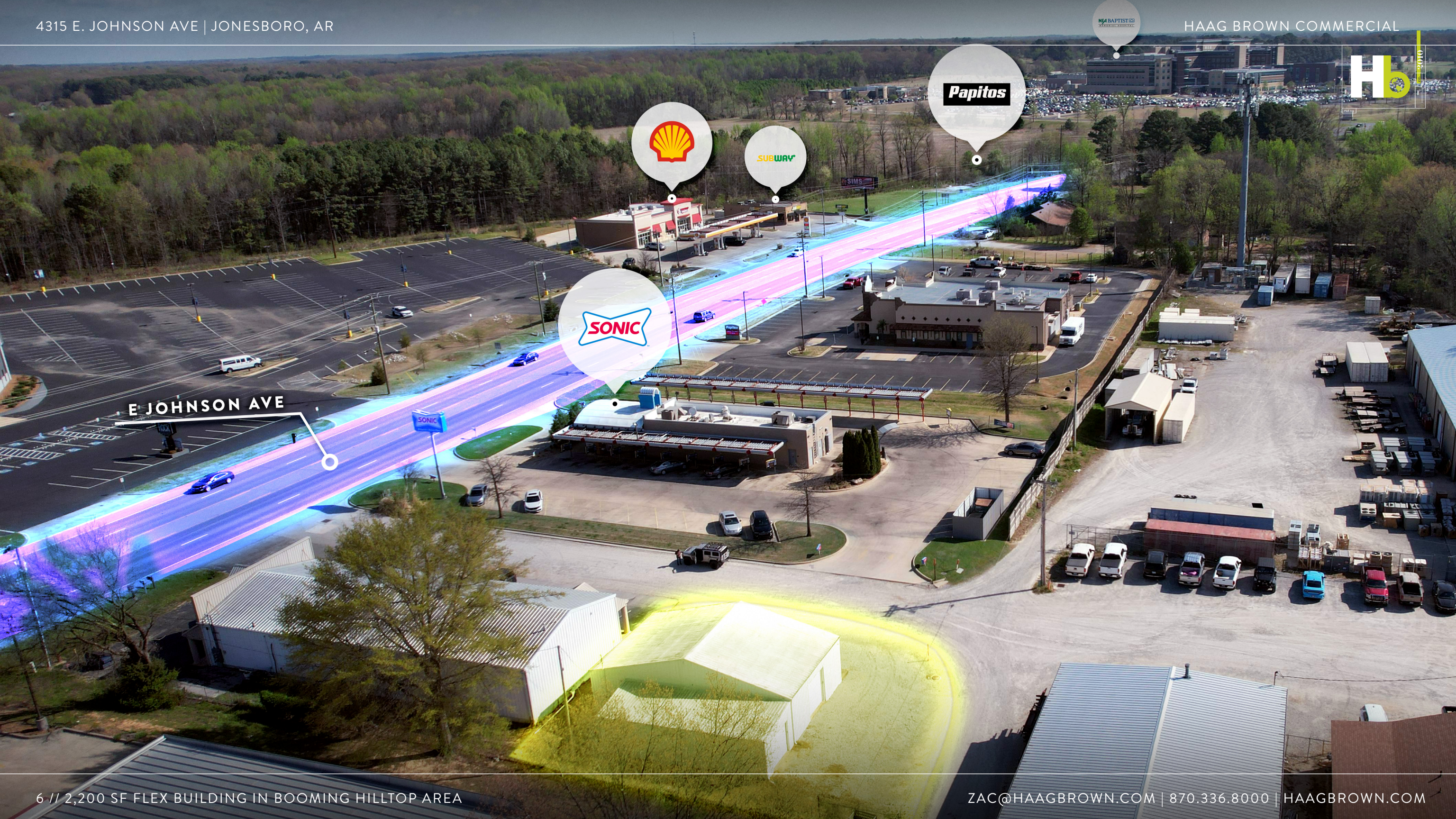
**TOTAL OVERHEAD DOORS:** 3

**FRONT:** 16'W x 10'H (electric opener)

**SIDE 1:** 9'W x 10'H (electric opener)

**SIDE 2:** 9'W x 8'H (electric opener)

\*\*For visual purposes only, not drawn to actual scale.



E JOHNSON AVE

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**CONTACT**

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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 5<sup>TH</sup> ST. | STE 150  
BENTONVILLE, AR



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# 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](mailto: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