

SPACE FOR LEASE

📍 2819 E Nettleton Ave | Jonesboro, AR 72401



HALSEY

REAL ESTATE

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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📍 2819 E Nettleton Ave | Jonesboro, AR 72401

OPPORTUNITY OVERVIEW

2905A	2905B	2813
\$18/sf/yr Gross LEASE RATE	\$18/sf/yr Gross LEASE RATE	\$15/sf/yr Gross LEASE RATE
±4,000 SF SIZE	±1,500 SF SIZE	±11,987 SF SIZE

PROPERTY HIGHLIGHTS

- ◆ 3 suites available within an established, high-traffic retail center
- ◆ Located just minutes from Arkansas State University, drawing consistent student and faculty traffic
- ◆ Positioned along Red Wolf Blvd with ±36,000 CPD
- ◆ Signalized intersection at Red Wolf Blvd & E Nettleton Ave providing strong visibility
- ◆ Surrounded by a mix of national and regional retailers generating daily activity
- ◆ ±242 on-site parking spaces supporting a high customer volume



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📍 2819 E Nettleton Ave, Ste 2905A | Jonesboro, AR 72401

OPPORTUNITY OVERVIEW

2905A SUITE \$18/sf/yr Gross LEASE RATE ±1,500 SQFT SIZE ±242 PARKING

PROPERTY HIGHLIGHTS

- ◆ Former furniture showroom with open retail layout
- ◆ Expansive floorplate ideal for large-format merchandising
- ◆ Prominent storefront within established center
- ◆ Strong visibility to internal customer traffic
- ◆ Well-suited for furniture, home goods, or specialty retail users
- ◆ Adaptable for fitness, service, or experiential concepts



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📍 2819 E Nettleton Ave, Ste 2905B | Jonesboro, AR 72401

OPPORTUNITY OVERVIEW

2905B SUITE \$18/sf/yr Gross LEASE RATE ±11,987 SQFT SIZE ±242 PARKING

PROPERTY HIGHLIGHTS

- ◆ Configured for office or service-oriented use
- ◆ Efficient footprint for professional users
- ◆ Ideal for financial, medical, or administrative users
- ◆ Positioned within active retail environment
- ◆ Convenient access for clients and staff
- ◆ Functional layout supporting day-to-day operations



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OPPORTUNITY OVERVIEW

2813
SUITE

\$15/sf/yr Gross
LEASE RATE

±4,000 SQFT
SIZE

±242
PARKING

PROPERTY HIGHLIGHTS

- ◆ Large-format retail space with open layout
- ◆ Expansive interior for flexible merchandising
- ◆ Prominent storefront along retail frontage
- ◆ Strong presence within established center
- ◆ Ideal for anchor or junior anchor users
- ◆ Suitable for retail, fitness, or specialty concepts



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Dillard's

JCPenney

TARGET

ULTA

PET SMART

Panera

Santa's Los Cabin

NOBS

Academy

Country of Arkansas
CFC
Center

U-HAUL

Chick-fil-A

MATTRESS FIRM

Centennial

KLIM CHICKEN

THE HIGHLANDS

ONVX

First National Bank

First National Bank
South
MS
Furniture & Appliance Supply

Interior Fancy
Shiny Massage

BUFFALO WILD WINGS

MURPHY USA

FedEx Office
Breakfix Great Clips
Schlotzsky's

Walmart
Neighborhood Market

Checkers

TAKE 5

BLUE EMBER
SMOKEHOUSE

BODY UNWIND
INDULGENCE
Spa & Beauty

Pay-ess
furniture & appliances

First Security
Bank



Southern
BANK

Soo's Drugstore
& Compounding Center

CARTER'S CORNER
CARTER'S CORNER
BOOTS

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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** (Luxury living for a modern lifestyle):
 - 80 acre mixed-use development
 - Luxury condos, restaurants, retail, and more.
- CRAIGHEAD FOREST PARK** (est. 1937):
 - 692 acre park in Crowley's Ridge
 - Offers camping, fishing, trails, sports, playgrounds, & more.
- RIDGE** (Athletics Center Jonesboro):
 - 200,000 sqft sports complex
 - Will offer athletic courts, pools, seating & outside water features.

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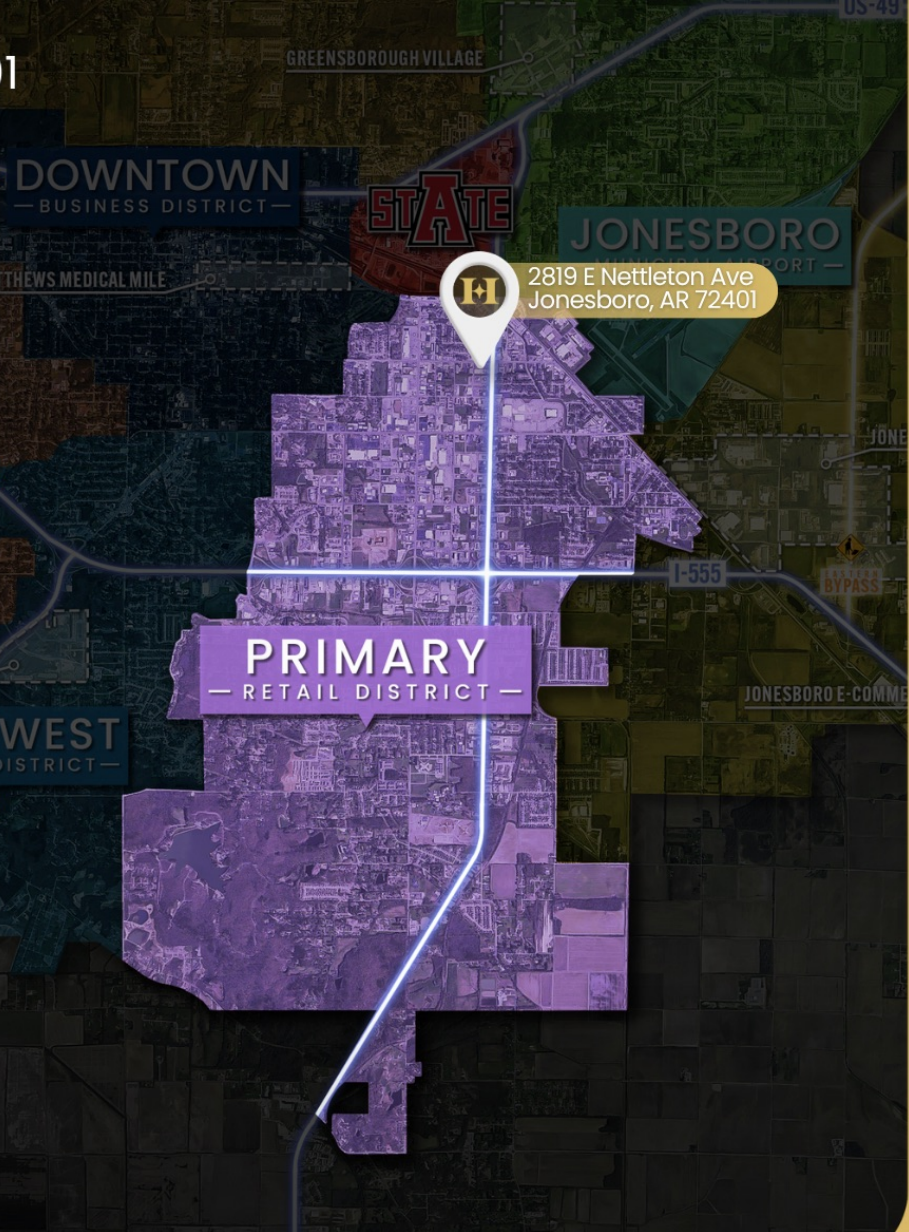
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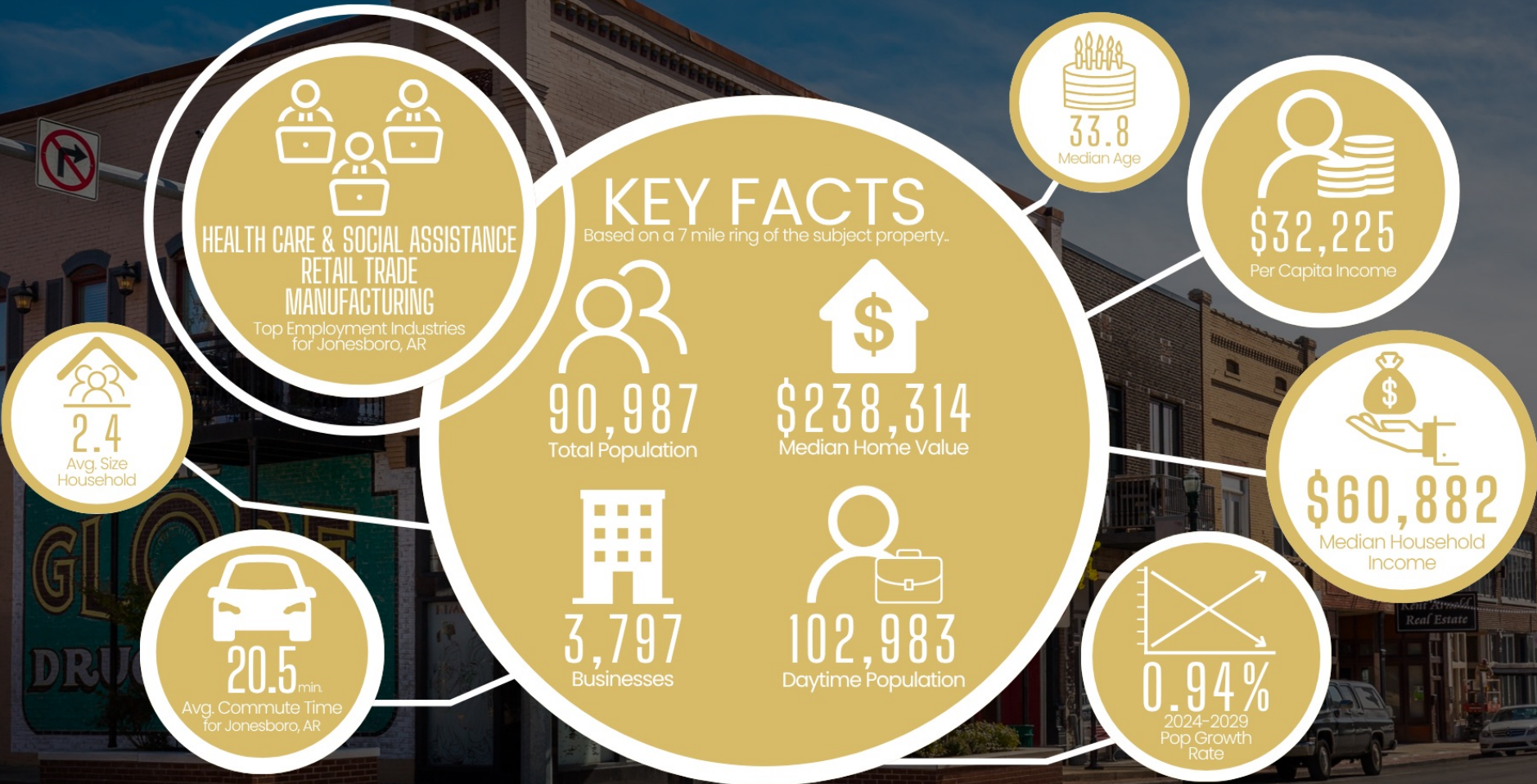
MARKET MAP



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DEMOGRAPHICS



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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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