

SPACE FOR LEASE

📍 1706 Visions Ave | Jonesboro, AR 72405



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REAL ESTATE

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OPPORTUNITY OVERVIEW

\$22/SF NNN **±4,000 SQFT** **±43**
PRICE **AVAILABLE SPACE** **PARKING**

PROPERTY HIGHLIGHTS

- ✦ Prime location in rapidly expanding Hilltop Business District
- ✦ Shell space ready for custom tenant buildout | will subdivide
- ✦ Easy access on highly traveled E. Johnson Ave | 34-40k CPD
- ✦ Modern storefront design with strong curb appeal and professional architecture
- ✦ Positioned near Arkansas State University, NEA Baptist Memorial Hospital, and Greensborough Village
- ✦ Strong daytime population supported by healthcare, education, retail, and professional employment centers
- ✦ Excellent connectivity to nearby developments
- ✦ Ideal opportunity for retail, office, medical, wellness, or professional service users



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HILLTOP BUSINESS DISTRICT

The Hilltop Business District is one of Jonesboro's fastest-growing commercial corridors, known for its modern development and strong entrepreneurial energy. Positioned in the city's northeastern sector, Hilltop offers a dynamic mix of retail, dining, healthcare, and professional services in a highly visible, high-traffic area. With new construction, established businesses, and expanding infrastructure, the district continues to attract investment and fuel local job creation—solidifying its role as a cornerstone of economic expansion in Northeast Arkansas.

RESTAURANTS & RETAIL



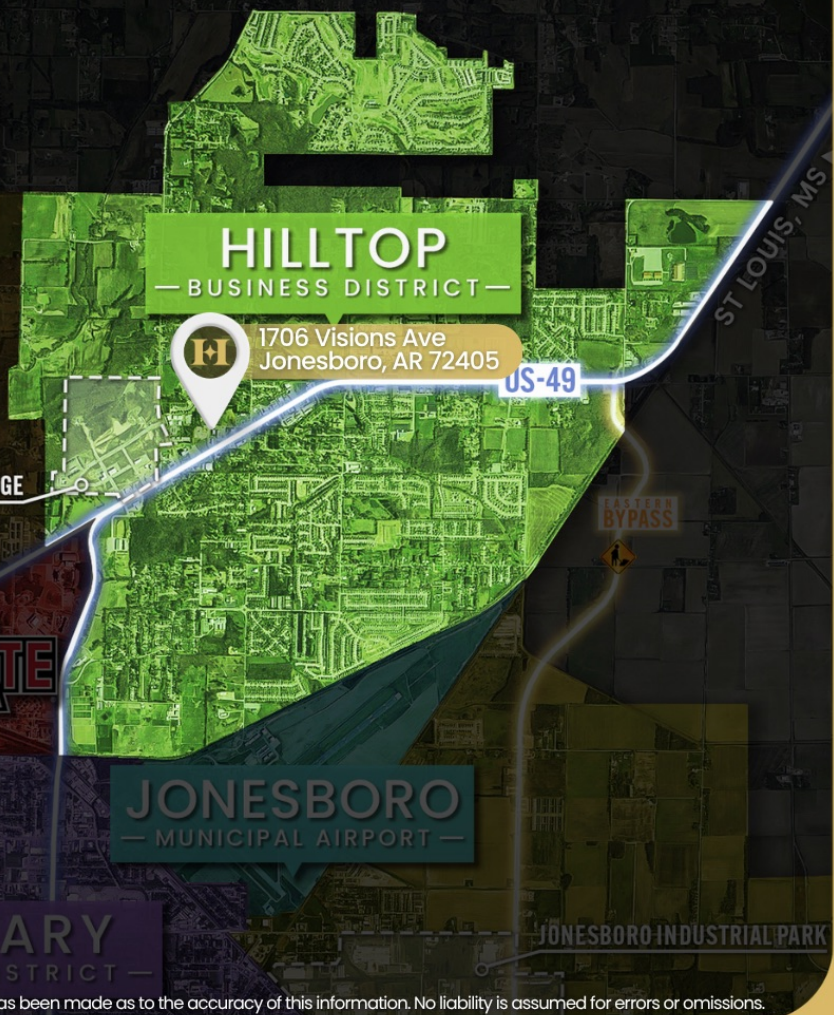
KEY PLAYERS

- \$400 million campus completed in 2014; one of the largest investments in Arkansas healthcare in the last two decades.
- Has over 1,000 employees.
- Directly connected to the south-western portion of Hilltop.
- Over 1,500 employees & 14,000 students.
- A 200+ acre planned development | "City within a city."
- Combines living, shopping, dining, & more into a walkable community.
- Features 16 businesses in a busy retail center on E. Johnson Ave.
- Draws steady traffic and strong tenant interest.

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MARKET MAP

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Greensborough Village
Experience It. Live It.

Nestled along one of the busiest routes in Northeast Arkansas, GBV is a "city within a city" strategically placed, right across from Arkansas State University. But that's not all – it's perfectly positioned between the new NEA Baptist Healthcare campus and St. Bernards downtown Medical Mile. Talk about being at the heart of the action! This prime spot puts Greensborough Village in the center of the region's biggest employers, where over 7,000 go-getters are on the move every single day. And with more than 16,500 ASU students around, you're surrounded by a dynamic community that's literally at your doorstep. So, whether you're chilling in Greensborough Village while your workplace is elsewhere (or the other way around), you're always just a stone's throw away from the pulsating core of Jonesboro.

WHAT'S NEARBY?

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ARKANSAS STATE UNIVERSITY

Focusing on its mission to educate leaders, enhance intellectual growth and enrich lives, Arkansas State University is the catalyst for progress in our state, the Delta, and the Mid-South region.

Founded in 1909, A-State meets the challenges of continuing as a destination university for more than 14,000 students through the combination of world-class research with a long tradition of student friendly instruction. The second largest university in Arkansas, Arkansas State is a doctoral-level national institution with more than 150 degrees areas of study, including a robust online program, and a diverse student body from across the nation and the world.

The economic and cultural engine of Northeast Arkansas, A-State's public/private partnerships include hosting the New York Institute of Technology College of Osteopathic Medicine which is Arkansas' first osteopathic medical school, the creation of Mexico's first American-style university with ASUCQ in Queretaro, and working with O'Reilly Management for the Red Wolf Convention Center and Embassy Suites.



17,926

Total Student Enrollment In Fall 2025

17:1

FTE Student to Faculty Ratio

12%

Increase in First-Year Students from 2024

3.49

Average Incoming Freshmen GPA

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NEA BAPTIST
MEMORIAL
HOSPITAL

In 1912, what first began as a 150-bed hospital in Memphis, Baptist Memorial Hospital has grown to meet the evolving healthcare needs. NEA Baptist proudly carries that legacy forward, serving Northeast Arkansas as part of the largest privately owned healthcare system in the nation with an unwavering commitment to compassionate, high-quality care for over a century.

Grounded in the threefold ministry of Christ—Healing, Preaching, and Teaching—NEA Baptist Memorial Health Care is devoted to delivering care that reflects both faith and excellence. Their vision is to build an expert system of care, defined by love and guided by the belief that, through God, all things are possible. With values centered on service, teamwork, innovation, and respect for every individual, NEA Baptist strives to raise the standard of care in every interaction. Beyond hospitals and clinics, Baptist works hand in hand with local organizations to enhance community health through outreach programs, educational events, and initiatives that inspire lasting well-being.



 **228**
Total Beds

 **160+**
Providers in 35 Specialties

 **10**
Convenient Family Practice Locations

 **6**
Free Health Programs

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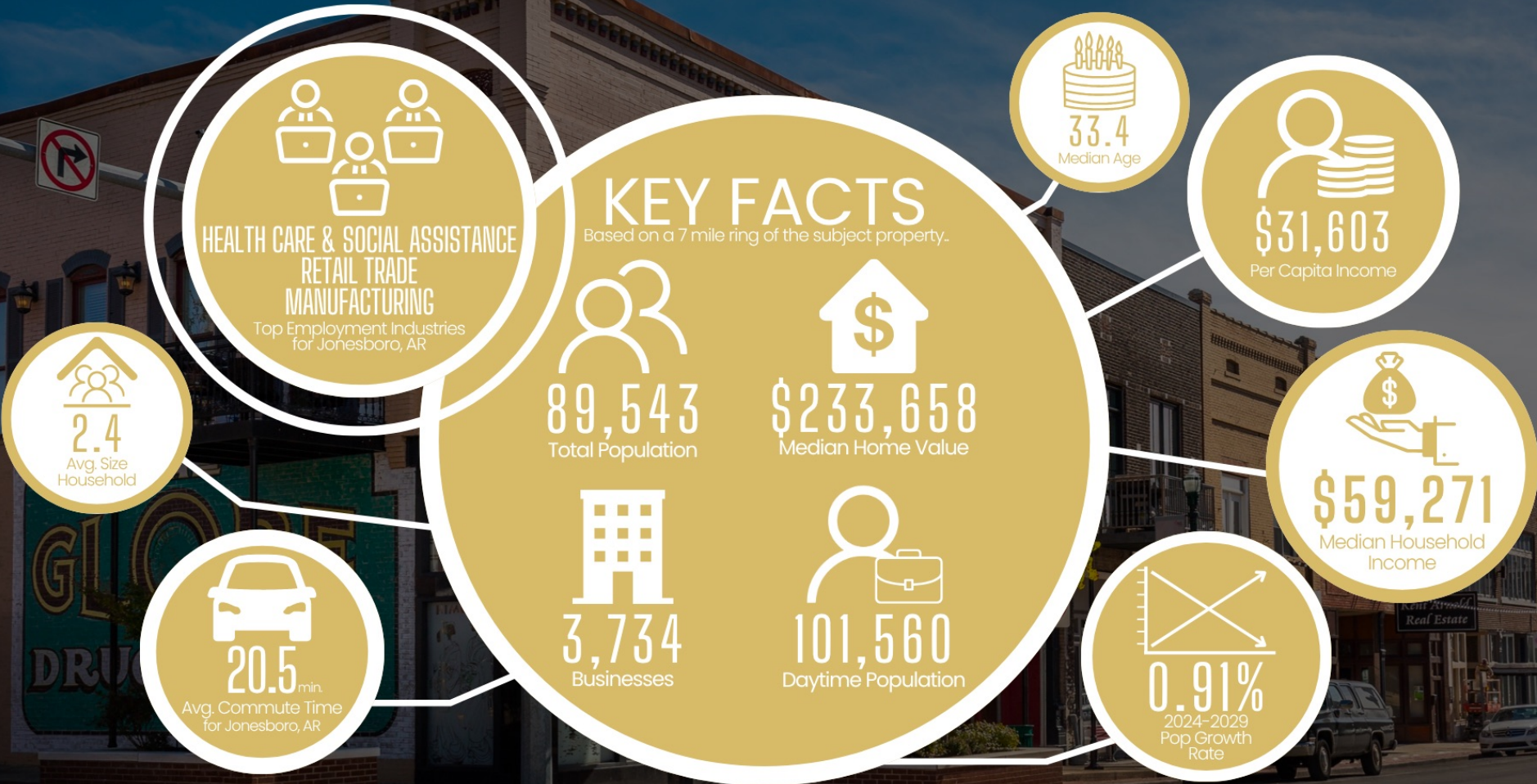
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DEMOGRAPHICS



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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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OPPORTUNITY CONTACTS

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