

BROOKLAND CENTER

8027 US-49 N,
Brookland, AR 72417

SUITES A & B

GAZAWAY
& WHITE
REAL ESTATE

PROPERTY

OVERVIEW

**SUITE
A**

**25' X 70'
1,750 Sq Ft
\$30/Sq Ft**

**SUITE
B**

**25' X 70'
1,750 Sq Ft
\$30/Sq Ft**



**8027 US 49-N,
Brookland, AR 72417**

**Tenant Improvement
Allowance Available**

PROPERTY POTENTIAL

These spaces are located along the busy Highway 49 in Brookland—running between the two growing cities of Jonesboro and Paragould—and offer strong roadway visibility. Nearby healthcare facilities, schools, banks restaurants, retail and other businesses contribute to daily traffic and steady activity. The property benefits from strong daily traffic counts, excellent roadway frontage, and established co-tenancy with Domino's right next door—an established national brand that drives consistent customer flow. These are also located near NEA Baptist Hospital and Brookland Public Schools, with restaurants such as Taco Bell, Sonic and McDonald's along Highway 49. Additional nearby businesses include The Busy Bean coffee drive thru, Harps and First Community Bank.

The layout, access and visibility make these suites an excellent fit for:

- ▷ Retail and service-oriented businesses
- ▷ Restaurants and quick-service concepts
- ▷ Medical, dental or professional offices
- ▷ Fitness, wellness or personal service uses



HWY 49

BROOKLAND

AT A GLANCE

Brookland is a growing community in Craighead County, Arkansas, located just northeast of Jonesboro along Highway 49. The city has experienced significant residential growth in recent years, driven by its proximity to the Jonesboro market, strong schools and access to regional employment, shopping and services.

Brookland offers a balance of modern growth and small-town character, attracting families and professionals seeking connectivity without the density of a larger city. The community is supported by a highly regarded school district (**the fastest growing school district in NEA**) and continues to see new housing and local investment, contributing to a steadily expanding population base.

With convenient access to Jonesboro, Paragould and the broader northeast Arkansas region, Brookland is positioned for continued growth and diversification, making it an appealing market for commercial, retail, service and professional businesses.



NEA BAPTIST

DOLLAR GENERAL



Located
between
two major
hospitals



Award-winning
and fastest
growing school
in NEA



2nd largest
city in
Craighead
County



Class 4
ISO fire
classification

CONTACT THE BROKER

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