MODERN | CLASS-A | MULTI-TENANT RETAIL CENTER

2203 RED WOLF BLVD. | JONESBORO, AR

FOR SALE

- 100% OCCUPANCY
- CENTRAL LOCATION
- DIRECT HWY FRONTAGE

HaagBrown
COMMERCIAL
Real Estate & Development
est. 2010

PROPERTY OVERVIEW

DURABLE INCOME.
PRIME RETAIL POSITION.

A 100%-occupied, 8,600-square-foot multi-tenant retail investment on 1.47 acres along Jonesboro's primary retail corridor.

Aspen Dental, 5 Star Nutrition, Slurp, and Frank's Hot Chicken provide four scheduled income streams. Red Wolf Boulevard frontage, monument signage, and proximity to Jonesboro's deepest concentration of retail and dining reinforce the property's visibility and long-term position.

FULLY OCCUPIED

All 8,600 square feet are occupied across four suites, creating diversified scheduled base rent.

RETAIL-CORRIDOR POSITION

The property sits amid Academy Sports, Panera Bread, Target, Lowe's, Kohl's, and The Shops at Turtle Creek.

VISIBLE INCOME

Direct Red Wolf Boulevard frontage and a multi-tenant monument sign support daily tenant visibility.

OFFERING

100% OCCUPIED.

A stabilized four-tenant retail acquisition with one clear fee-simple purchase structure.

PROPERTY	SIZE	STRUCTURE	ASKING TERMS
2203 RED WOLF BLVD. *Four-tenant Class A retail center*	8,600 SF / 1.47 AC	FEE-SIMPLE SALE	

Price, capitalization rate, income, lease terms, expenses, and all investment assumptions are subject to broker confirmation and purchaser due diligence. Scheduled rent is not a representation of net cash flow.

NATHAN ELLER
EXECUTIVE BROKER - INVESTMENTS
zac@haagbrown.com

ZAC QUALLS
EXECUTIVE BROKER - LEASING & BROKERAGE
zac@haagbrown.com

INVESTMENT SNAPSHOT

FOUR INCOME STREAMS. ONE CORRIDOR POSITION.

ASKING PRICE	CAP RATE	OCCUPANCY	SCHEDULED BASE RENT
$4.50M	5.60%	100%	$251,800

TENANT RENT ROLL

TENANT	GLA	% GLA	MONTHLY RENT	ANNUAL RENT	EXPIRATION	RENEWAL / STEP NOTE
Aspen Dental	*3,500 SF*	*40.70%*	*$8,458.33*	*$101,499.96*	*05/31/2030*	*Three 5-year options through 05/31/2045; next option rent $9,525.83/mo.*
5 Star Nutrition	*1,200 SF*	*13.95%*	*$2,600.00*	*$31,200.00*	*03/31/2027*	*Current renewal term expires March 31, 2027.*
Slurp	*1,500 SF*	*17.44%*	*$4,125.00*	*$49,500.00*	*08/31/2033*	*One 5-year option at $36.30/SF; rent commencement shown as 08/24/2026.*
Frank's Hot Chicken	*2,400 SF*	*27.91%*	*$5,800.00*	*$69,600.00*	*11/30/2032*	*Rent steps to $6,380/mo. on 12/01/2027; two 5-year options.*
PROPERTY TOTAL	**8,600 SF**	**100.00%**	**$20,983.33**	**$251,799.96**		**See leases and amendments for complete terms.**

INCOME CONCENTRATION

Aspen Dental represents 40.70% of GLA and approximately 40.31% of scheduled annual base rent.

NEAR-TERM DILIGENCE

5 Star Nutrition's current term expires March 31, 2027. Verify renewal discussions and rollover assumptions.

COMM

The w
24, 20

Scheduled rent is not a representation of net cash flow. All lease terms and investment assumptions are subject to purchaser verification.

NATHAN ELLER
EXECUTIVE BROKER - INVESTMENTS
zac@haagbrown.com

ZAC QUALLS
EXECUTIVE BROKER - LEASING & BROKERAGE
zac@haagbrown.com

870.336.8000 | HAAGBROWN.COM

HaagBrown COMMERCIAL Real Estate & Development

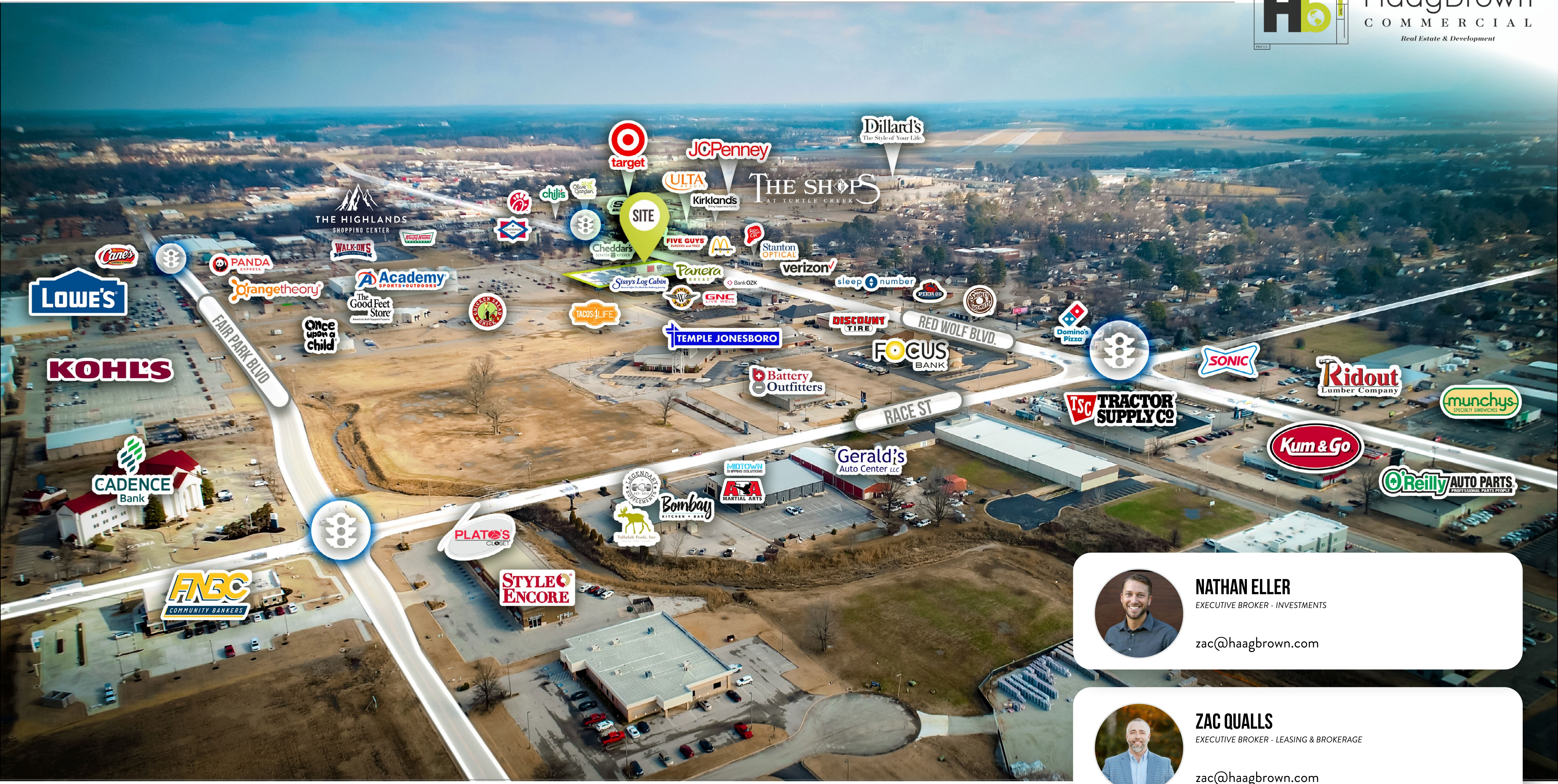
NATHAN ELLER
EXECUTIVE BROKER - INVESTMENTS
zac@haagbrown.com

ZAC QUALLS
EXECUTIVE BROKER - LEASING & BROKERAGE
zac@haagbrown.com

FOR SALE : 8,600 SF CLASS A MULTI-TENANT RETAIL CENTER

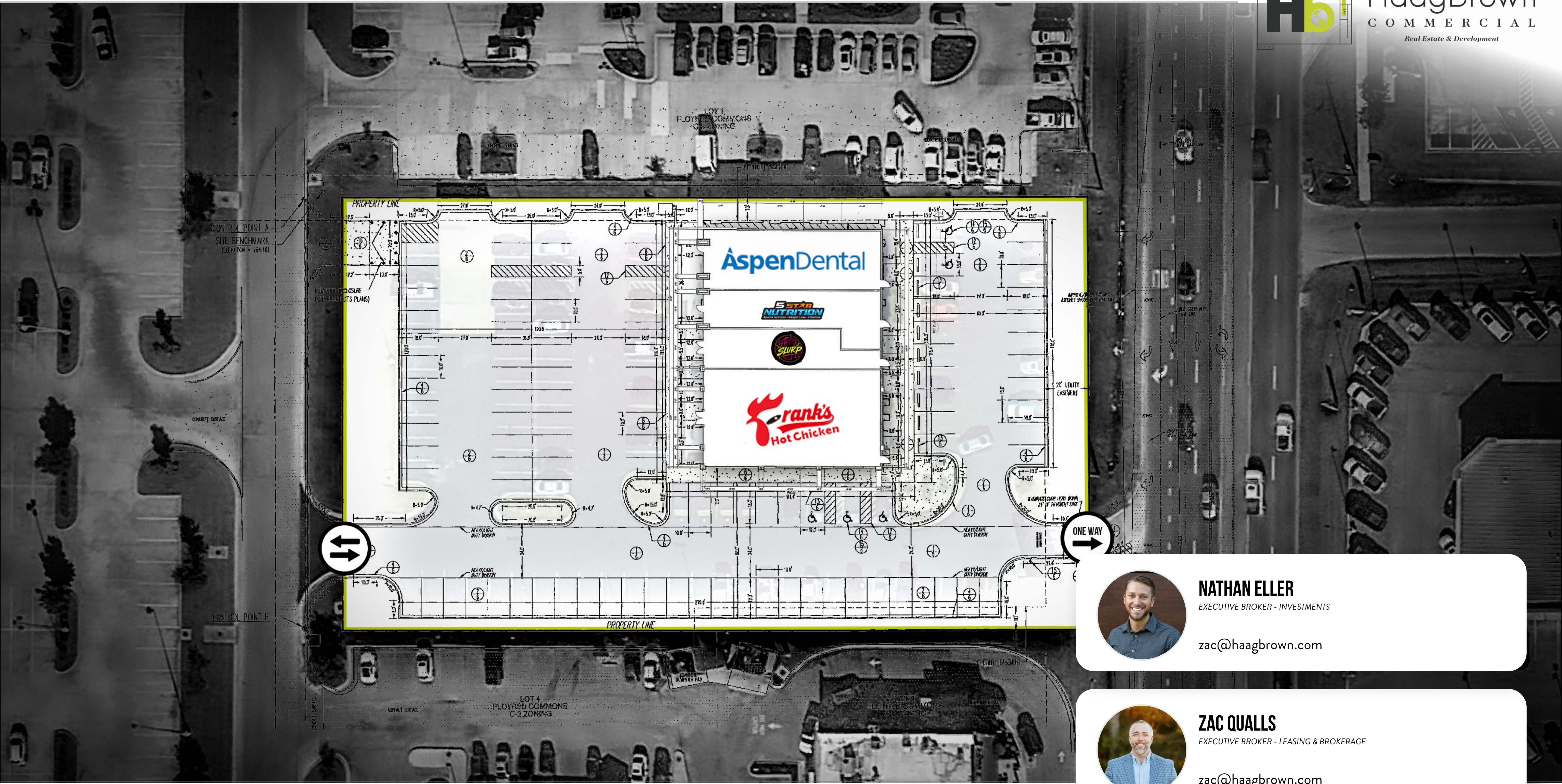
870.336.8000 | HAAGBROWN.COM

HaagBrown COMMERCIAL
Real Estate & Development



NATHAN ELLER
EXECUTIVE BROKER - INVESTMENTS
zac@haagbrown.com

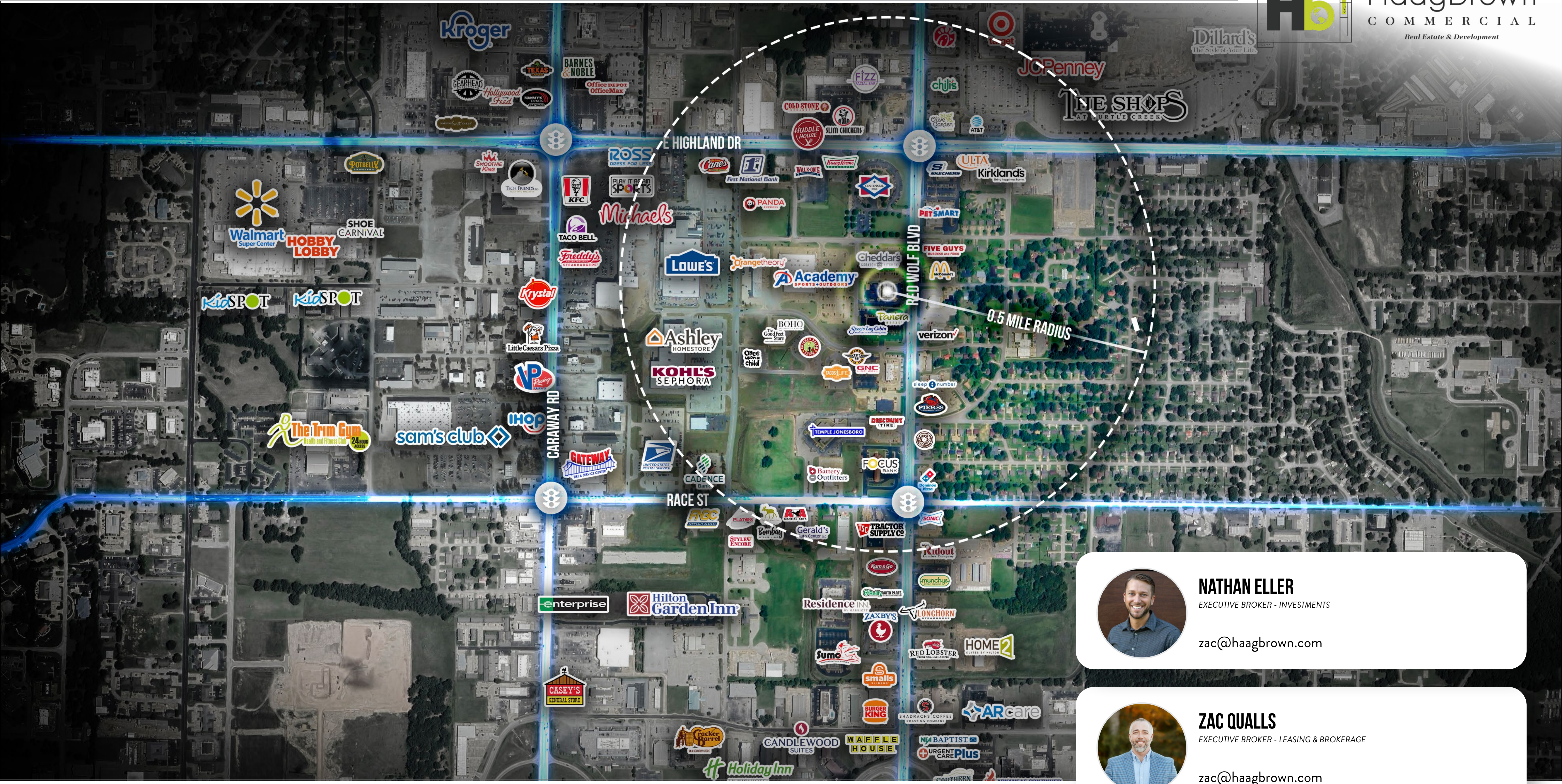
ZAC QUALLS
EXECUTIVE BROKER - LEASING & BROKERAGE
zac@haagbrown.com



NATHAN ELLER
EXECUTIVE BROKER - INVESTMENTS
zac@haagbrown.com

ZAC QUALLS
EXECUTIVE BROKER - LEASING & BROKERAGE
zac@haagbrown.com

HaagBrown
COMMERCIAL
Real Estate & Development

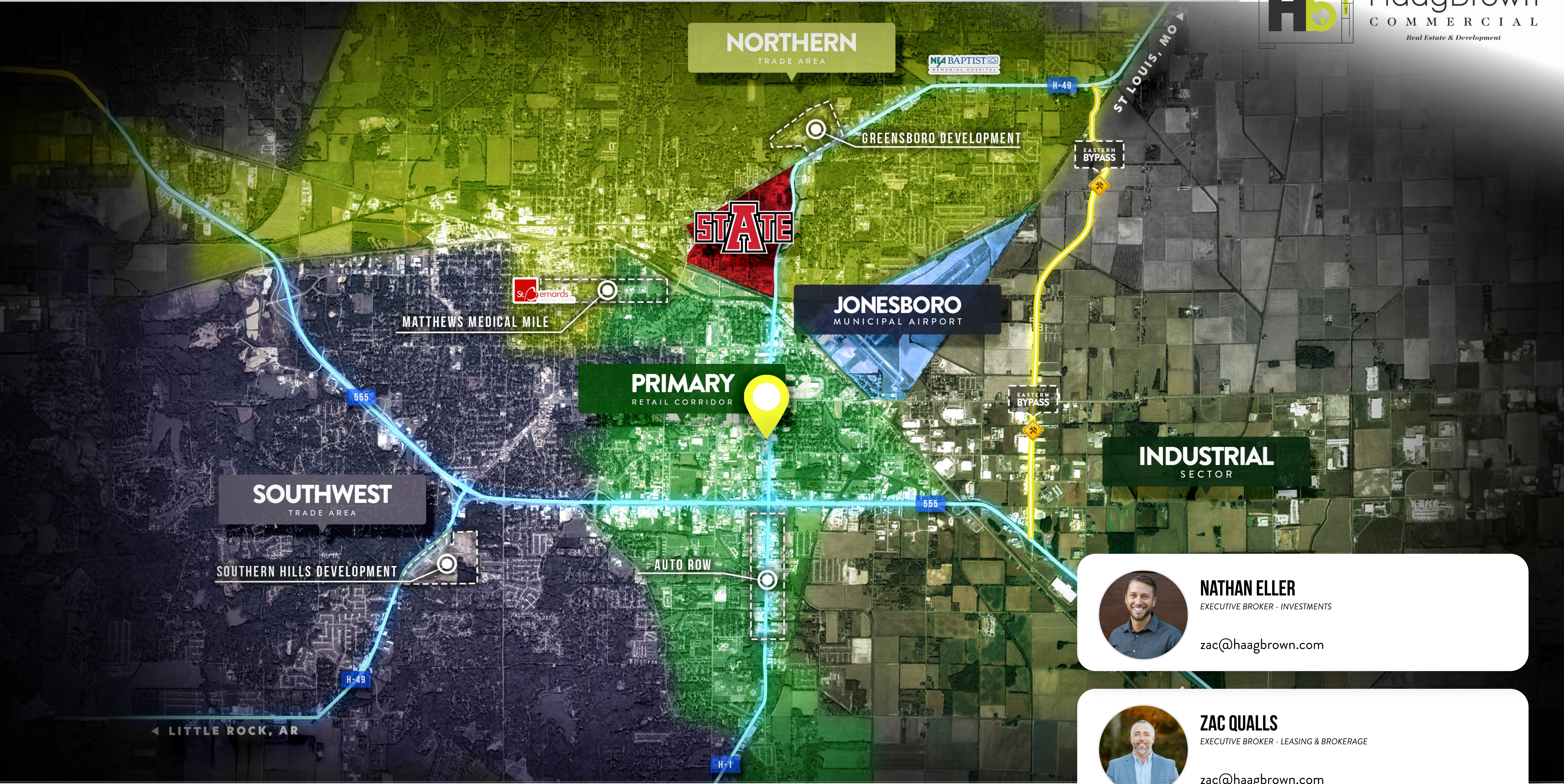


NATHAN ELLER
EXECUTIVE BROKER - INVESTMENTS
zac@haagbrown.com

ZAC QUALLS
EXECUTIVE BROKER - LEASING & BROKERAGE
zac@haagbrown.com

870.336.8000 | HAAGBROWN.COM

HaagBrown COMMERCIAL
Real Estate & Development



NATHAN ELLER
EXECUTIVE BROKER - INVESTMENTS
zac@haagbrown.com

ZAC QUALLS
EXECUTIVE BROKER - LEASING & BROKERAGE
zac@haagbrown.com