

FOR SALE

405 Southwest Dr

JONESBORO, ARKANSAS

8%
CAP RATE

\$967,000
ASKING PRICE

100%
LEASED

3
TENANTS

PROPERTY OVERVIEW

This fully-occupied, three-tenant retail center at 405 Southwest Dr is anchored by a solid mix of national and regional tenants with a long history of occupancy at the site. The regional restaurant tenant recently executed a long-term, absolute triple net lease renewal, reinforcing the center's stability and income durability. The property features drive-through windows on both end caps and a tall, multi-tenant pole sign fronting the highway for maximum visibility. With traffic counts of approximately 22,000 VPD on Southwest Dr and affordable in-place rents, this asset will always be attractive to future tenants seeking a high-exposure location with excellent access. This is a compelling opportunity for an investor seeking dependable, long-term income backed by proven tenant retention.

INVESTMENT HIGHLIGHTS

- 100% leased, 3-tenant retail center
- Solid mix of national and regional tenants with long occupancy history
- Regional restaurant tenant just renewed on a long-term absolute NNN lease
- Drive-through windows on both end caps
- Tall multi-tenant pole sign with highway visibility
- Approx. 22,000 VPD traffic count on Southwest Dr
- Affordable rents support strong future leasing demand



PROPERTY DETAILS

Address	405 Southwest Dr
City	Jonesboro, AR
Property Type	Retail
Occupancy	100%
Tenants	3
Traffic Count	~22,000 VPD
Cap Rate	8%
Asking Price	\$967,000

405 SOUTHWEST DR | JONESBORO, ARKANSAS

Location & Trade Area

High-exposure retail corridor with strong highway visibility



AERIAL VIEW — NEAR JONESBORO PUBLIC SCHOOL, UPS & FOCUS BANK | ~22,000 VPD ON SOUTHWEST DR

Jeff Pederson

Executive Vice President, Lindsey & Associates, Inc. Commercial

jpederson@lindsey.com

(479) 856-2233