

FOR SALE
OR LEASE

1416 e. matthews ave.
JONESBORO, AR



HAAG BROWN
DEVELOPMENT, LLC



available

SPACE AVAILABLE :
6,000 SF

for sale

PRICE :: \$1,775,000

for lease

PRICE :: \$180,000/YEAR



opportunity overview

This amazing *medical office condominium* is nestled on the second floor of the *St. Bernard's Health & Wellness Institute* along the “*Medical Mile*” between Arkansas State University and the St. Bernard's Medical Center. Its convenient location offers easy access to Matthews Avenue, Main Street, South Caraway Road, and Red Wolf Boulevard, which are *Jonesboro's main arterial thoroughfares*. With prominent exterior signage in place, the space also has great *exposure to over 19,800 cars per day*.

The St. Bernard's Health & Wellness Institute, owned by St. Bernard's Hospital, Inc., a growing hospital organization, was constructed in 2011 as a gym and fitness center. *Jonesboro Orthopedic & Sports Medicine (JOSM)* currently occupies the *6,000 square foot* subject property.

Located directly across from the facility's main elevator, the condo is in *excellent condition* and features an oversized lobby and reception area, 12+ offices and exam rooms, 2 large x-ray rooms, an open work area, an executive office suite complete with shower, a full breakroom, an interior waiting area and rear employee access.



highlights

- Second Floor Medical Condo in St. Bernard's Health & Wellness Institute
- Located on the Medical Mile between ASU and St. Bernard's
- Exposure to 19,800 CPD
- Easy Access to Jonesboro's 4 Main Arteries
- Prominent Exterior Signage
- Condo Entrance Directly Across from Elevator
- Excellent Condition

Hb

2019

HAAG BROWN
DEVELOPMENT, LLC

Shinabery's

COMPOUNDING PHARMACY

WE MAKE IT BETTER

St. Bernards

HEALTHCARE

The Heart of Great Medicine

St. Bernards

HEALTHCARE

The Heart of Great Medicine

CHILDREN'S DENTISTRY

Ken Wood, D.D.S., M.S.

St.

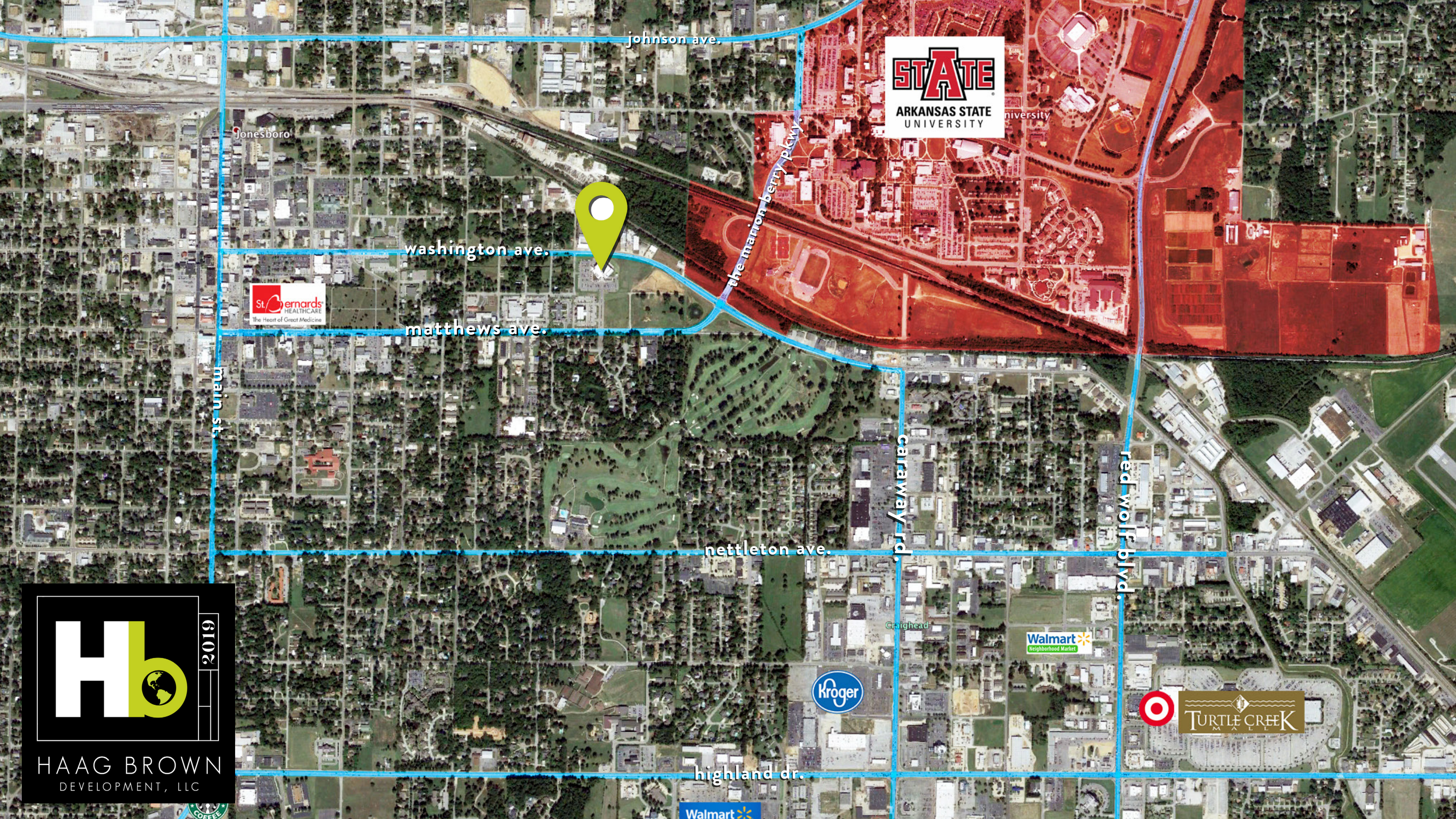
HEALTH & WELLNESS

the medical mile

ARKANSAS
EYE SITE

Neurology Associates of
Northeast Arkansas, P.A.

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johnson ave.



Jonesboro

washington ave.



matthews ave.

the marion berry pkwy.

main st.

caraway rd.

red wolf blvd.

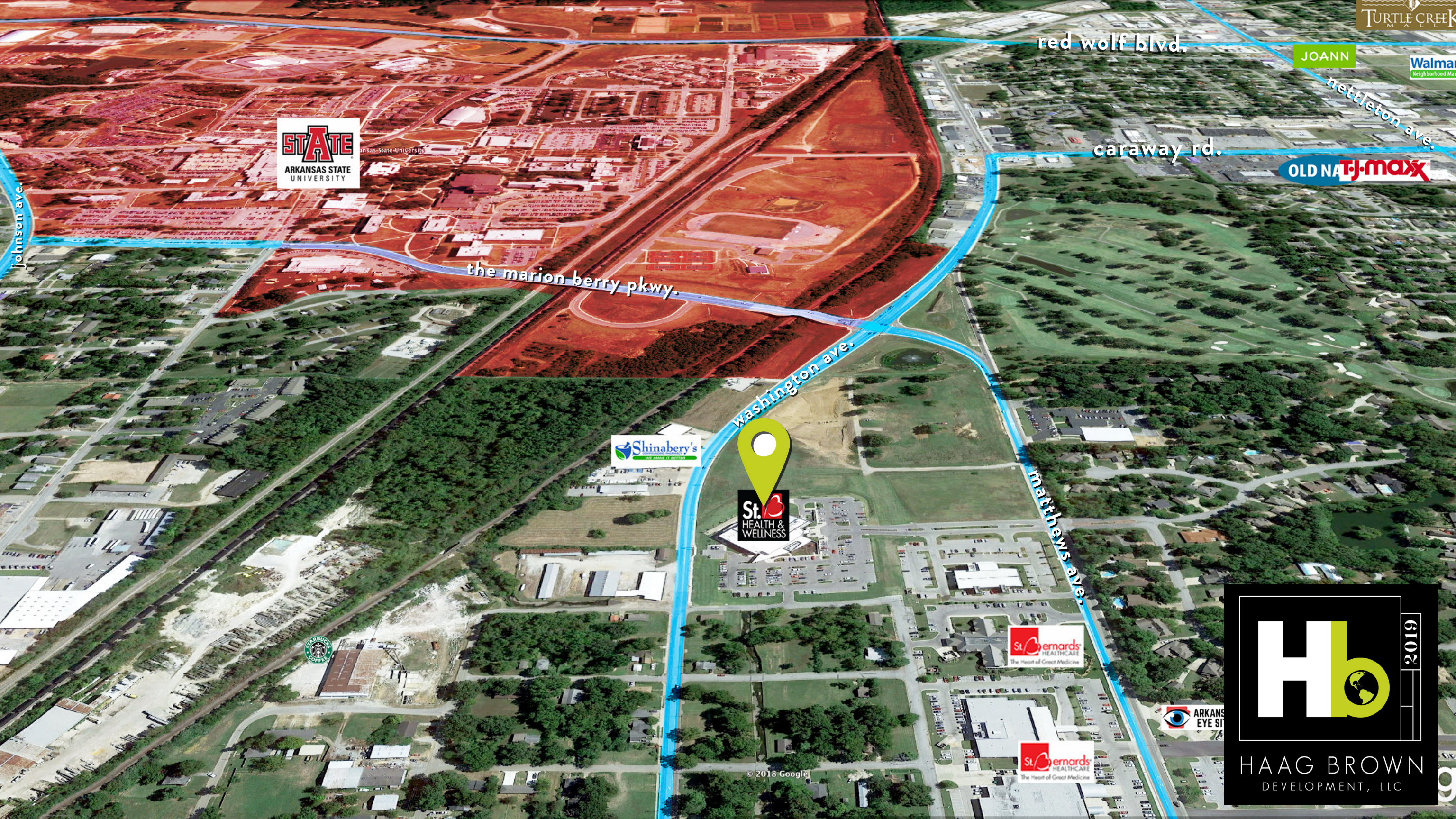
nettleton ave.

highland dr.



HAAG BROWN
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2019



TURTLE CREEK

JOANN

Walmart
Neighborhood Market

nettleton ave.

red wolf blvd.

caraway rd.

OLD NAT. TJ-maxx

STATE
ARKANSAS STATE
UNIVERSITY

the marion berry pkwy.

Shinabery's
USE AND ENJOY THE BEST

St. John's
HEALTH & WELLNESS

St. Bernard's
HEALTHCARE
The Heart of Great Medicine

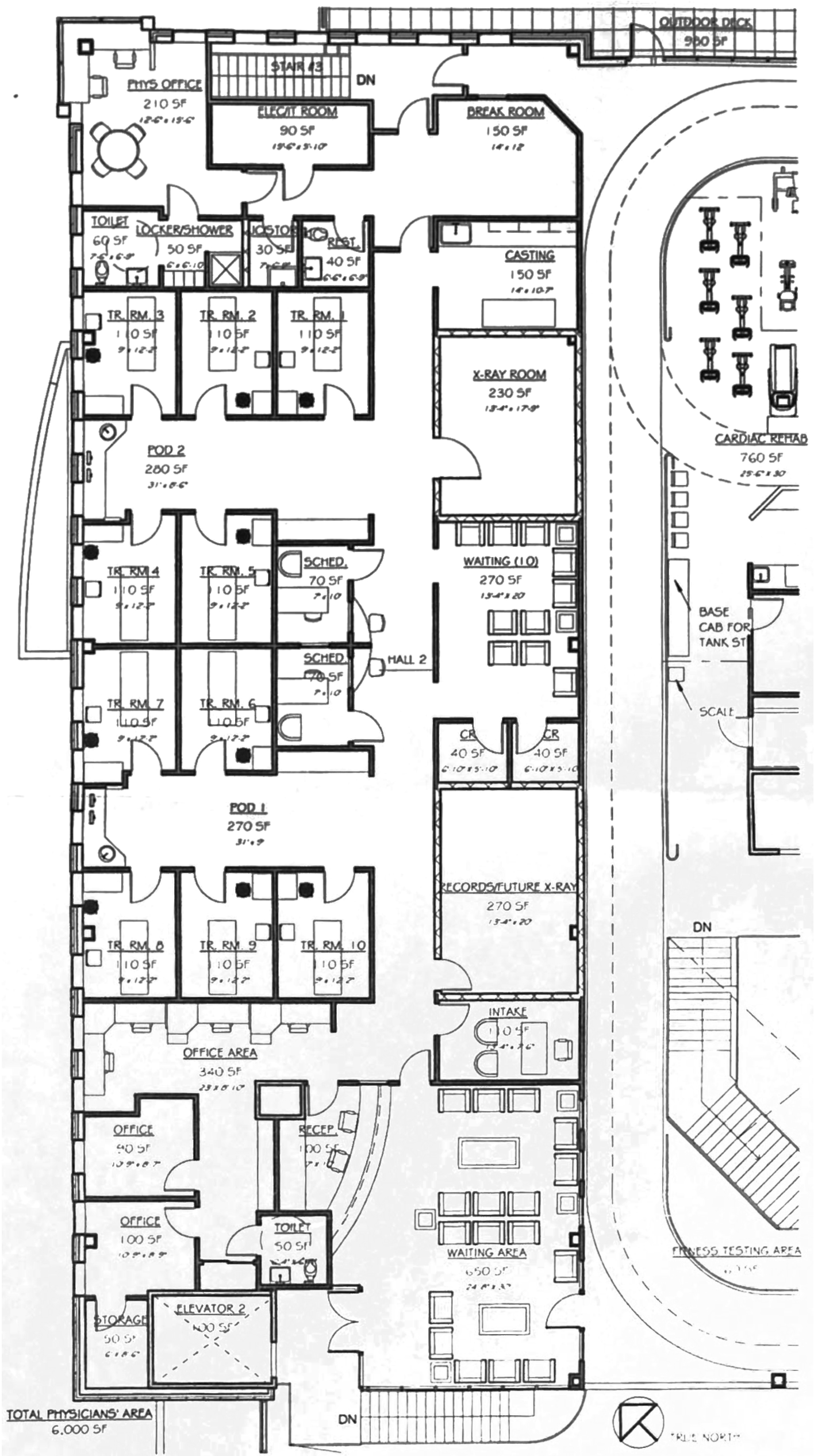
St. Bernard's
HEALTHCARE
The Heart of Great Medicine

ARKANSAS
EYE SIGHT

Hb 2019

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DEVELOPMENT, LLC

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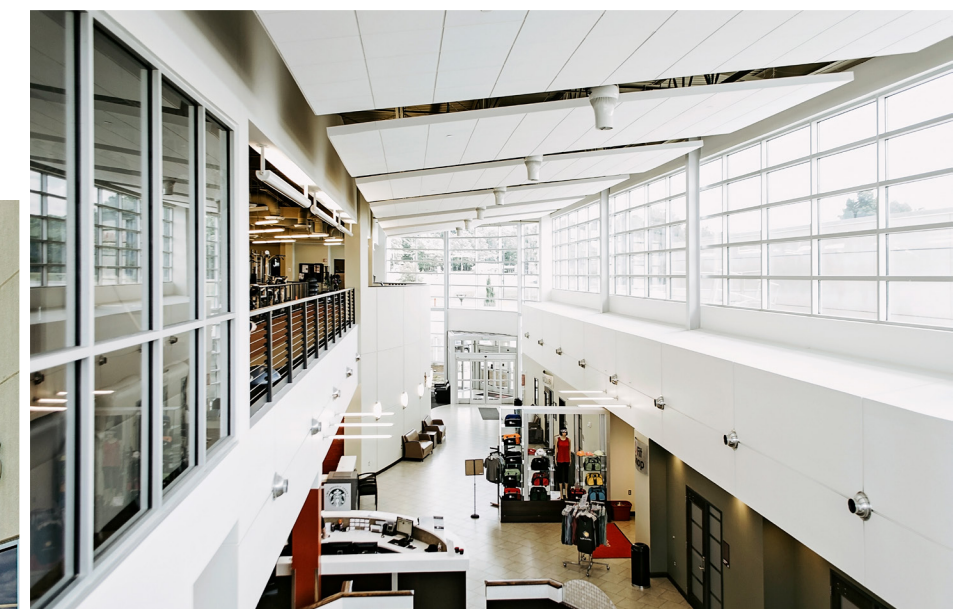
Floor Plan



Exam Rooms : 10 X-Ray Rooms : 2
 Offices : 6 Open Office Desks : 11
 Waiting Rooms : 2 Bathrooms : 3
 Storage Rooms : 2

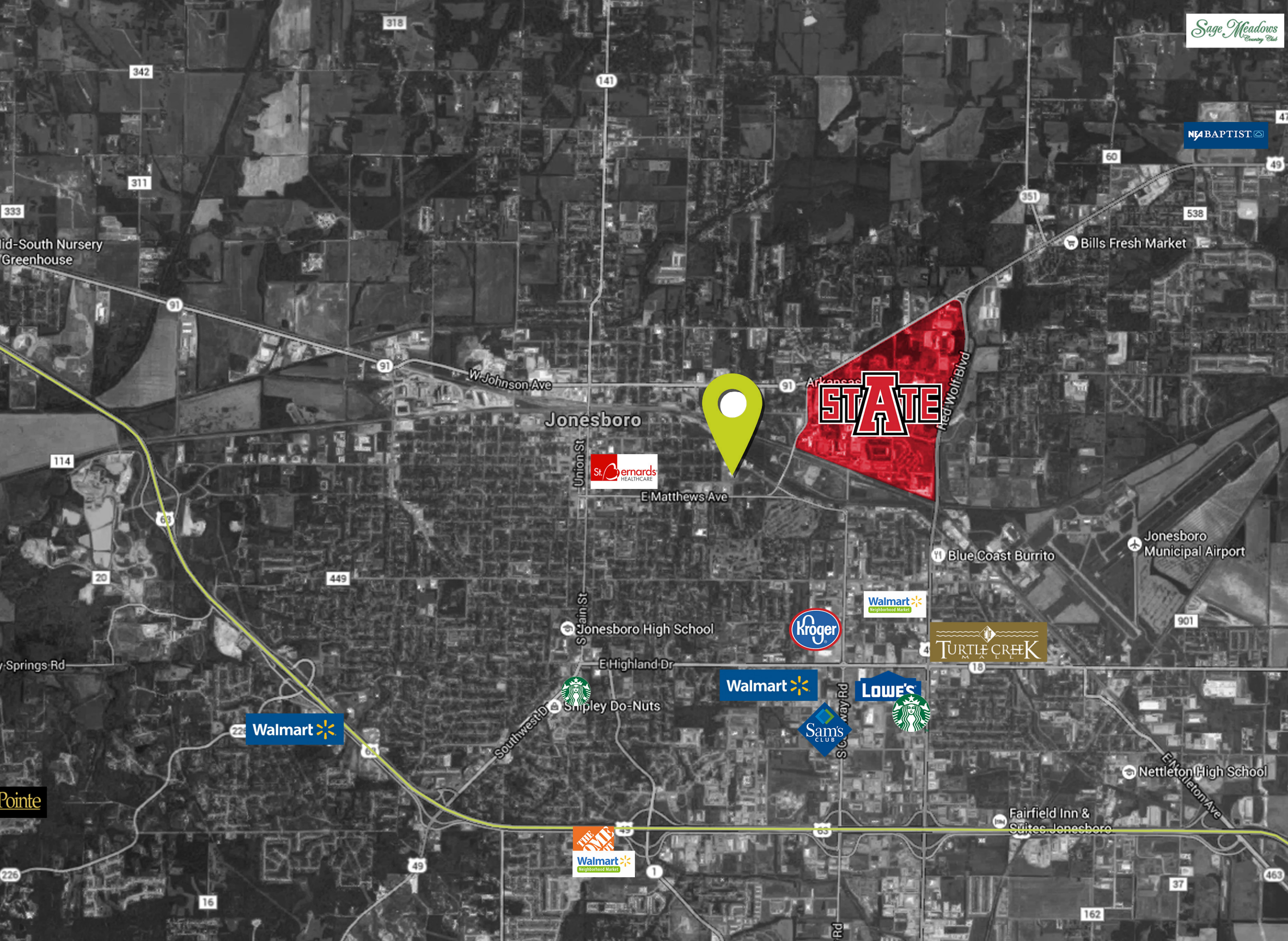


JOSM



features

St. Bernard's Health & Wellness Institute



CONTACT

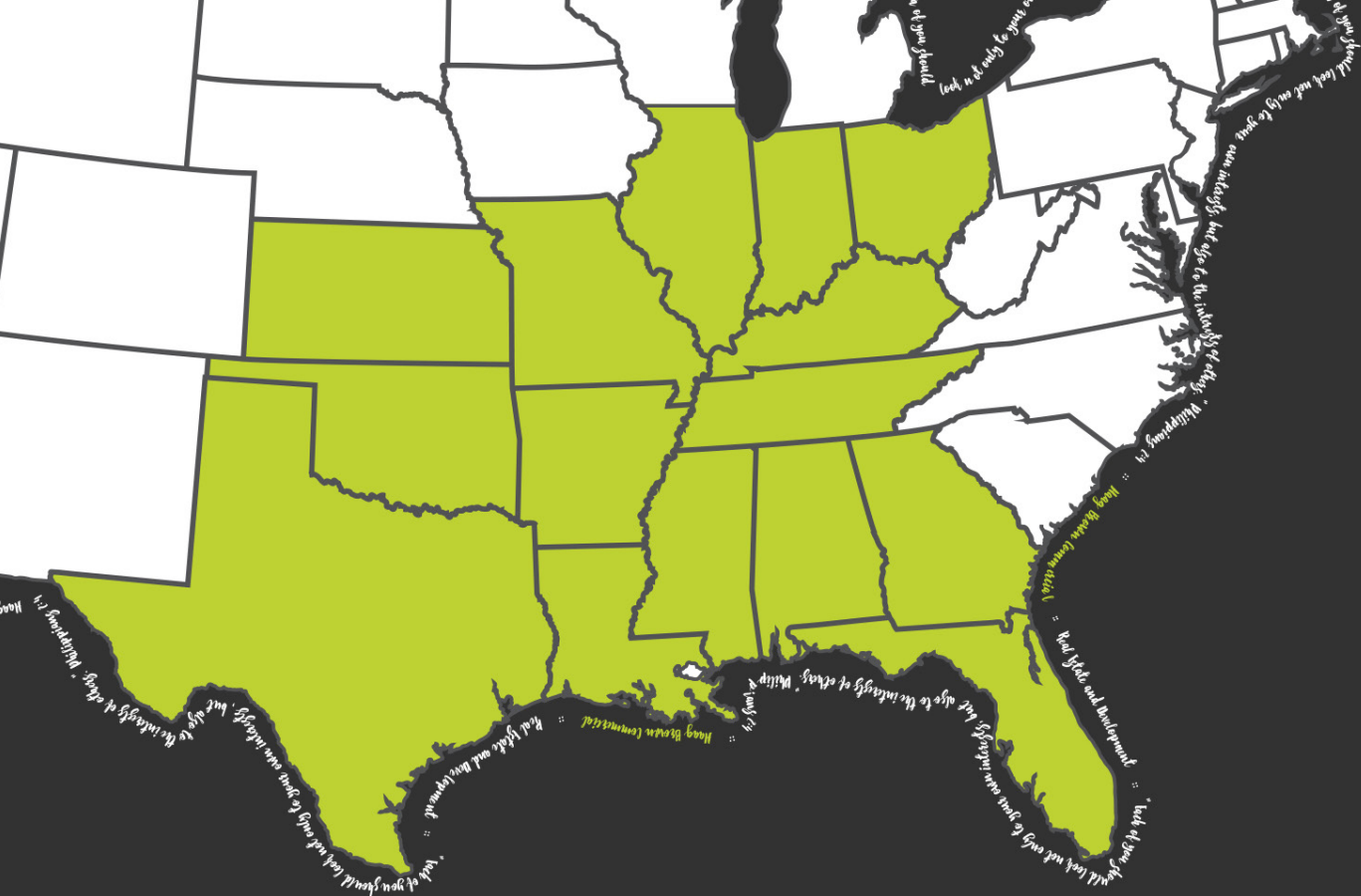
JOSHUA BROWN

PRINCIPAL, CCIM

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HAAG BROWN COMMERCIAL

REAL ESTATE + DEVELOPMENT

ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS

our team



"Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client's needs ahead of our own while striving to excel in quality, innovation, and value of services we provide."

Haag Brown Commercial is the region's authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. You should also be aware that Haag Brown remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

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JONESBORO, AR

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HAAGBROWN.COM



Arkansas
Business

Named 2015
Small Business of
the Year

STATE
ARKANSAS STATE
UNIVERSITY

Named Arkansas State
University College of
Business "2015 Business
Executives of the Year"

JOSHUA BROWN

principal

ccim



Joshua Brown is the co-owner and Executive Broker of Haag Brown Commercial Real Estate & Development. Haag Brown Commercial was named a finalist for “Small Business of the Year” by Arkansas Business in 2012 and 2013. They were named “Small Business of the Year” for 2016. Joshua also serves as a Principal in Haag Brown Development, having developed numerous high profile retail properties in Arkansas and the mid-south. Other states experiencing the success of Haag Brown Development include Oklahoma, Kentucky, Missouri, Tennessee, Texas, Alabama and Mississippi.

Joshua has a passion for assisting real estate users and investors as they make informed decisions. Haag Brown Development has the reputation for developing architecturally appealing buildings, as well as, delivering proposals to tenants in an unprecedented time frame. Joshua’s goal is to obtain a commercial brokerage and development company unlike others. He attributes his success to using the Bible as a guide for operating his business.

Joshua joined his partner Greg Haag in earning his CCIM designation at 25 years of age. Joshua has been the only broker to earn the Triple Diamond Award in Northeast Arkansas, which required \$21MM in volume, six years in a row. His career total real estate sales volume currently exceeds \$600MM. He has steered numerous national retailers through Arkansas and bordering states as both a developer and broker. Joshua has also been a lead partner in acquiring retail and office assets for national capital groups.

Joshua has been on mission trips to multiple countries with his local church, Central Baptist. His most recent adventures include Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages without clean drinking water supplies. He can seldom be found too far from his wife Britni, daughter Alex, and son Lincoln. Joshua is enthusiastic about bucket list trips with his family across the world.

affiliations and designations

Arkansas Association of Realtors & National Association of Realtors
CERTIFIED COMMERCIAL INVESTMENT MEMBER, CCIM | International Council of Shopping Centers, ICSC
Downtown Jonesboro Association | Vision 2030 Committee for the City of Jonesboro
Leadership Jonesboro Class of 2009 | Jonesboro Regional Chamber of Commerce
President of the NEA Duck Classic Sponsorship Committee
The Community Advisory Committee for the NEA Baptist Charitable Foundation

josh@haagbrown.com

870.336.8000



clients and/or project represented

**hb developments*

Academy Sports	CVS	Gigi’s Cupcakes	Nabholz Real Estate	Ritter Communications
Arkansas State University	CWL Jonesboro	Hays Clothing	NEA Baptist Clinic	Sissy’s Log Cabin
Armor Seed	Dairy Queen	Hugg & Hall	On The Border	Smoothie King
Arkansas Dentistry & Braces	Diet Center	Jimmy Johns	O’Reilly Auto Parts	Starbucks
Aspen Dental	Dollar General	Kirkland’s	Orscheln	SUMO
AT&T	Families Inc.	Longhorn Steakhouse	Panera Bread	Tacos 4 Life
Buffalo Wild Wings	Fazoli’s	Mattress & More	Plato’s Closet	Uncle Maddio’s
Cinema Management Group	FFO Home	Men’s Wearhouse	Red Lobster	Uppercrust Pizza
Cheddars Casual Cafe	Five Guys Burgers	Murphy Oil	Reliance Health Care	Walmart Neighborhood Mkt.

significant transactions

ACADEMY SPORTS :: 7.73 acre retail development in Jonesboro, AR
ARKANSAS DENTISTRY & BRACES :: Single & multi-tenant developments throughout Arkansas
ARKANSAS STATE UNIVERSITY :: Development advising throughout Arkansas
AT&T :: Single tenant development throughout Arkansas
BUFFALO WILD WINGS :: Site selection in Arkansas & adjoining states
CHEDDARS CASUAL CAFE :: 2 acre restaurant site in Jonesboro, AR
CHENAL RETAIL CENTER :: \$5+ MM acquisition of former Kroger center on Chenal Parkway in Little Rock, AR
COURTYARD BY MARRIOTT :: 2.28 acre, 5 story hotel development on Highway 49 in Jonesboro, AR
FFO HOME :: National brokerage & development account
HAYS CLOTHING / TECH FRIENDS :: 7 acre Coca-Cola corner re-development in Jonesboro, AR
HIGHLAND SHOPPING CENTER :: 60,000 SF Re-development on Red Wolf Boulevard in Jonesboro, AR
HILL PARK :: Jonesboro office development which is home to Ritter’s corporate headquarters, Stephen’s Investment Group & Jones & Company
INDIAN MALL :: \$8+ MM disposition of 16 acre retail site at the corner of Caraway Road & Highland Drive in Jonesboro, AR
KMART :: 80,000 SF Re-Development of longstanding Kmart space at the corner of Caraway Road & Highland Drive in Jonesboro, AR
MATTRESS & MORE :: National brokerage & development account
NEA BAPTIST CLINIC :: \$14+ MM Assemblage of (10) medical office buildings across Northeast Arkansas
ORSCHELN :: Single tenant development throughout Arkansas
PANERA BREAD :: Single tenant development in multiple states
RESERVE AT HILL PARK :: Lifestyle office development featuring Majewski Plastic Surgery & Spa & Arthritis & Rheumatism Associates, LLC
SISSY’S LOG CABIN :: 1 acre site at Fairground Re-Development on Red Wolf Boulevard in Jonesboro, AR
STARBUCKS :: Single & multi-tenant developments throughout Arkansas & additional states
TACOS 4 LIFE :: Single & multi-tenant developments throughout Arkansas & additional states
WADDELL, COLE & JONES, P.A. :: +13,000 SF office development in Jonesboro, AR

achievements

13-18 :: Board of Realtors “Triple Diamond Award of Excellence”
2016 :: Arkansas Business “Small Business of the Year”
2015 :: Arkansas Business “Executive of the Year” FINALIST
2015, 2012 & 2013 :: Arkansas Business “Small Business of the Year” FINALIST
2015 :: Arkansas State University College of Business Executive of the Year
2011 :: Arkansas Business “40 under 40” Recipient
2010 :: Northeast Arkansas Business Today “Outstanding Young Executive”
2009 :: Arkansas Business “The New Influentials, 20 in Their 20s”
08-15 Board of Realtors “Diamond Award of Excellence”

education

ARKANSAS STATE UNIVERSITY, 2005
B.A. in Political Science, Minor in Criminology

CERTIFIED COMMERCIAL INVESTMENT MEMBER CCIM
Designation Awarded in 2010