

2,700 SF MEDICAL OFFICE

FOR LEASE

1000 WINDOVER RD, SUITE C | JONESBORO, AR



PRESENTED BY:
HAAG BROWN COMMERCIAL

OpportunityOverview

RARE opportunity to lease an existing 2,700 SF medical office (former eye clinic) along Windover in the highly sought after Windover Park in Jonesboro, Arkansas! The space, an end-cap within a 8,100 SF professional office building, features a large reception area with double reception windows, a public restroom within the reception area, five (5) exam rooms with existing plumbing/sinks, several rooms that were previously used as offices & storage, breakroom, a drive-thru pickup window, polished concrete floors throughout, & monument signage along Windover. The building has excellent curb appeal and the existing businesses have been longtime tenants within the center. Existing medical space in this area of Jonesboro does not come available often -- do not miss your chance to start or relocate your business/practice to Windover Park!

Price \$22 PER SF NNN

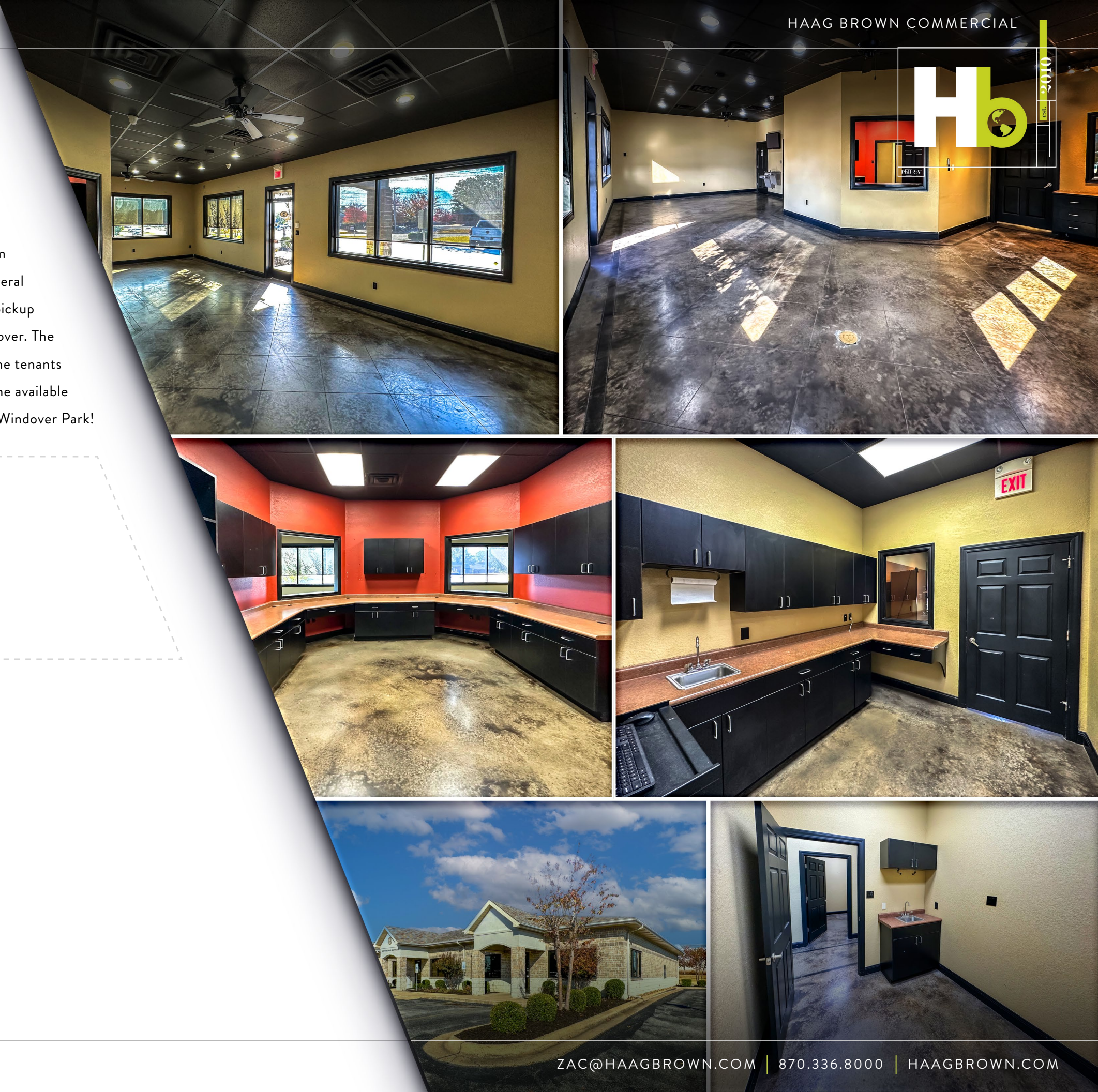
Space Size 2,700 SF

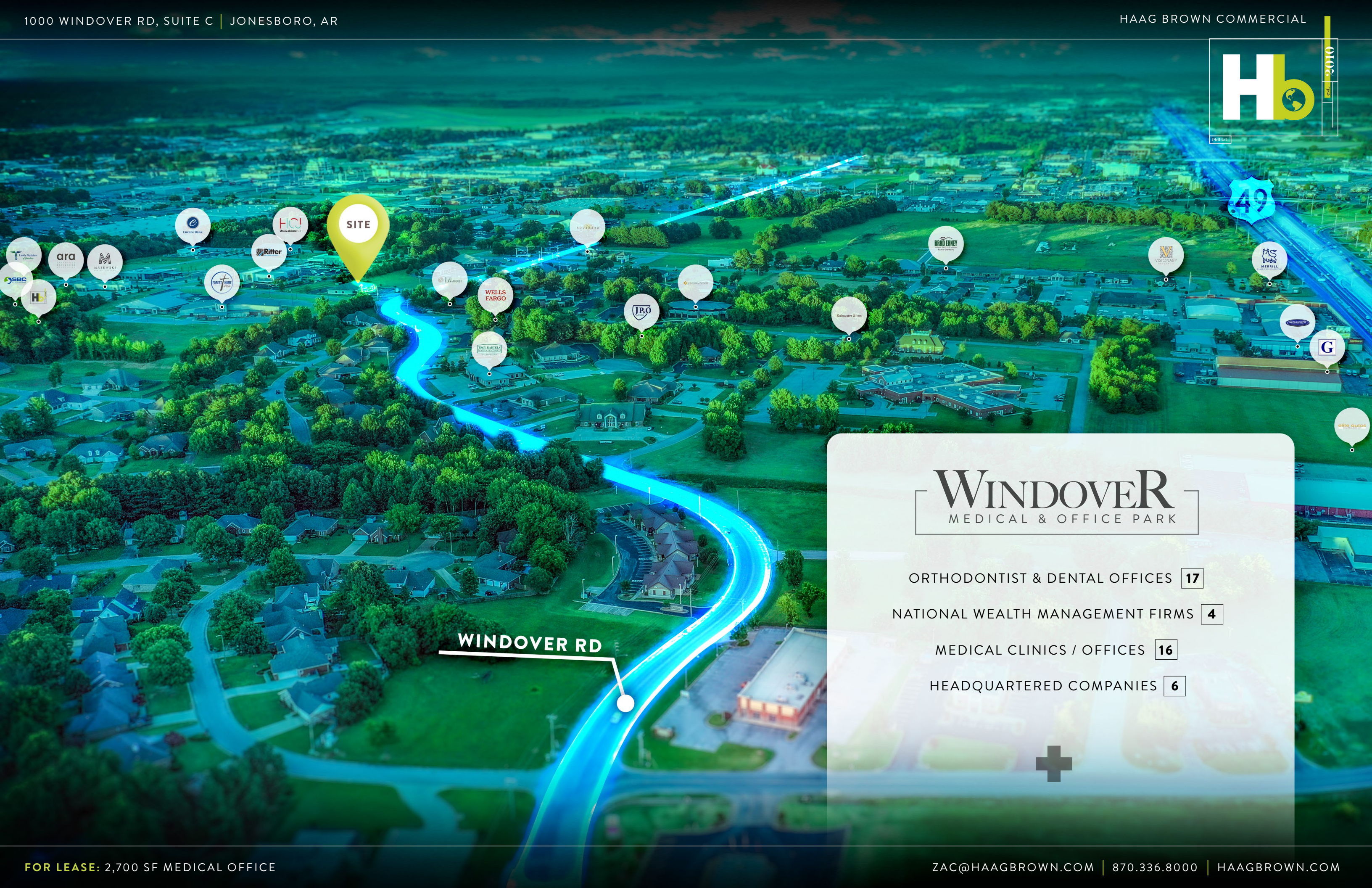
Building Size 8,100 SF

Build-Out MEDICAL OFFICE

Highlights

- Former Eye Clinic
- Existing Medical Office Along Windover
- 5 Exam Rooms w/ Sinks
- Large Front Reception Area w/ Public Restroom
- Drive-thru Pickup Window
- Polished Concrete Floors
- Monument Signage Available Along Windover
- Established, Long-Term Co-Tenants





WINDOVER

MEDICAL & OFFICE PARK

ORTHODONTIST & DENTAL OFFICES 17

NATIONAL WEALTH MANAGEMENT FIRMS 4

MEDICAL CLINICS / OFFICES 16

HEADQUARTERED COMPANIES 6





WINDOVER
MEDICAL & OFFICE PARK



U.S. RENAL CARE

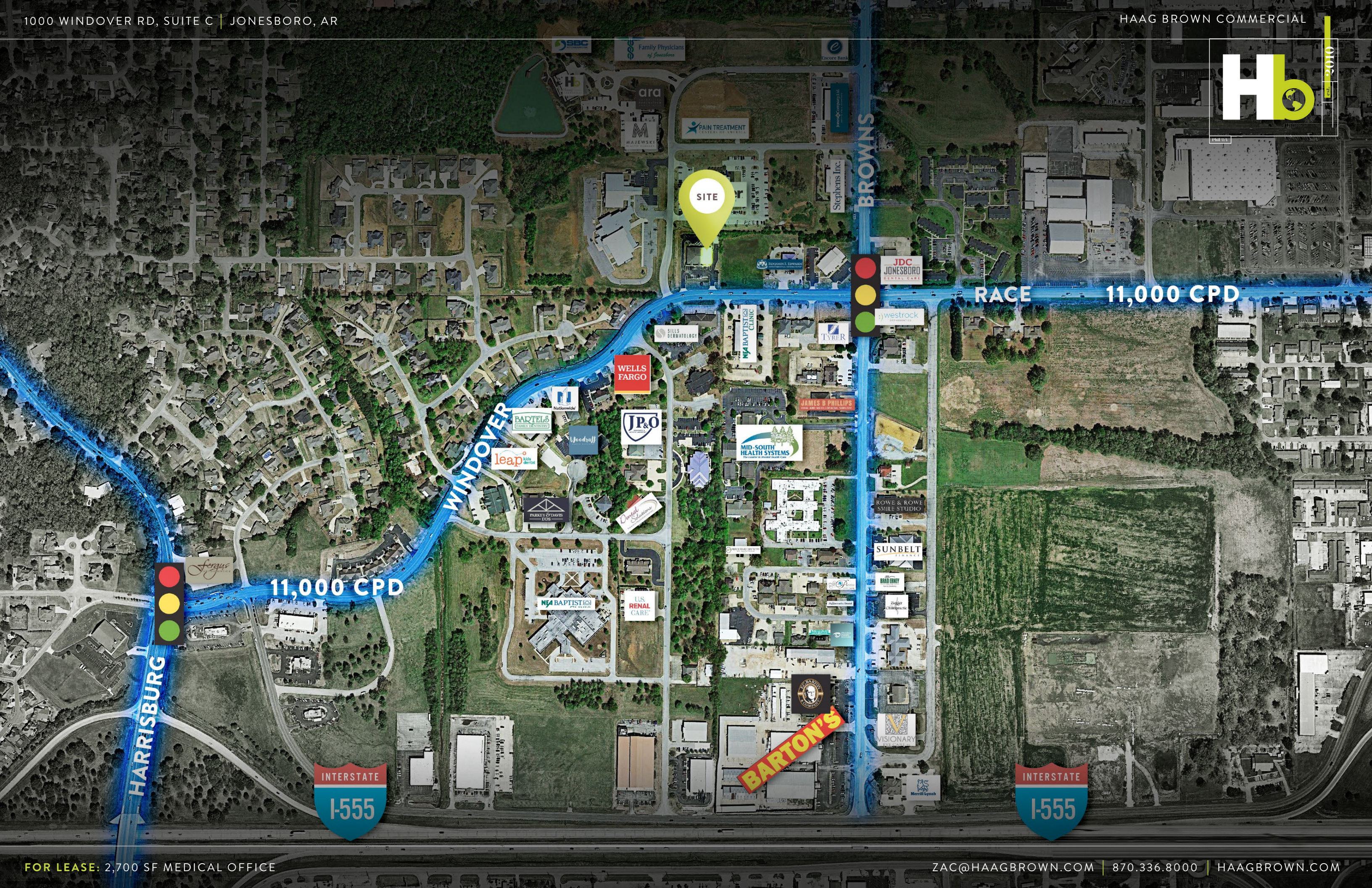


HEADQUARTERS



FOR LEASE: 2,700 SF MEDICAL OFFICE

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM





8 MIN | 2.7 MILES



6 MIN | 1.7 MILES



15 MIN | 5.8 MILES

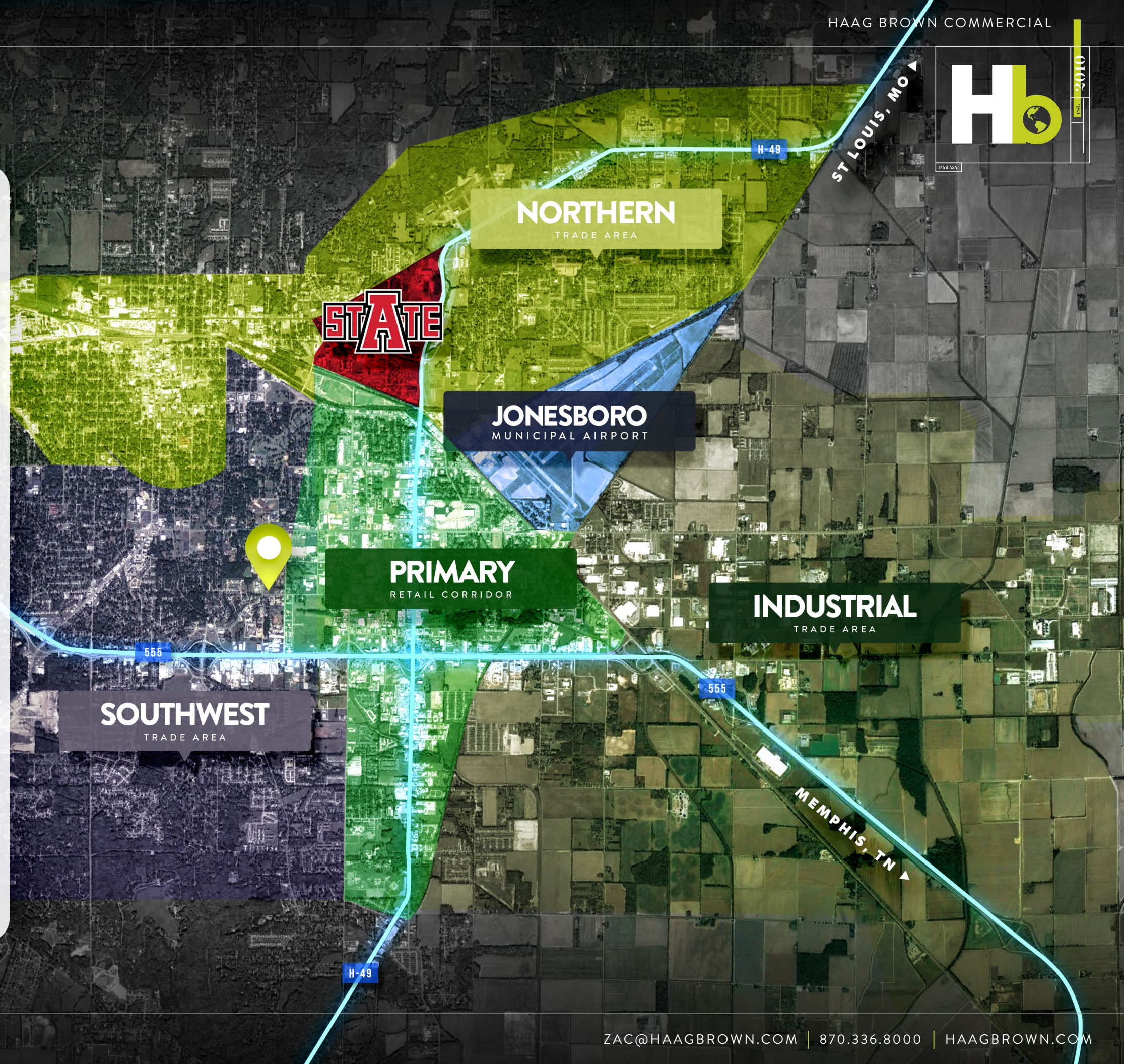


About Jonesboro

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 68,000 residents.

Jonesboro is also the home of the Arkansas State University Red Wolves, which is one of the fastest growing universities in Arkansas and becoming one of the Mid-South's top institutions.

NEA Baptist has opened their \$400 million dollar health care facility, the largest health care investment in Arkansas in the last decade.





DEMOGRAPHIC SUMMARY

1000 Windover Rd, Jonesboro, Arkansas, 72401

Ring of 1 mile

KEY FACTS

3,717

Population



1,687

Households

52.3

Median Age

\$36,128

Median Disposable Income

EDUCATION

12%

No High School Diploma



30%

High School Graduate



23%

Some College



35%

Bachelor's/Grad/Prof Degree

INCOME



\$41,225

Median Household Income



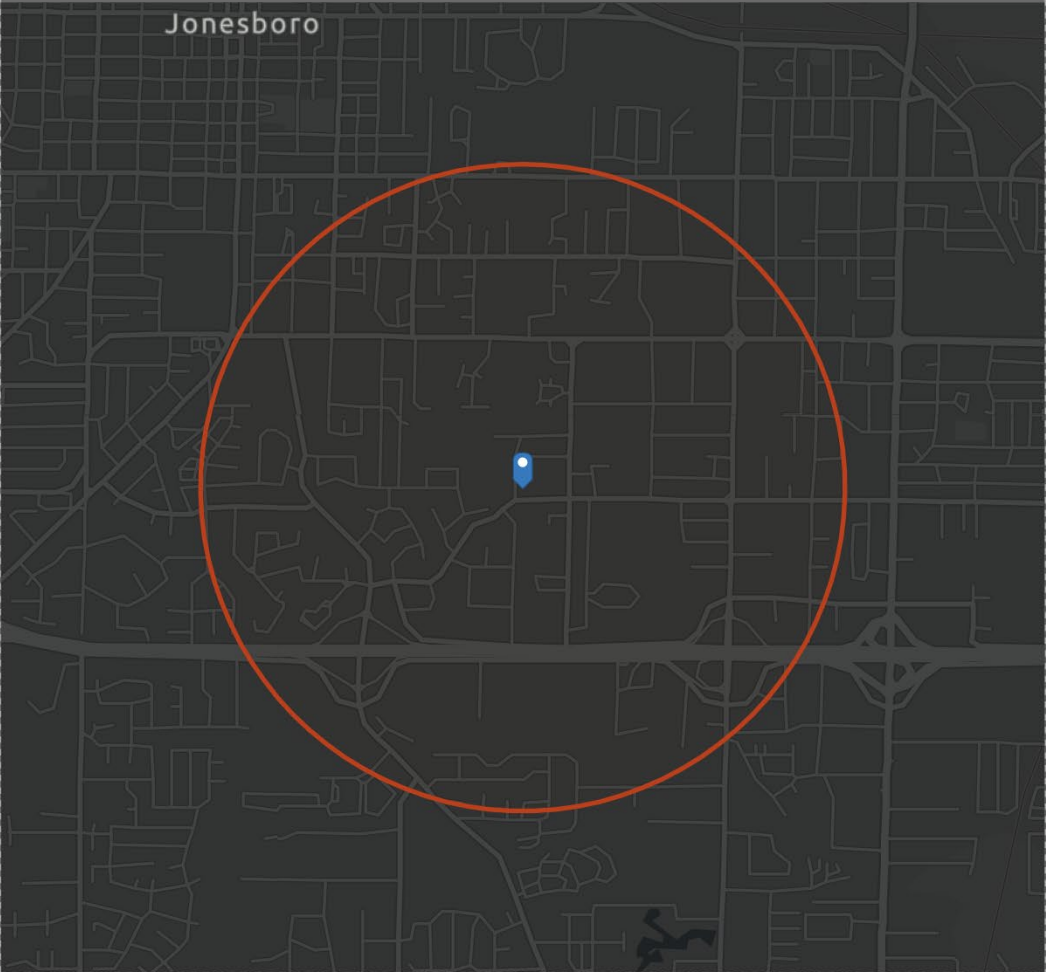
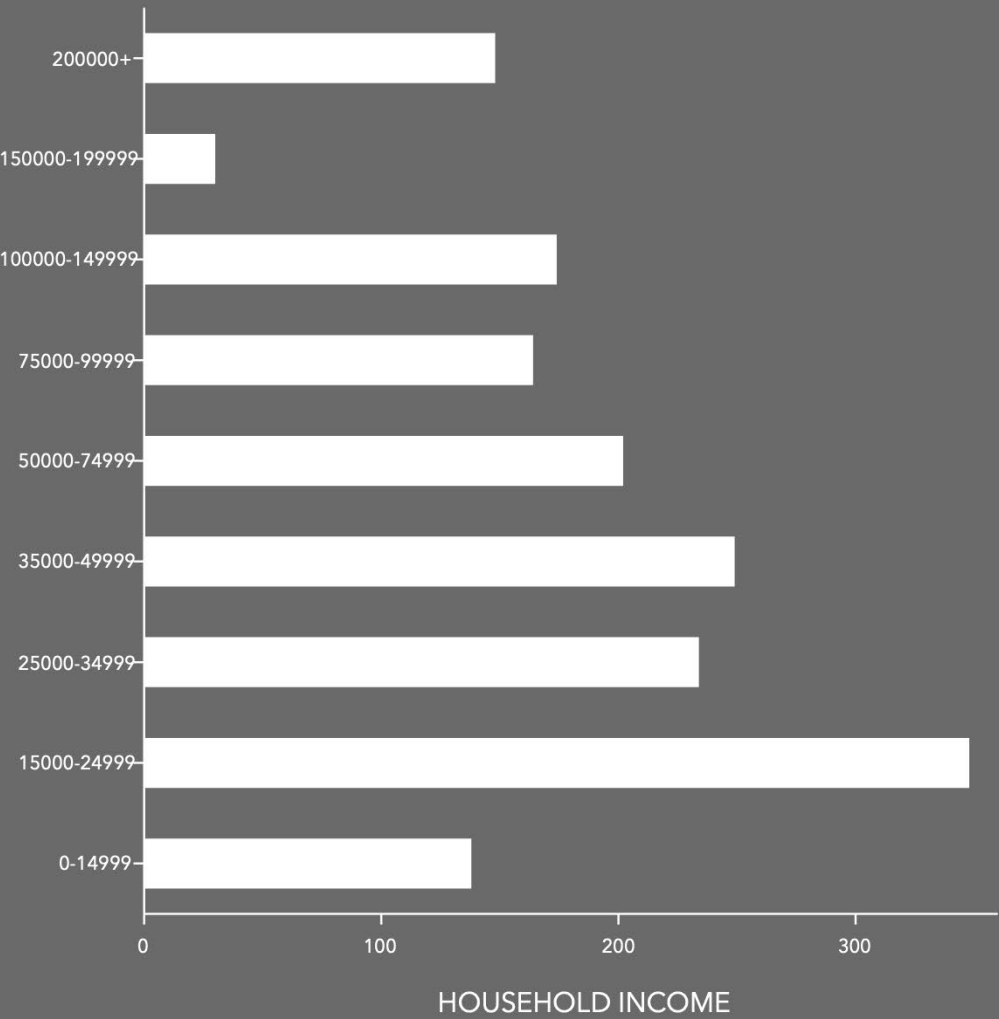
\$38,475

Per Capita Income



\$78,771

Median Net Worth



EMPLOYMENT



71%

White Collar



18%

Blue Collar



13%

Services

1.6%

Unemployment Rate

Source Esri. The vintage of the data is 2022, 2027.



DEMOGRAPHIC SUMMARY

1000 Windover Rd, Jonesboro, Arkansas, 72401
Ring of 3 miles

KEY FACTS

52,901

Population



21,083

Households

32.8

Median Age

\$35,292

Median Disposable Income

EDUCATION

9%

No High School Diploma



35%

High School Graduate



28%

Some College



28%

Bachelor's/Grad/Prof Degree

INCOME



\$40,368

Median Household Income



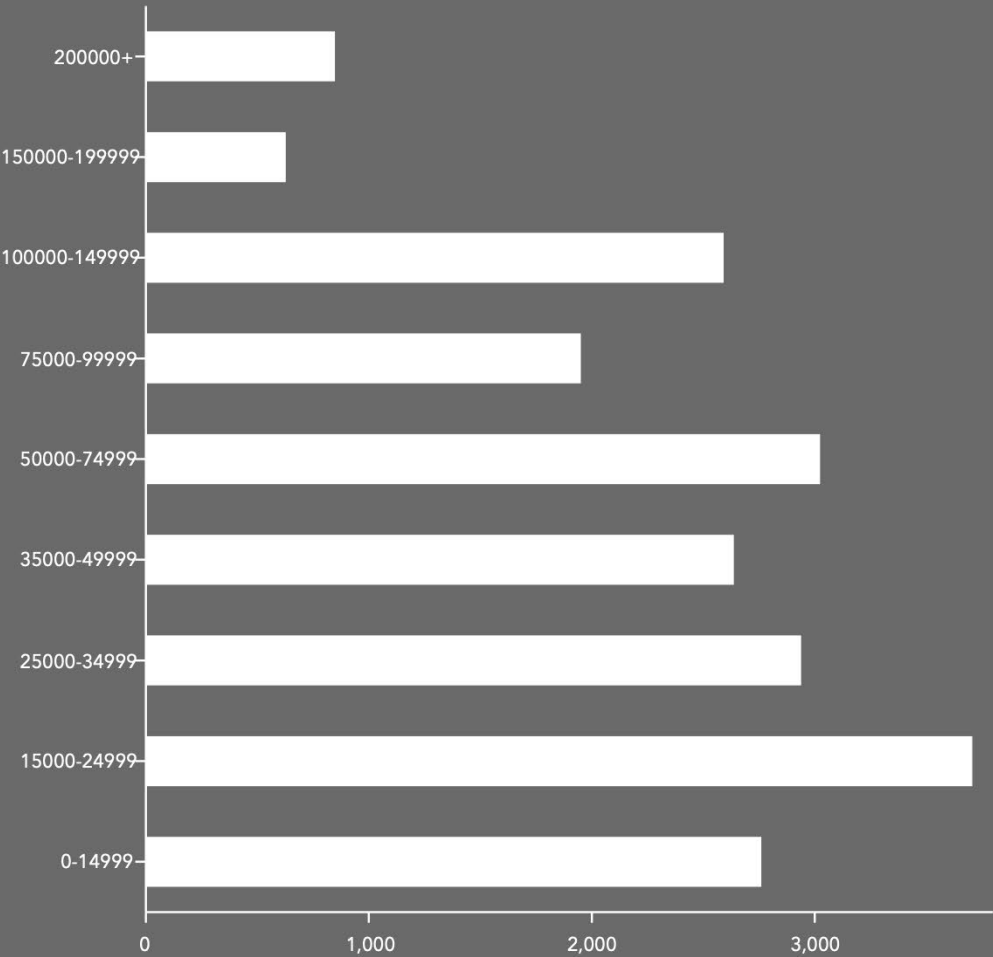
\$26,797

Per Capita Income

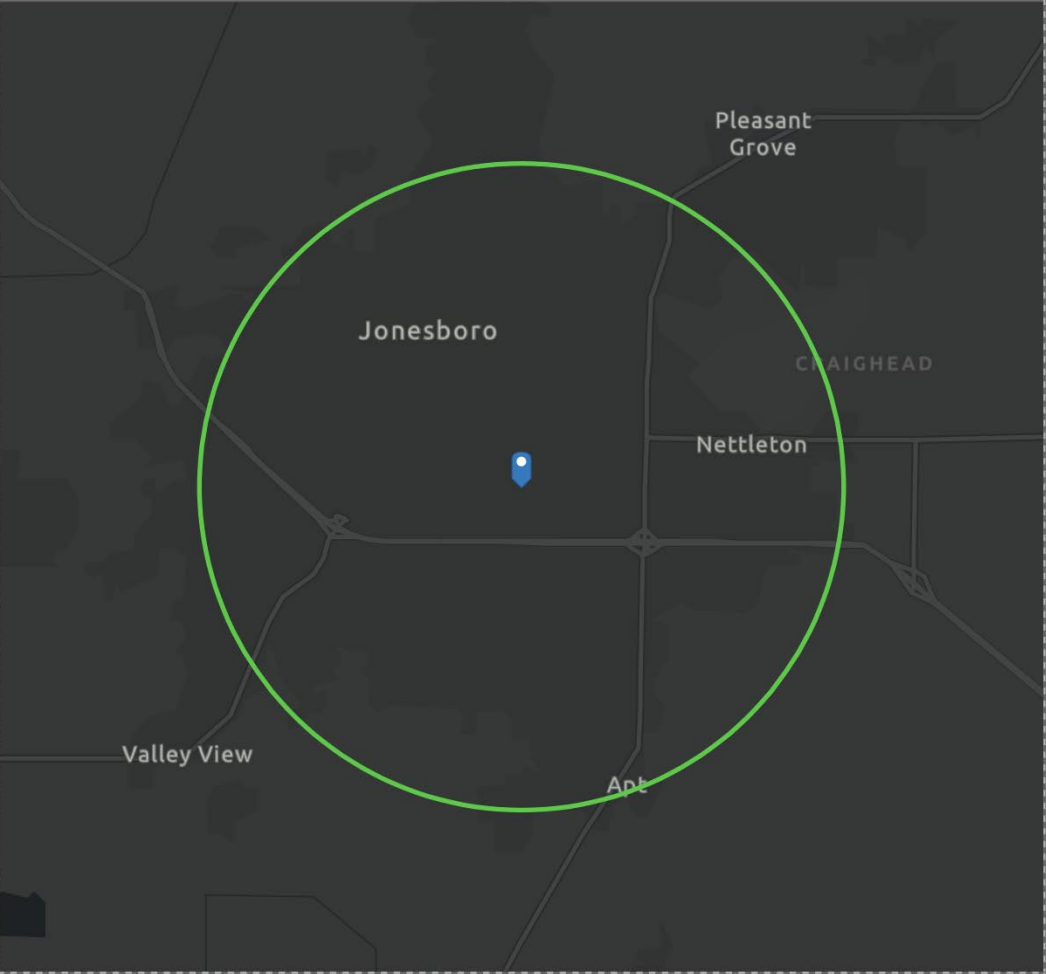


\$26,181

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



59%

White Collar



25%

Blue Collar



19%

Services

3.8%

Unemployment Rate

Source Esri. The vintage of the data is 2022, 2027.



DEMOGRAPHIC SUMMARY

1000 Windover Rd, Jonesboro, Arkansas, 72401

Ring of 5 miles

KEY FACTS

77,249

Population



30,292

Households

33.7

Median Age

\$39,581

Median Disposable Income

EDUCATION

8%

No High School Diploma



35%

High School Graduate



28%

Some College



30%

Bachelor's/Grad/Prof Degree

INCOME



\$46,572

Median Household Income



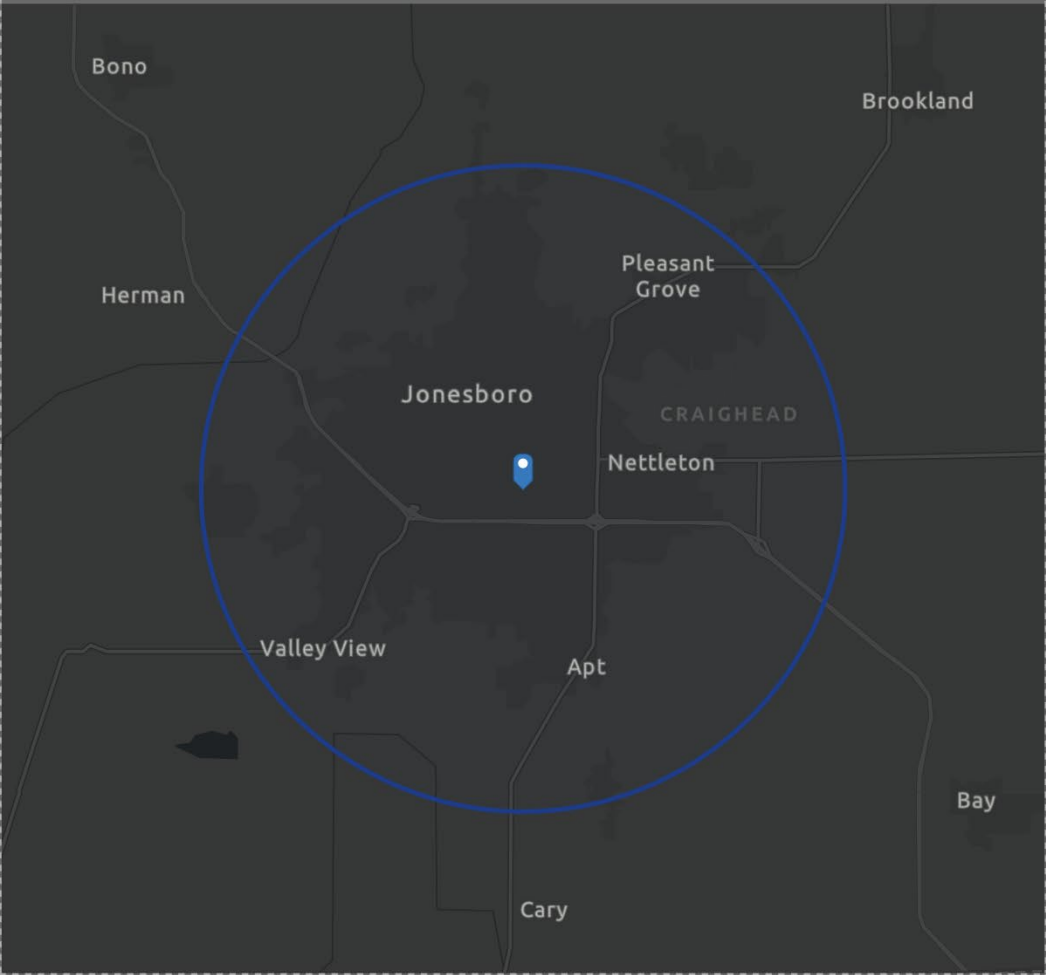
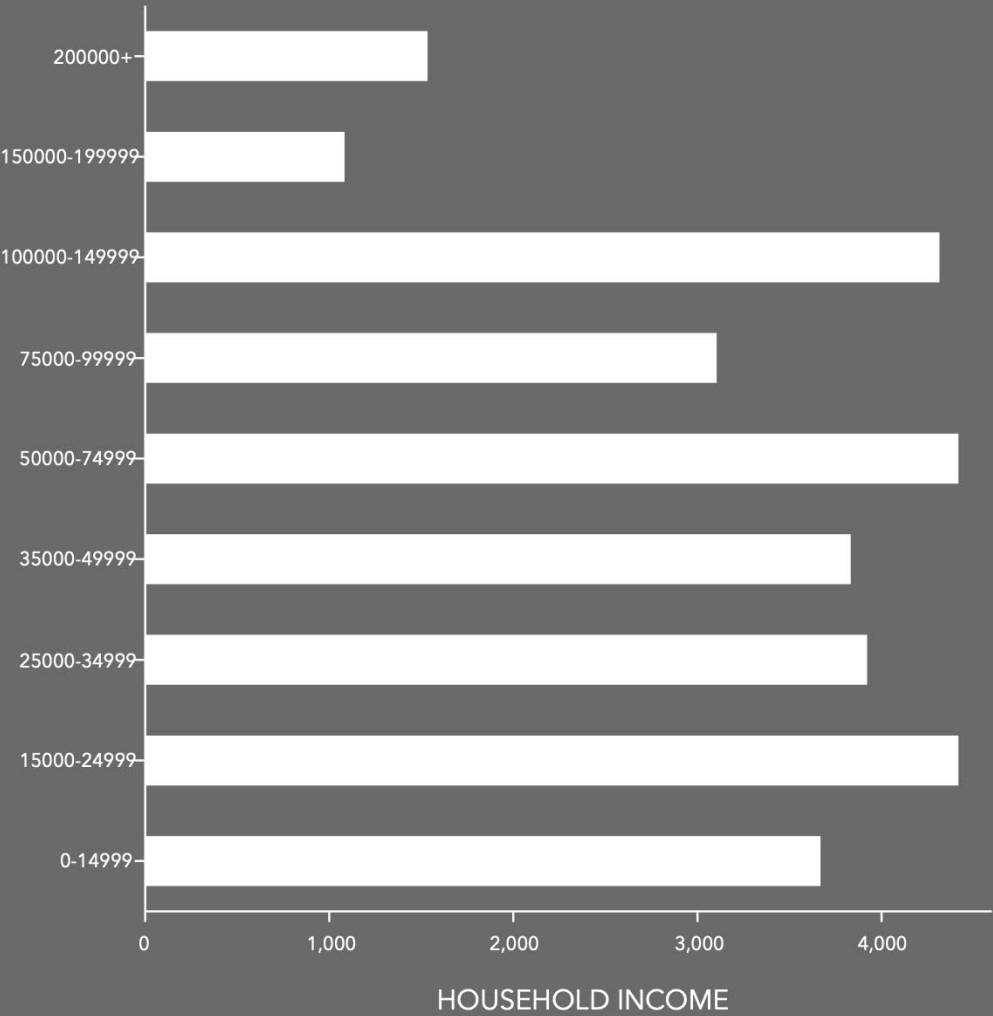
\$29,188

Per Capita Income



\$48,980

Median Net Worth



EMPLOYMENT



59%

White Collar



26%

Blue Collar



17%

Services

3.5%

Unemployment Rate

Source Esri. The vintage of the data is 2022, 2027.



CONTACT

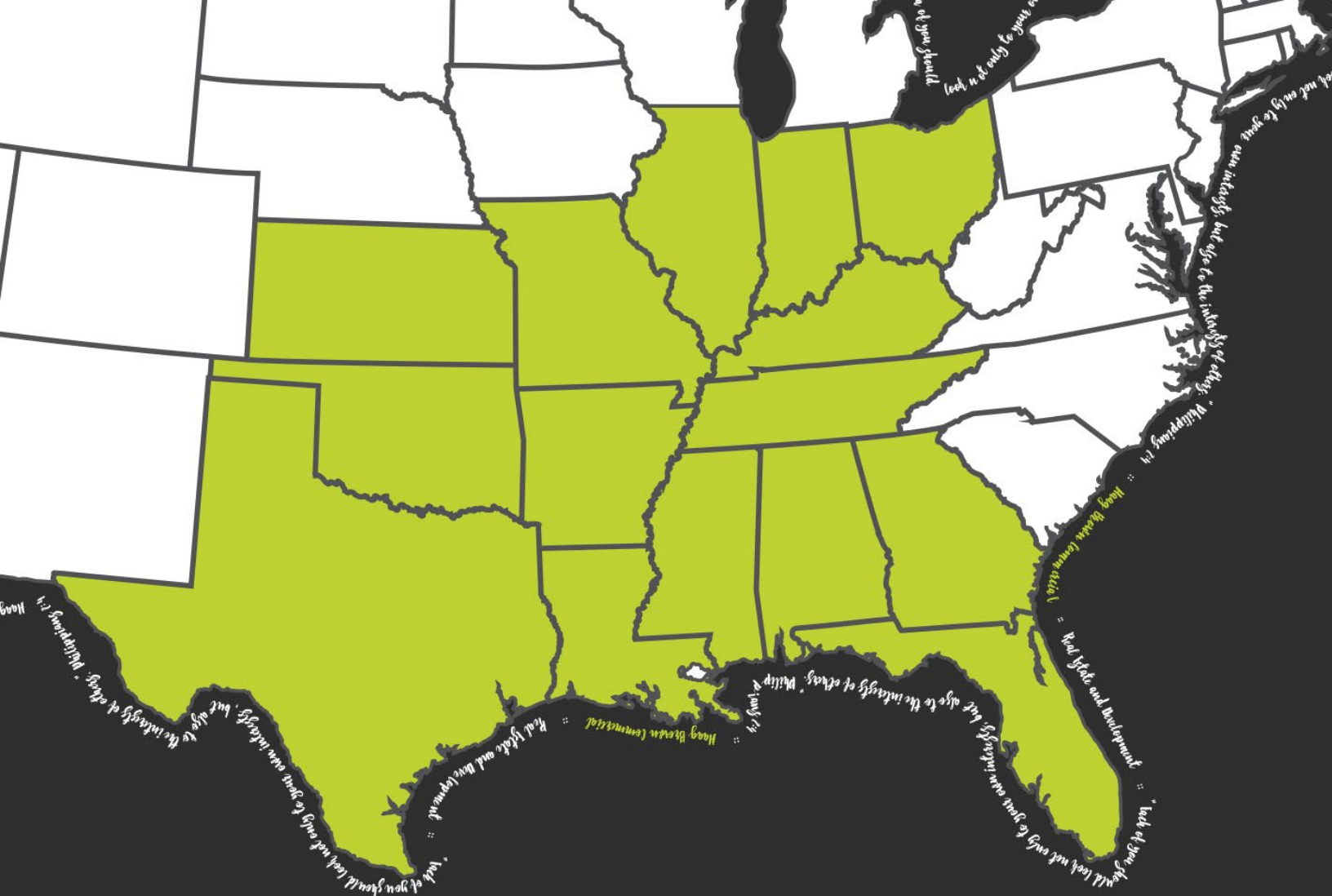
ZAC QUALLS
EXECUTIVE BROKER

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Haag Brown

COMMERCIAL

Real Estate & Development

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LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



„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.

2221 HILL PARK CV.
JONESBORO, AR

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EFAX 888.561.4917
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"



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most

comprehensive of several security licenses that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

zac@haagbrown.com

870.336.8000



REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC. :

Jonesboro, AR

FAMILIES, INC. :

Jonesboro, AR

FOCUS, INC. :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager