

To: A Lease Proposal to The City of Jonesboro

From: Carroll Caldwell

1. 5 year NNN lease proposal with a 5 year option located at 1421 South Caraway Road, Jonesboro, Arkansas, for consolidation of police department. See attached packet.
2. 12,279 square feet available on one level with 34 parking spaces.
3. Adjoining 2 acres of land with additional parking available for ground lease, if necessary.
4. Can be occupied as one or two spaces with existing firewall.
5. Easy access connecting to Caraway and Nettleton.
6. 2 large bathrooms with showers and one unisex bathroom.
7. Base rent of \$16,000 per month "as is" condition, or \$18,000 per month with \$200,000 tenant improvement allowance.
8. Landlord will consider selling to the City after the first 5 year term.
9. Proposal available for 30 days.

FOR LEASE



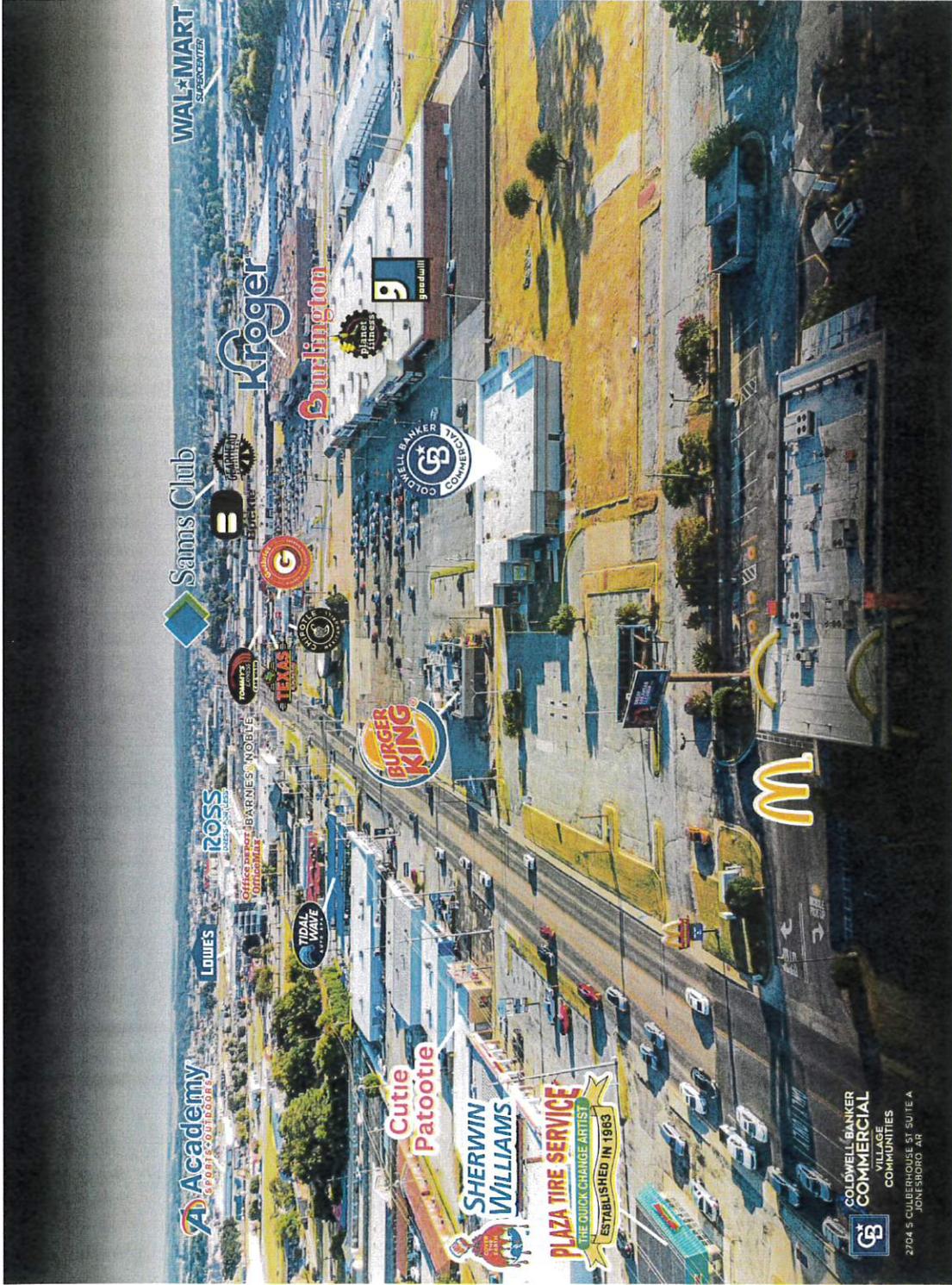
A

B



**COLDWELL BANKER
COMMERCIAL**
VILLAGE
COMMUNITIES
2704 S CULBERHOUSE ST SUITE A
JONESBORO, AR

CARROLL CALDWELL
870-931-8233
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CARROLLCALDWELL1@GMAIL.COM



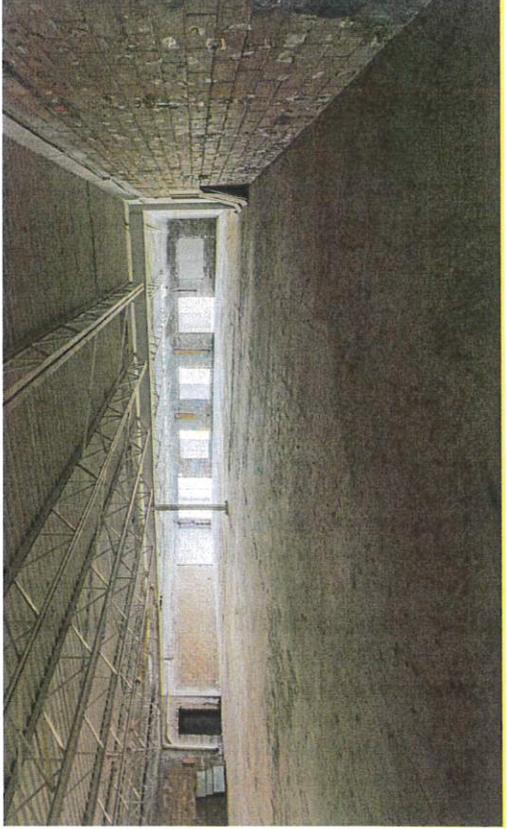
**1421 S Caraway Rd,
Jonesboro, AR**

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<https://www.cbworldwide.com>

1421 S CARAWAY RD SUITE A, JONESBORO, AR

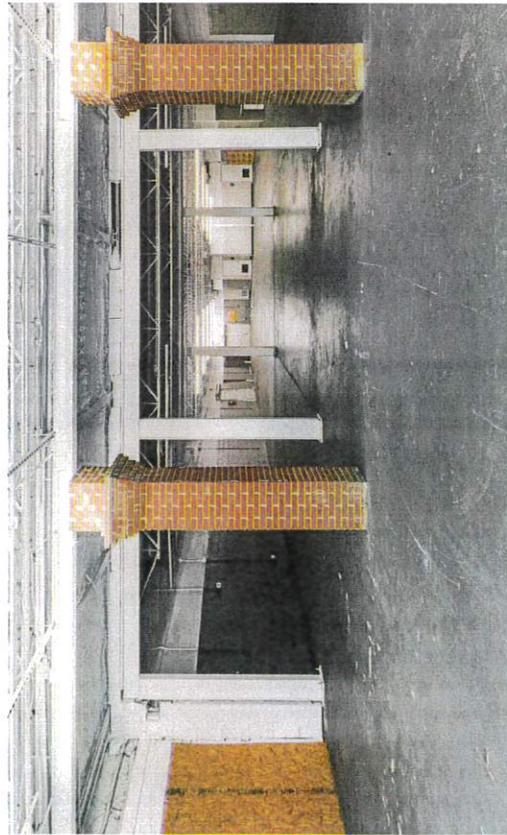


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1421 S CARAWAY RD SUITE B, JONESBORO, AR



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1421 S CARAWAY RD, JONESBORO, AR

Property Description

Coldwell Banker Commercial is pleased to present 1421 S. Caraway Road in Jonesboro, AR. This property offers a prime location with excellent visibility and traffic counts of approximately 25,000 vehicles per day. Spanning ±12,279 square feet, the space is ideally suited for businesses seeking to establish a presence in one of Jonesboro's most active trade areas. The property adjoins McDonald's and is surrounded by a strong mix of national quick-service and full-service restaurants, as well as leading retailers including Burger King, Old Navy, HomeGoods, TJ Maxx, Natural Grocers, Kroger, Sherwin-Williams, Plaza Tire, Texas Roadhouse, Walmart, Sam's Club, and many more.



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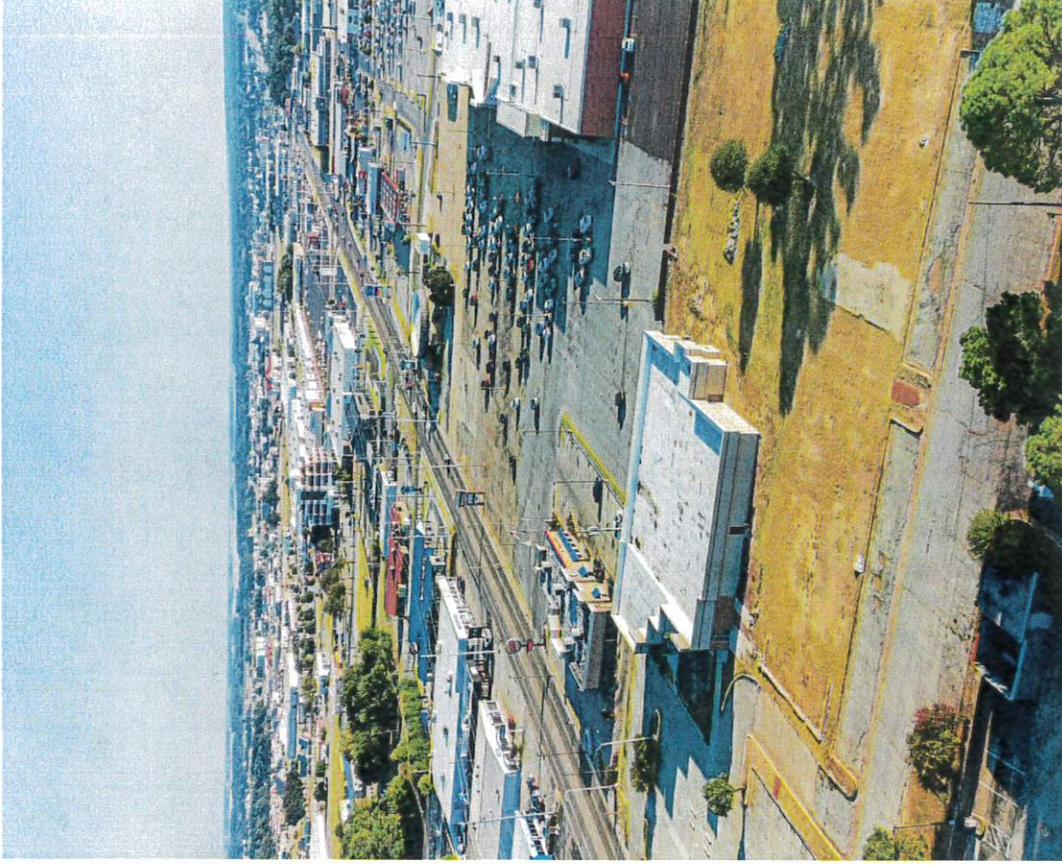
1421 S CARAWAY RD, JONESBORO, AR

Overview

- Located near national QSR's, FSR's, and local and national retailers
- South Caraway Road frontage
- 25,000 VPD
- Multiple ingress egress points

Units & Pricing

- Suite A \$16/SF/YR (6,057 SF+/-)
- Suite B \$16/SF/YR (6,222 SF+/-)



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DEMOGRAPHICS

1421 S CARAWAY RD, JONESBORO, AR

Demographics	0-5 Min. Drive Time	5-10 Min. Drive Time
2025 Population	11,208	60,511
2030 Population	11,481	62,984
2025 Households	4,412	24,874
2030 Households	4,576	26,231
Median 2025 Income	\$40,231	\$49,370
Median 2030 Income	\$44,017	\$56,219

Demographics	0-1 Mile	1-3 Mile	3-5 Mile
2025 Population	4,428	49,484	25,547
2030 Population	4,524	51,645	26,572
2025 Households	1,846	20,713	9,426
2030 Households	1,907	21,901	9,930
Median 2025 Income	\$40,937	\$47,175	\$82,433
Median 2030 Income	\$45,979	\$52,971	\$92,081



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COLDWELL BANKER COMMERCIAL

VILLAGE COMMUNITIES

CARROLL CALDWELL

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Coldwell Banker Village Communities

Contact Information

Company Address

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Company Phone Number

870-935-7800

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.