

Commercial Building For Sale and Lease
1207 Flint Street | Jonesboro | AR

	1207 Flint Street
Sale Price:	\$148,500
Lease Price:	\$1,650/Month Gross Lease (3 Year Minimum)
Size:	Lot: 0.17 acres Building: 3,100+/- sqft
Property Type:	Commercial
Property Sub-type:	Office Building
Zoning:	C-3: General Commercial District



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The information contained herein has been given to us by the owner of the property of other sources we deem reliable, we have no reason to doubt it's accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Subject Property Information



This is a unique opportunity that provides the best of both worlds: it is just minutes away from the beaten path and in perfect proximity to Downtown Jonesboro.

In this instance, the “beaten path” refers to Nettleton Avenue. This road has been a part of Jonesboro’s main thoroughfare for many years and will remain that way for many more. This provides easy access even for people that may not be familiar with the area.

Don’t miss out on the opportunity to own a historical building on the outskirts of Downtown Jonesboro! You could not find a greater office space in town!

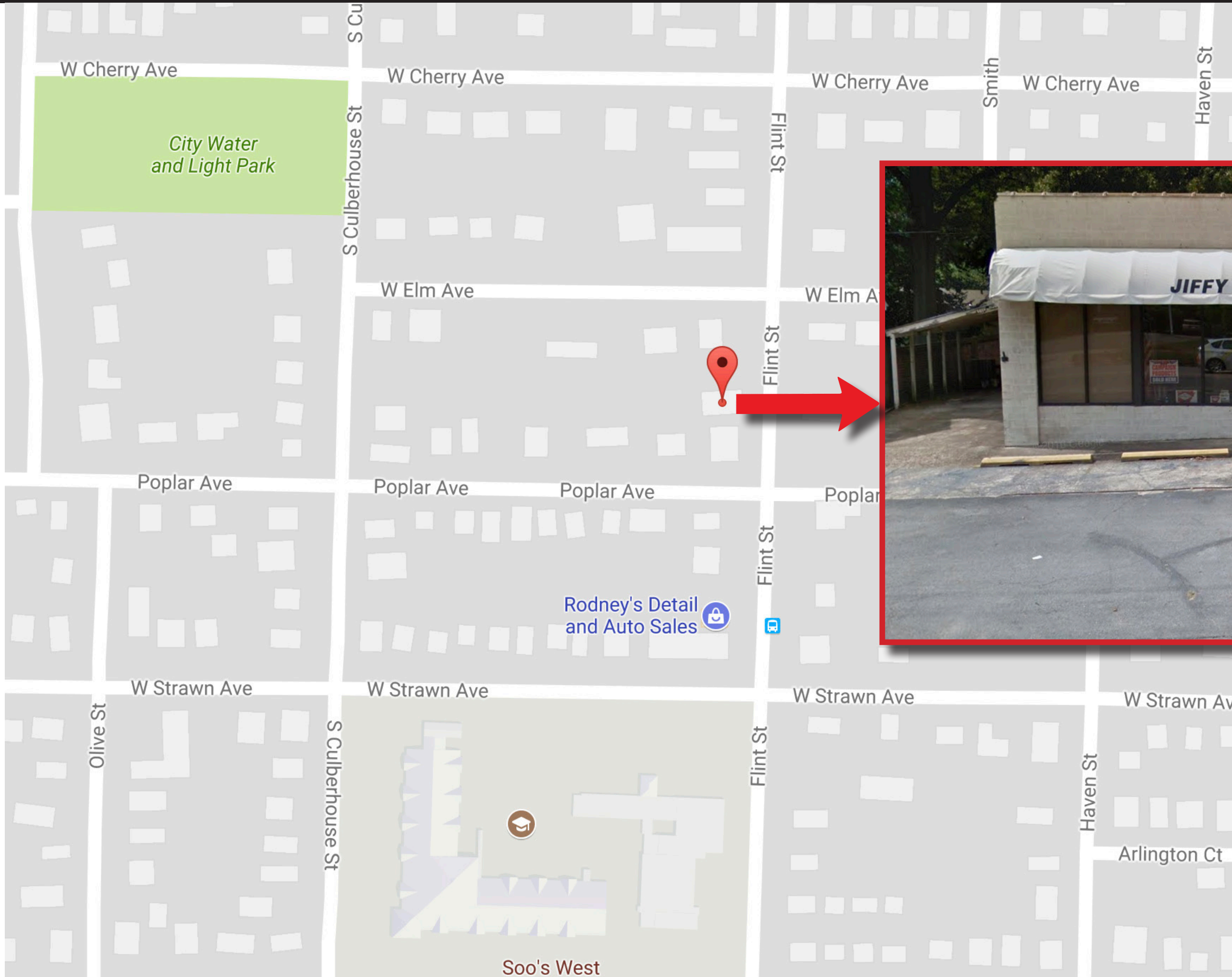


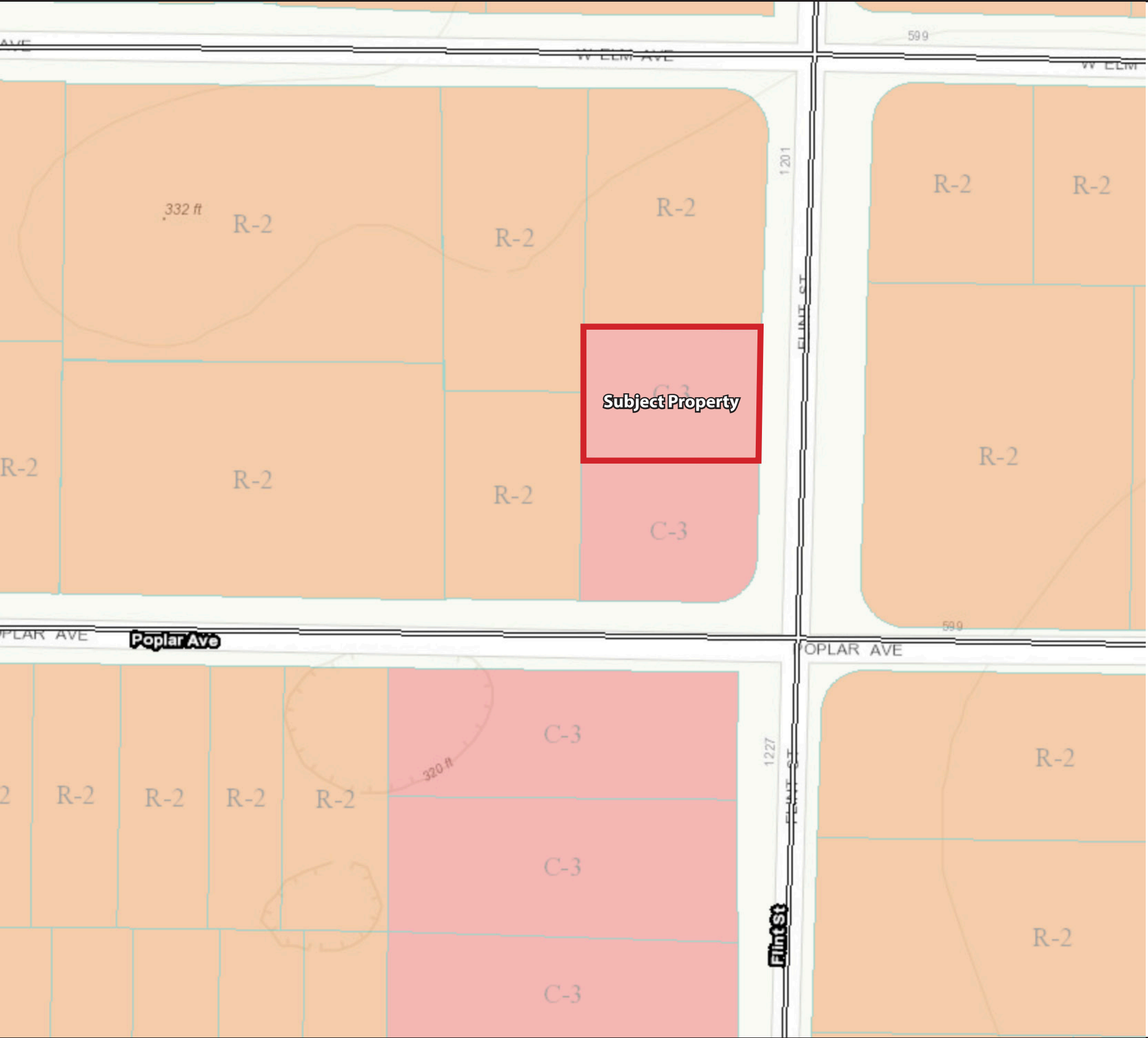
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— Real Estate Group —

Aerial of Subject Property

Notes:





This property is zoned C-3.

C-3 Zoning - General Commercial District - The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.



Jonesboro, Arkansas Information



ABOUT THE AREA

Jonesboro is a city of distinction in Northeast Arkansas. We are the 5th largest city in Arkansas, with a population of over 73,000. Our Metropolitan Statistical Area (MSA) is over 120,000 with a Trade Area of over 500,000. Jonesboro is centrally located with easy access to other major markets, including America's Distribution Center, Memphis, Tennessee.

Jonesboro provides a positive business environment with a diversified economic foundation. A well qualified workforce, low cost utilities, the training capabilities of Arkansas State University and an overall low cost of doing business are just a few reasons why many companies are proud to call Jonesboro home. In addition, the quality of life is exceptional, with a high-quality educational system, excellent healthcare facilities, abundant retail opportunities and numerous recreational and cultural activities available.



ANNUAL INCOME

Estimated median household income in 2017: \$44,943



Estimated per capita income in 2017: \$34,673

2017 DEMOGRAPHICS

Jonesboro, AR	
Population	67,263
Pop. Density	842
Pop. Change	22.69%
Median Age	31.4
Households	26,111
Household Size	2.45
Male Population	48.30%
Female Population	51.70%
Married Population	45.88%
Single Population	54.12%

table information found at <http://www.bestplaces.net/people/city/arkansas/jonesboro>