

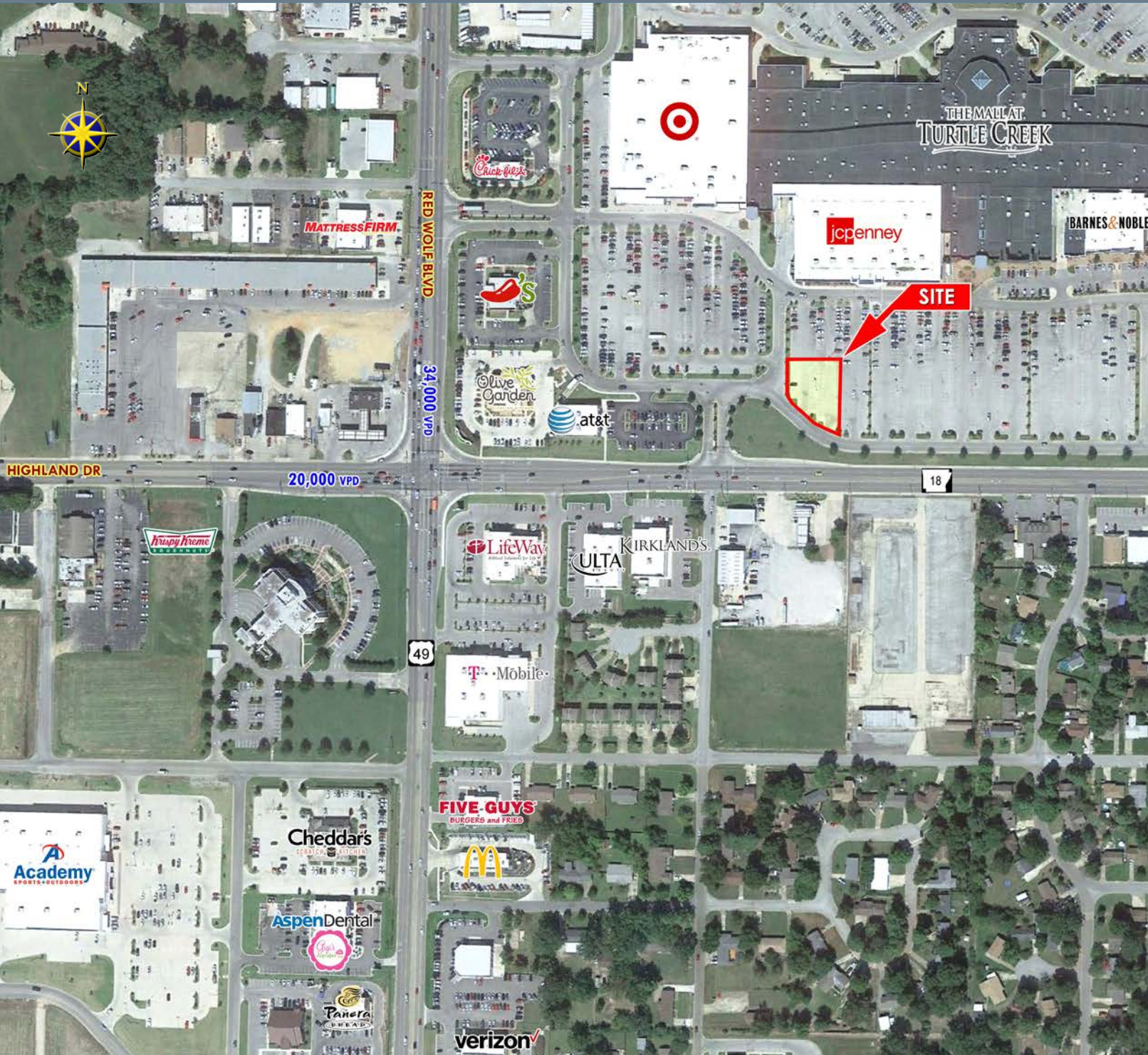
2,500 SF ENDCAP FOR LEASE (NON-RESTAURANT)

NEW 5,000 SF OUTBUILDING

JONESBORO, ARKANSAS

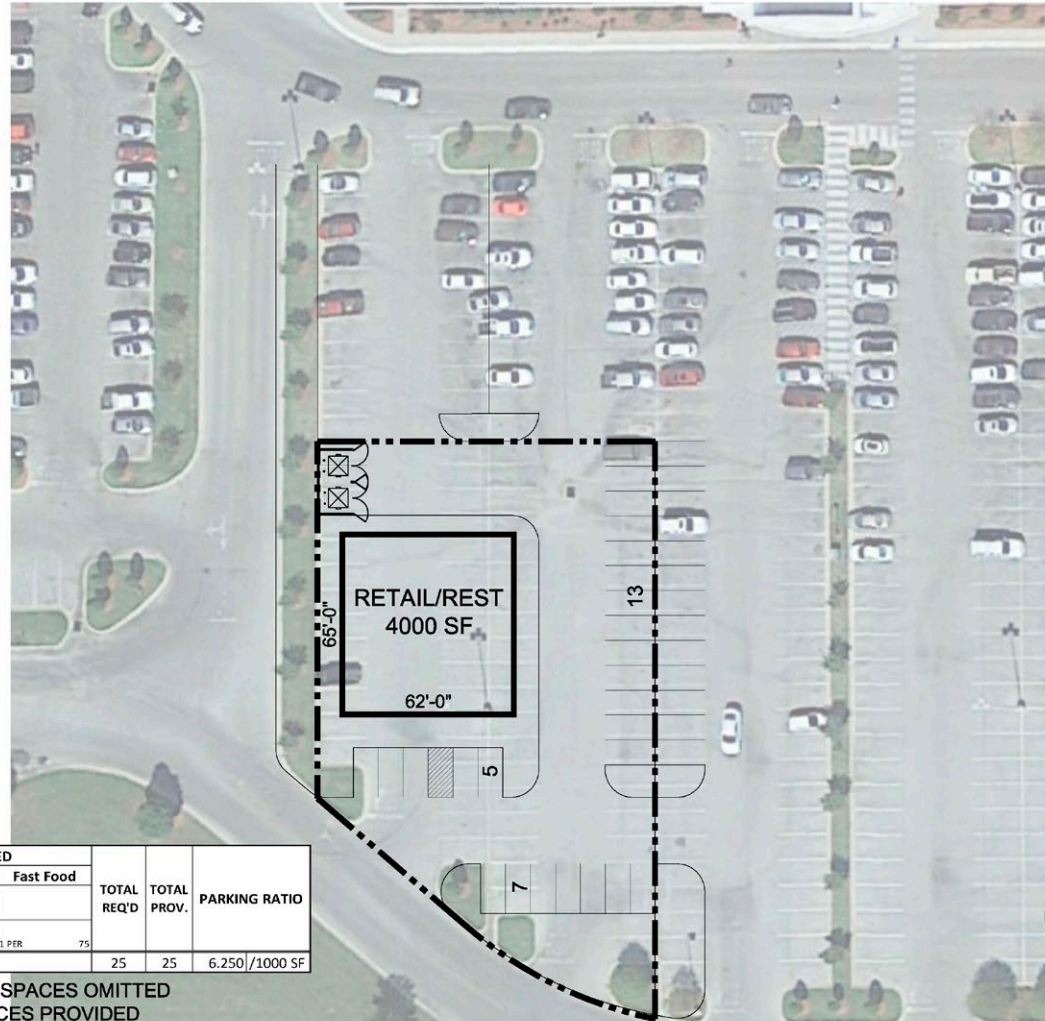
NEC E HIGHLAND DR & RED WOLF BLVD (HWY 49)

KELLY HAMPTON - 972-333-5090 - khampton@venturedfw.com



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

THE MALL AT TURTLE CREEK



01 SITE PLAN 
1" = 60'-0"

SITE AREA		BUILDING AREA	PARKING REQUIRED			TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
SF	ACRES		Retail	Restaurant	Fast Food			
21,529	0.494	4,000	1 PER 2,500	1 per up to 2000sf 250 PER 2000 sf	150 PER 100	25	25	6.250/1000 SF

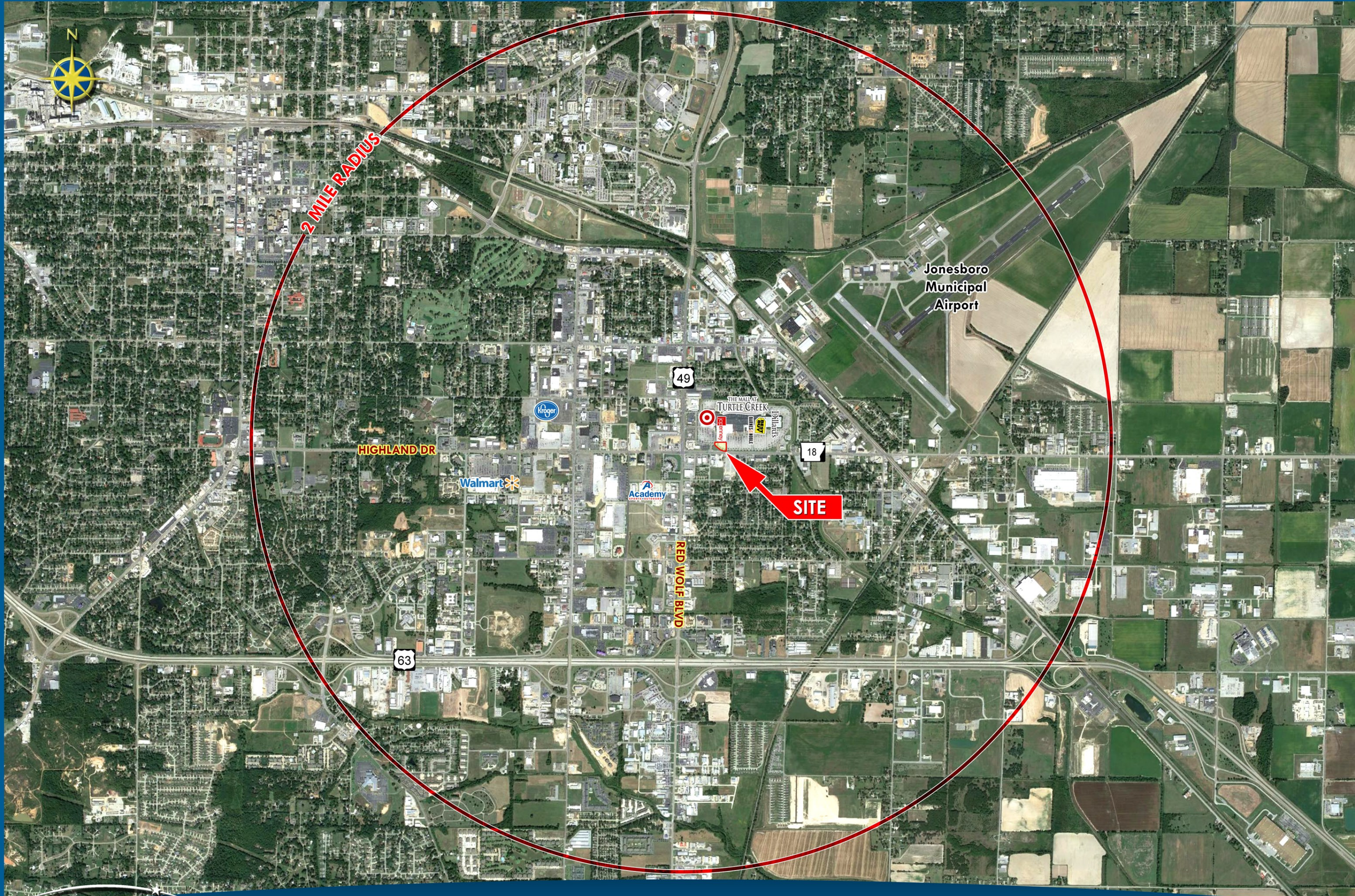
70 EXISTING SPACES OMITTED
25 NEW SPACES PROVIDED

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
SP02
JOB NO: ---
ISSUE DATE: 06/07/17
SCALE AS NOTED



THE MALL AT TURTLE CREEK
JONESBORO, AR
VENTURE COMMERCIAL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	5,576	45,046	72,176	RED WOLF BLVD (HWY 49)	34,000 VPD
2017 EST AVG HH INCOME	\$39,069	\$50,593	\$62,673	E HIGHLAND DR	20,000 VPD



2 MILE RADIUS

Jonesboro
Municipal
Airport

49

18

HIGHLAND DR

Walmart

Kroger

Academy

THE MALL AT
TURTLE CREEK

SITE

RED WOLF BLVD

63



