

# OAK TREE PLAZA SHOPPING CENTER



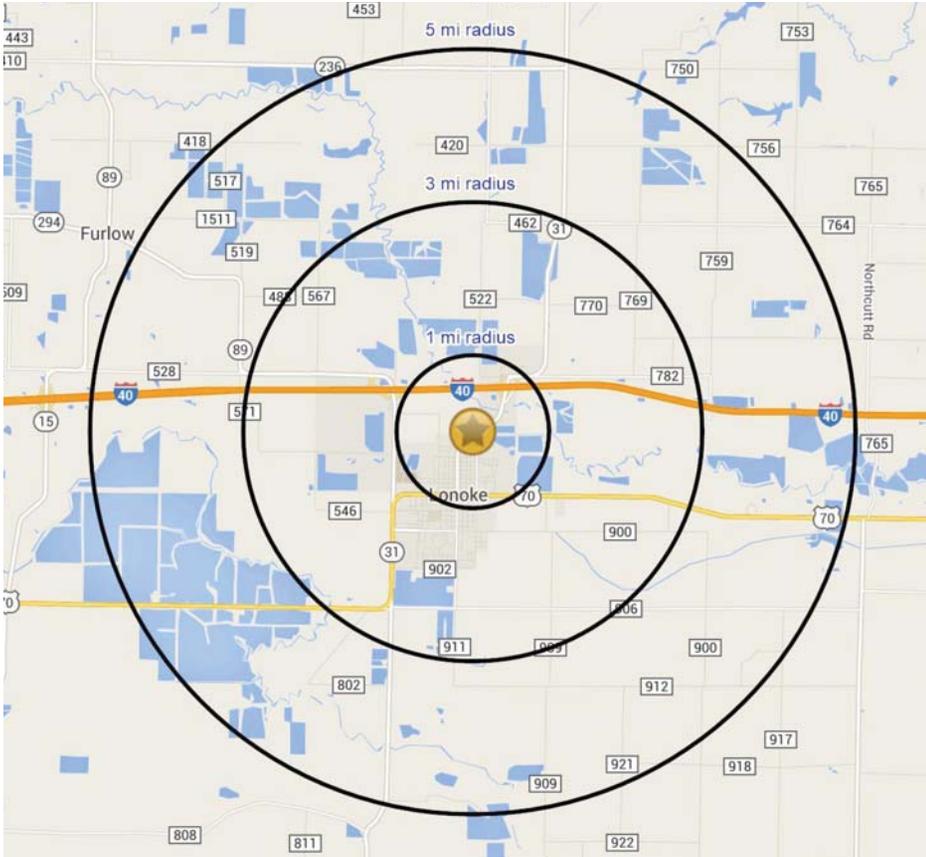
**FOR LEASE**  
**1400 NORTH CENTER STREET . LONOKE . ARKANSAS**

5,214 SF AVAILABLE IN 64,497 SF MULTI-TENANT RETAIL CENTER IN LONOKE, ARKANSAS.

**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150  
SAINT LOUIS . MISSOURI . 63141  
314.469.7400 . WWW.L3CORP.NET

# MARKET OVERVIEW



Lonoke is the second most populous city in Lonoke County, Arkansas, United States, and serves as its county seat. It is part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area, and it is only 20 minutes west of Little Rock. This small central Arkansas community can trace its name to a landmark: a huge, lone red oak tree located between two prairies. The surrounding county lays claim to it as well, making it unique among the state's 75 counties in that it is the only one where the county seat and the county itself have the same name.

Located within Central Arkansas, Lonoke County's varied geography can be roughly broken into thirds horizontally. The top third has rolling hills at the edge of the Ozarks, including the Cabot area. The middle third, including the Lonoke area, contains portions of the Grand Prairie, a flat native grassland today known for rice farming, an important part of the culture, economy and history of Lonoke County. The southern third, including the Scott area, is home to the alluvial soils of the Arkansas Delta. Historically, a military road and a railroad brought settlers to the area, and cotton cultivation was very profitable. In 1904, a demonstration that rice could grow well on the same land coupled with sinking cotton prices drove the area into rice cultivation. During World War I, a United States Army World War I Flight Training airfield, Eberts Field, was constructed. Today Lonoke County is included in the Central Arkansas metro area, with Little Rock as the principal city. In addition to agriculture, the county's economy sees tourists at the Camp Nelson Confederate Cemetery, Joe Hogan Fish Hatchery and Toltec Mounds State Park.

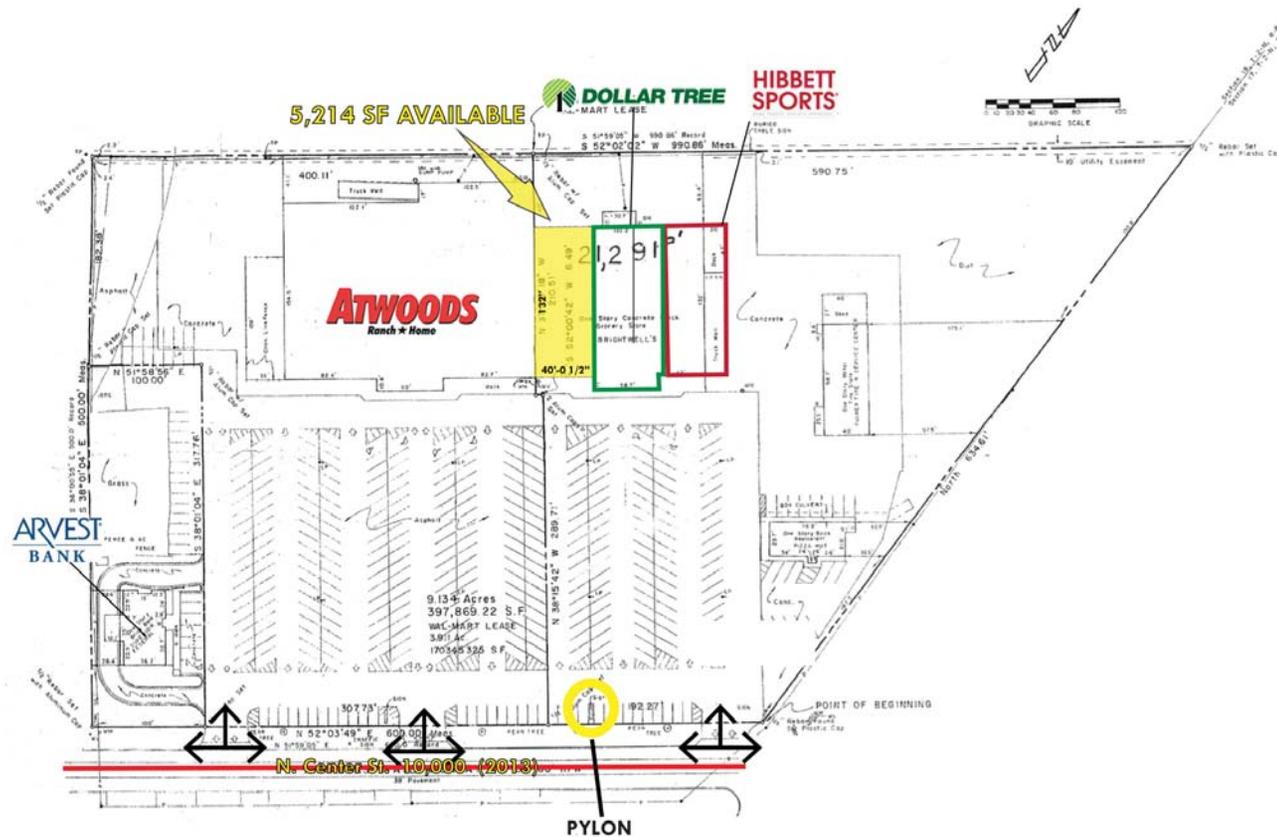
POPULATION	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	1,924	5,020	5,880
HOUSEHOLDS	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	759	1,960	2,297
AVG HH INCOME	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	\$61,699	\$57,430	\$57,774



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# SITE PLAN/DETAILS



- ONE 5,214 SF SPACE REMAINING
- 64,497 SF, MULTI-UNIT RETAIL CENTER LOCATED ON 8.79 ACRES ANCHORED BY ATWOODS RANCH AND HOME
- LOCATED ON MAIN THOROUGHFARE - LESS THAN ONE MILE FROM INTERSTATE 40
- LOCATED 20 MILES EAST OF LITTLE ROCK
- ANCHORED BY ATWOODS
- DOLLAR TREE AND HIBBETT SPORTS
- COUNTY SEAT OF LONOKE COUNTY

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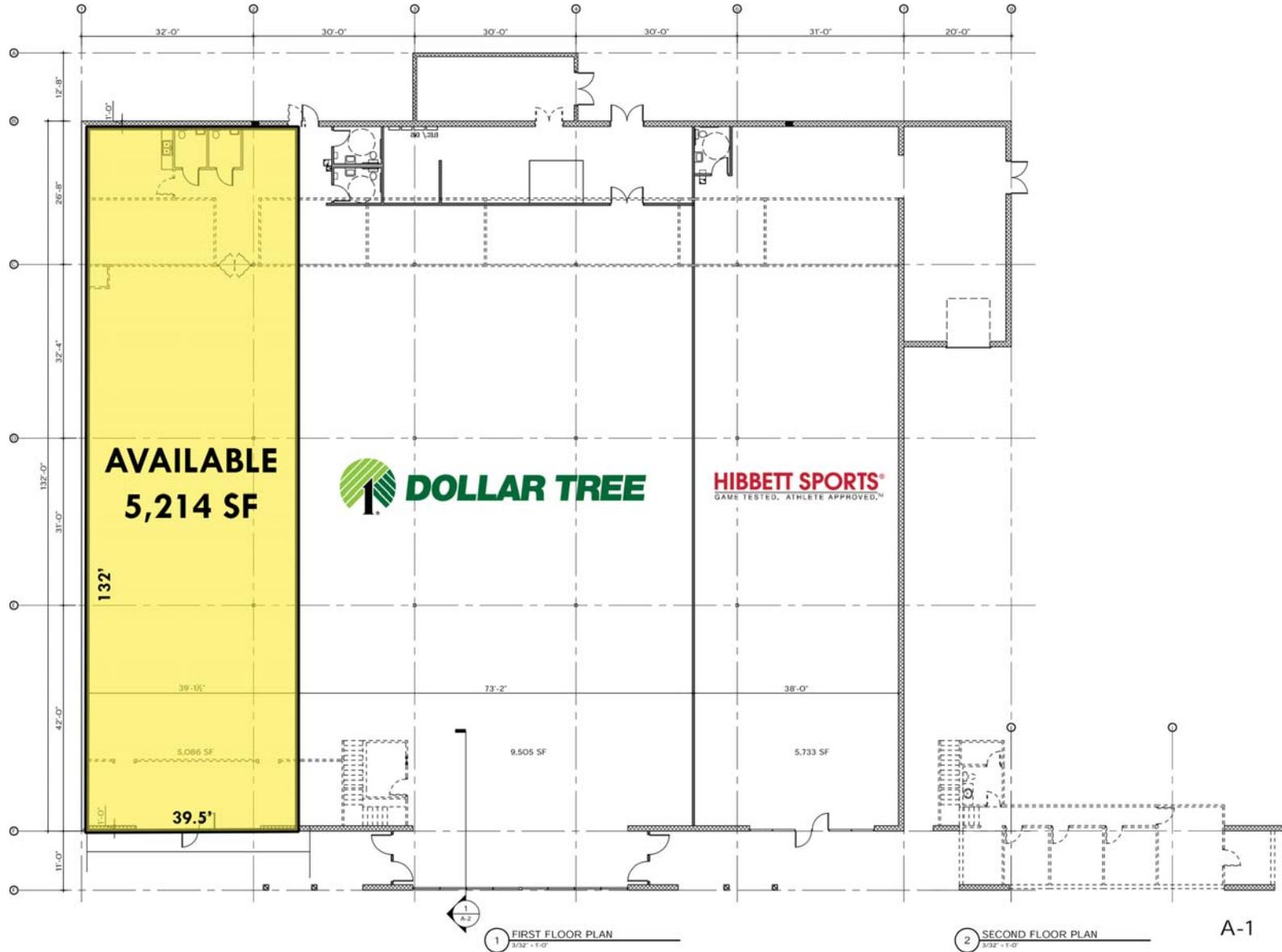
# AERIAL / PYLON



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# S I T E P L A N



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# A E R I A L



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