



For sale

130 J F Boulevard,
Lonoke, AR 72086

Former Medical Clinic

Features

- Building size: +/- 6,118 SF
- Lot size: 0.80 acres
- **Reduced sale price: \$950,000**
- Traffic counts: approximately 40,000 vehicles per day on I-40
- Quick access to I-40
- Space includes 12 exam rooms, x-ray and lab in-place, four ADA restrooms

Contact us:

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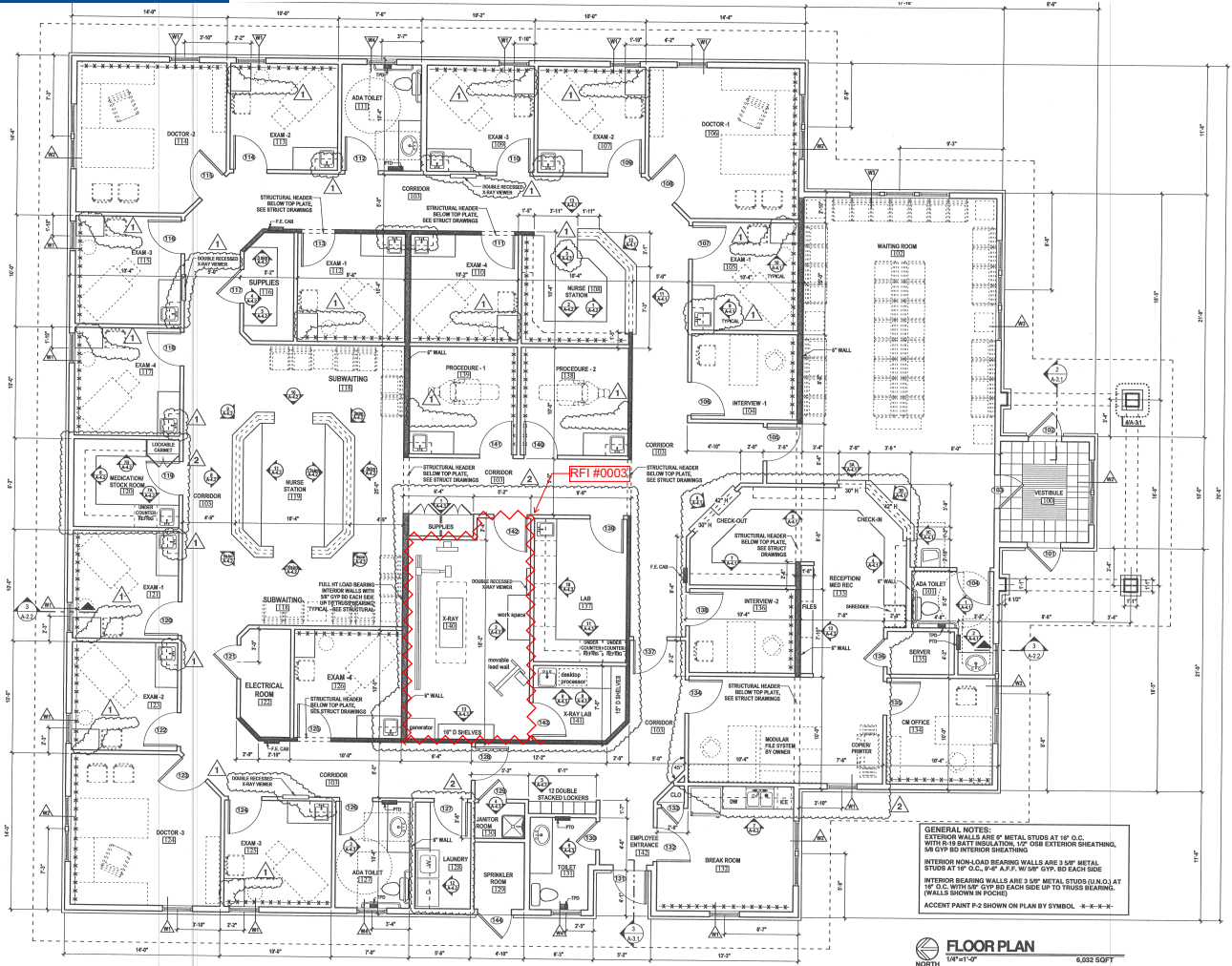
1 Allied Drive, Suite 1500

Little Rock, AR 72202

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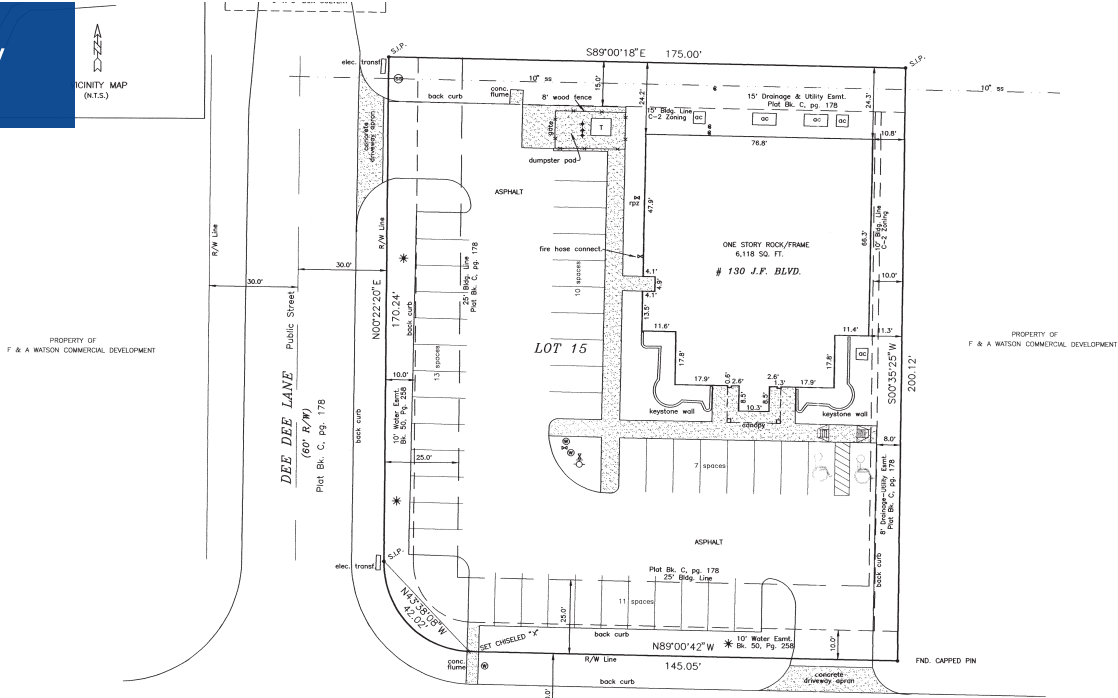
Floor Plan



GENERAL NOTES:
 EXTERIOR WALLS ARE 6" METAL STUDS AT 16" O.C. WITH R-13 BATT INSULATION, 1/2" OSB EXTERIOR SHEATHING, 5/8" GYP BD INTERIOR SHEATHING.
 INTERIOR NON-LOAD BEARING WALLS ARE 3" SPF METAL STUDS AT 16" O.C. WITH R-13 BATT INSULATION, 1/2" OSB EXTERIOR SHEATHING, 5/8" GYP BD INTERIOR SHEATHING.
 INTERIOR LOAD BEARING WALLS ARE 3" SPF METAL STUDS AT 16" O.C. WITH R-13 BATT INSULATION, 1/2" OSB EXTERIOR SHEATHING, 5/8" GYP BD INTERIOR SHEATHING.
 ACCENT PAINT P-2 SHOWN ON PLAN BY SYMBOL. * * * * *

FLOOR PLAN
 NORTH 1/8"=1'-0"
 6,682 SQFT

Survey



LEGEND

X	water valve
⊕	fire hydrant
⊙	water meter
—	water main
⊞	electric transformer
⊞	electric box

J. F. BOULEVARD Public Street
 (60' R/W)
 Plat Bk. C, pg. 178

Neighborhood Map



2023 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	166	4,871	5,384
Est. Households	64	1,828	2,024
Est. Average Household Income	\$74,030	\$92,824	\$92,105

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Property Photos



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