

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 15-Year Lease | New Construction | Scheduled Rental Increases



2110 Highway 5 N

BENTON ARKANSAS

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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SITE OVERVIEW



OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

| | |
|-----------------------------|-------------|
| Pricing | \$3,507,000 |
| Net Operating Income | \$228,000 |
| Cap Rate | 6.50% |

PROPERTY SPECIFICATIONS

| | |
|----------------------------------|---|
| Property Address | 2110 Highway 5 N, Benton, Arkansas 72019 |
| Rentable Area | 2,218 SF |
| Land Area | 1.00 AC |
| Year Built / Remodeled | 2026 |
| Tenant | Layne's Chicken |
| Guaranty | Franchisee (4 Units) |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | None |
| Lease Term | 15 Years |
| Increases | 10% Every 5 Years |
| Options | 8 (5-Year) |
| Rent Commencement | 2026 (Est.) |
| Lease Expiration | 2041 (Est.) |
| ROFO/ROFR | No |

| Tenant Name | Square Feet | LEASE TERM | | | | RENTAL RATES | | |
|----------------------------------|-------------|-------------|-----------|---------|----------|--------------|-----------|------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | Annually | Options |
| Layne's Chicken | 2,218 | 2026 | 2041 | Current | - | \$19,000 | \$228,000 | 8 (5-Year) |
| (Franchisee Guaranty) | | (Est.) | (Est.) | Year 6 | 10% | \$20,900 | \$250,800 | |
| | | | | Year 11 | 10% | \$22,990 | \$275,880 | |
| 10% Increase Beg. of Each Option | | | | | | | | |

Brand New 15-Year Lease | Scheduled Rental Increases | Brand New Construction | Growing Brand

- The tenant just signed a brand new 15-year lease with 8 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years and at the beginning of each option period, growing NOI and hedging against inflation
- The newly constructed site features a state-of-the-art design with high-quality materials
- Layne's Chicken has more than 40 locations open with expansion underway, bringing its signature chicken finger experience to communities nationwide

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 68,000 residents and 25,000 employees support the trade area
- \$104,688 affluent average household income

Out-parcel to Kroger | Dense Retail Corridor | Strong National/Credit Tenant Presence | Arkansas Heart Hospital

- The site is an out-parcel to a Kroger & Academy anchored center
- The subject property is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Target, Hobby Lobby, Petco, Burlington, Ulta, Petsmart, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the asset is in close proximity to Arkansas Heart Hospital - Benton (24 beds), increasing consumer traffic to the site

Along Hwy 5 (18,000 VPD) | Interstate 30 (103,000 VPD) Excellent Visibility

- The asset is located along Hwy 5, a major retail road serving Benton, that averages 18,000 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 30, a major thoroughfare, that averages 103,000 vehicles passing by daily
- The asset has excellent visibility via significant street frontage



Property Overview

May 1, 2025 - Apr 30, 2026



Metrics

Kroger

Interstate 30 N, Benton, AR

| | | | |
|-----------------|--------|-----------------|--------|
| Visits | 1.5M | Avg. Dwell Time | 30 Min |
| Visits / sq ft | 13.05 | Panel Visits | 229.9K |
| Size - sq ft | 118.1K | Visits YoY | +6.3% |
| Visitors | 203.7K | Visits Yo2Y | +1.8% |
| Visit Frequency | 7.56 | Visits Yo3Y | -2.8% |

May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

Kroger

Interstate 30 N, Benton, AR



Chain: Kroger | Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



PROPERTY PHOTOS





LAYNE'S CHICKEN

[layneshickenfingers.com](https://www.layneshickenfingers.com)

Company Type: Private

Locations: 40+

Founded in 1994 in College Station, Texas, Layne's Chicken Fingers built its reputation on hand-breaded crispy tenders, iconic secret sauce and genuine hospitality. What started as a local favorite near Texas A&M University has grown into one of the fastest-rising chicken finger brands in the country, known for its crave-worthy menu, playful personality and loyal fanbase. With more than 40 locations open and rapid expansion underway, Layne's is bringing its signature chicken finger experience to communities nationwide.

Source: prnewswire.com

LOCATION



Benton, Arkansas
Saline County
Little Rock-North Little Rock-Conway MSA

ACCESS



State Highway 14: 1 Access Point

TRAFFIC COUNTS



State Highway 14: 18,000 VPD
Alcoa Road: 17,000 VPD

IMPROVEMENTS



There is approximately 2,218 SF of existing building area

PARKING



There are approximately 33 parking spaces on the owned parcel.
The parking ratio is approximately 14.87 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 800-36930-016
Acres: 1.00
Square Feet: 43,560

CONSTRUCTION



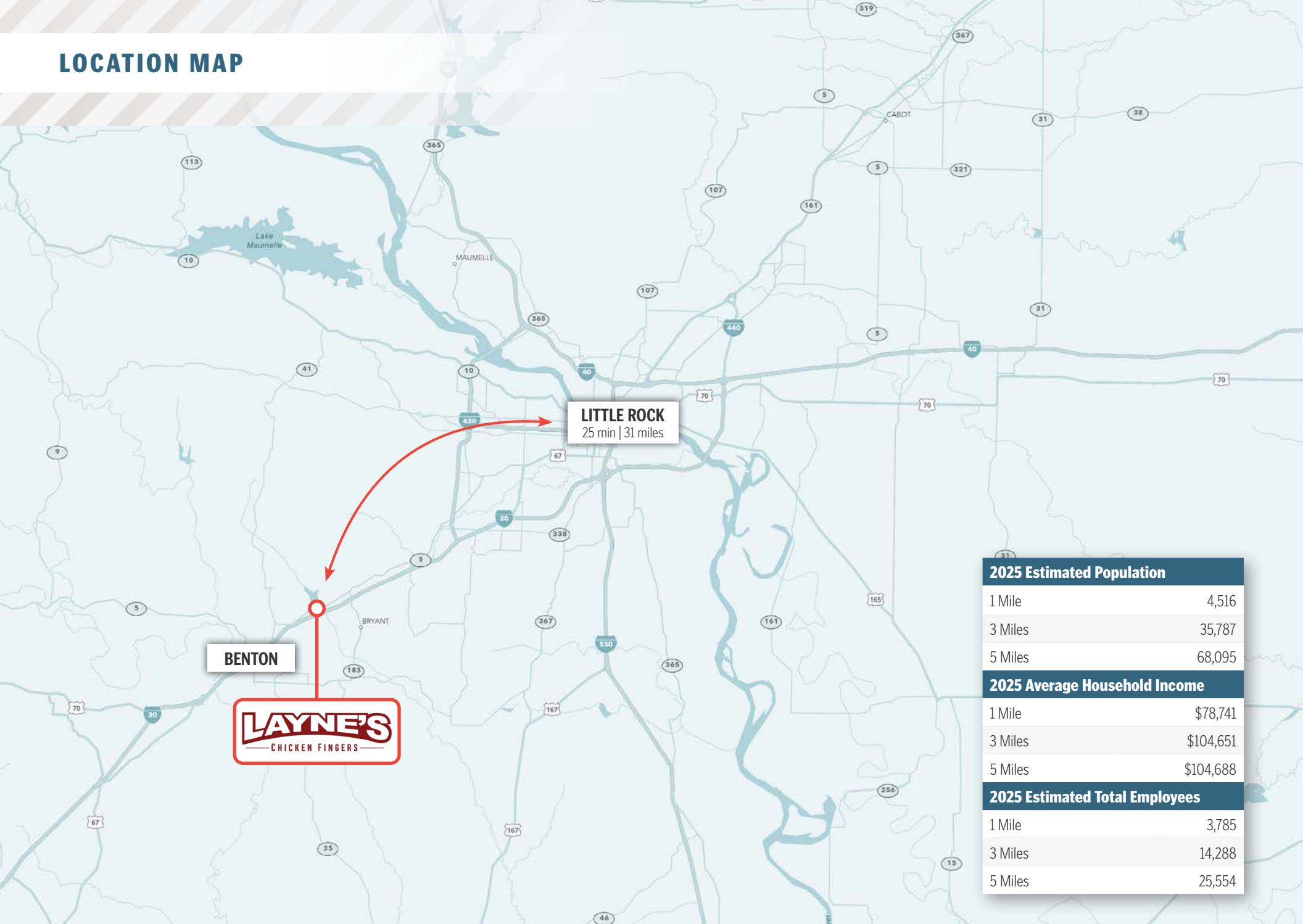
Year Built: 2026

ZONING



General Commercial

LOCATION MAP

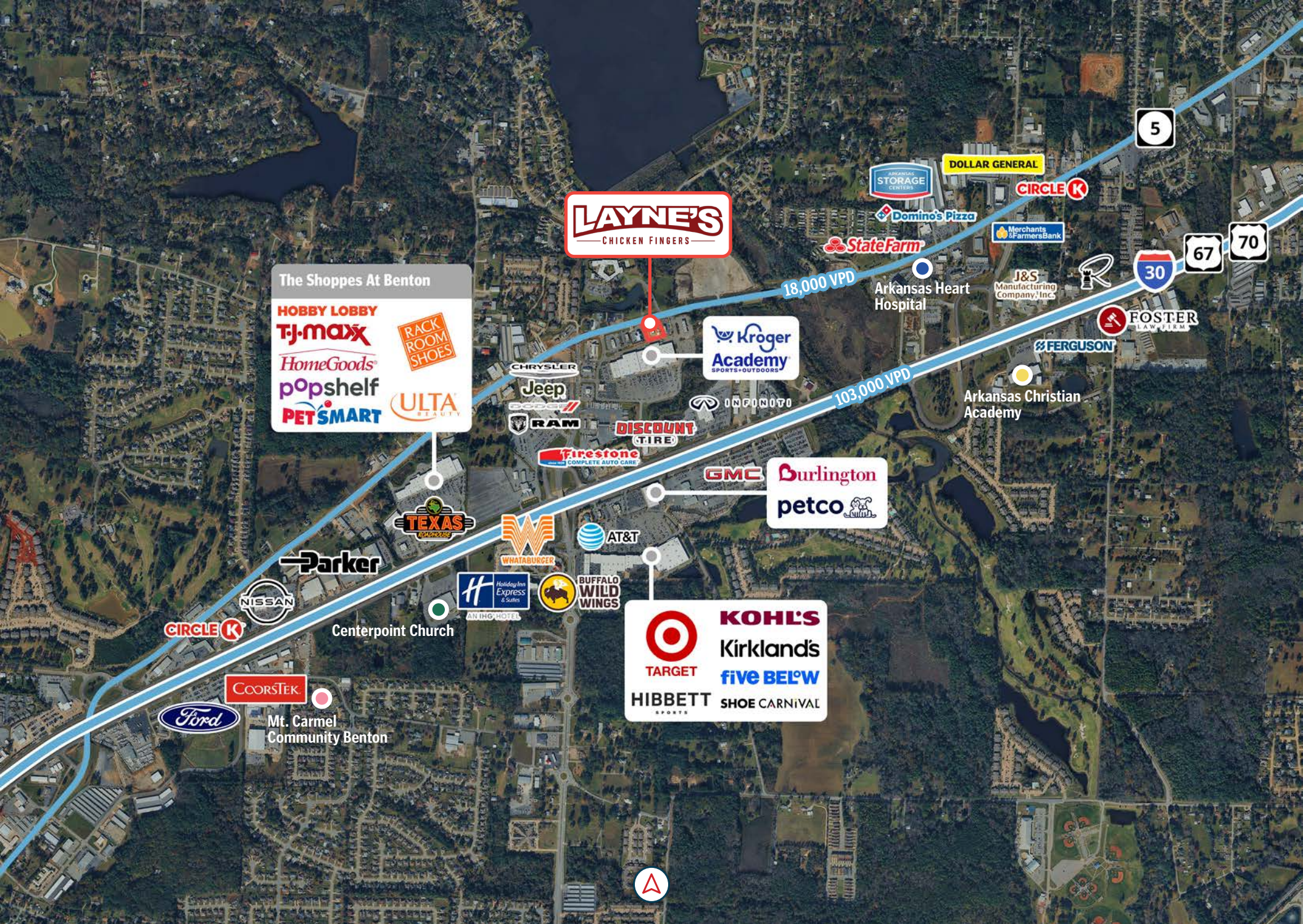


BENTON



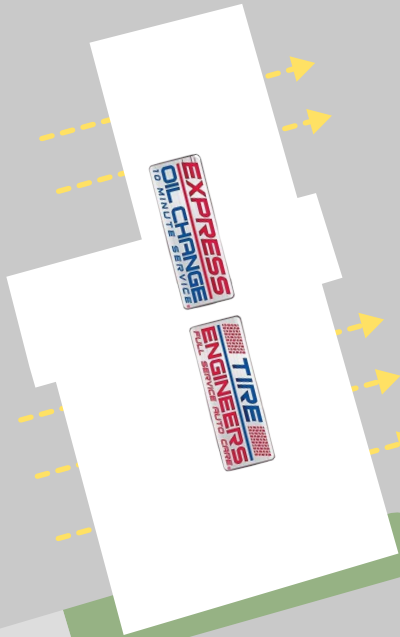
LITTLE ROCK
25 min | 31 miles

| 2025 Estimated Population | |
|--------------------------------|-----------|
| 1 Mile | 4,516 |
| 3 Miles | 35,787 |
| 5 Miles | 68,095 |
| 2025 Average Household Income | |
| 1 Mile | \$78,741 |
| 3 Miles | \$104,651 |
| 5 Miles | \$104,688 |
| 2025 Estimated Total Employees | |
| 1 Mile | 3,785 |
| 3 Miles | 14,288 |
| 5 Miles | 25,554 |

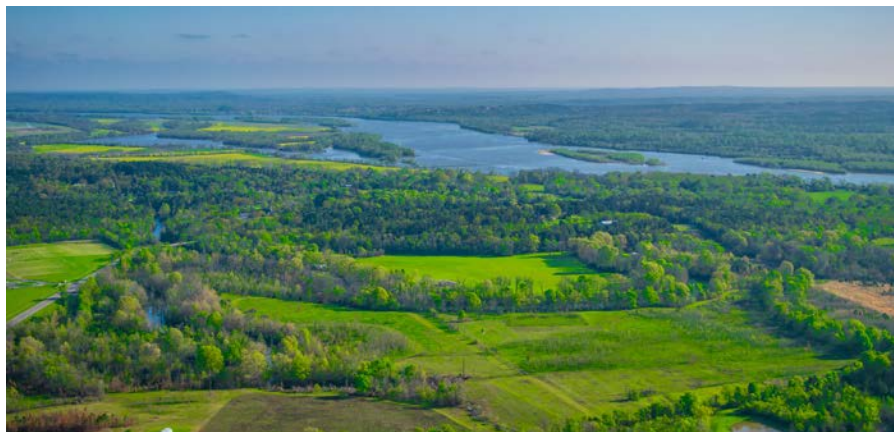


5

18,000 VPD



| | 1 Mile | 3 Miles | 5 Miles |
|---|----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 4,516 | 35,787 | 68,095 |
| 2030 Projected Population | 4,845 | 38,452 | 73,100 |
| 2025 Median Age | 34.5 | 38.5 | 38.3 |
| Households & Growth | | | |
| 2025 Estimated Households | 1,278 | 9,761 | 18,669 |
| 2030 Projected Households | 1,382 | 10,563 | 20,186 |
| Income | | | |
| 2025 Estimated Average Household Income | \$78,741 | \$104,651 | \$104,688 |
| 2025 Estimated Median Household Income | \$50,279 | \$80,885 | \$83,043 |
| Businesses & Employees | | | |
| 2025 Estimated Total Businesses | 272 | 1,333 | 2,431 |
| 2025 Estimated Total Employees | 3,785 | 14,288 | 25,554 |



BENTON, ARKANSAS

Benton is a vibrant and steadily growing city located in central Arkansas, approximately 25 miles southwest of Little Rock. As the county seat of Saline County, Benton serves as an important center for business, education, and community life in the region. The city combines the charm of a small town with the conveniences of a modern suburban community, making it a popular place for families, professionals, and retirees.

Founded in the early 1800s and officially established in 1836, Benton has a rich history tied to Arkansas's development. The city became widely known for its bauxite mining industry during the early and mid-20th century. Bauxite, the primary ore used to produce aluminum, was heavily mined in the area and played a critical role during World War II when aluminum demand increased for aircraft manufacturing. Benton was also recognized for Niloak pottery, a unique art pottery style produced locally and valued by collectors today.

Modern Benton is known for its strong school system, expanding economy, and active community events. The historic downtown district features local shops, restaurants, entertainment venues, and landmarks such as the Royal Theatre. Residents and visitors also enjoy outdoor recreation opportunities, including parks, walking trails, and activities along the nearby Saline River.

With its convenient location near Little Rock, Benton offers easy access to major employment centers while maintaining a relaxed and welcoming atmosphere. Continued residential and commercial development has helped the city grow rapidly in recent years, while community leaders continue to preserve Benton's history and hometown character.



THE EXCLUSIVE NATIONAL NET LEASE TEAM
of SRS Real Estate Partners, LLC

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



OF GOING THE EXTRA MILE

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