

# SPACE FOR LEASE

📍 1203 Highway 35 N | Benton, AR 72019

SUITE  
400



## HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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501 575 9191  
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## OPPORTUNITY OVERVIEW

\$22/SF NNN  
PRICE

STE 400 | ±1,375 SF  
AVAILABLE SPACE

±35  
PARKING

## PROPERTY HIGHLIGHTS

- ✦ Landlord open to combining suites for qualified tenants seeking a larger contiguous footprint.
- ✦ Excellent access just off Interstate 30.
- ✦ Located near the future Buc-ee's travel center, a major regional draw expected to bring significant traffic and economic activity.
- ✦ Surrounded by commercial activity along the I-30 corridor, including auto dealerships, restaurants, hotels, medical offices, and more serving Benton and the greater Little Rock market.
- ✦ Positioned between the growing commercial corridor of Benton and Bryant, providing both local and regional customers.
- ✦ Strategic location between Little Rock and Hot Springs, two of Central Arkansas' largest destinations.



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BENTON FIRST ASSEMBLY

CINEMARK

BENTON

Fairfield

SUNG SHOP

Walmart\*

EXXON

Vibrant Occasions CATERING

RODEWAY INN

ORANGE TREE

DANS I-30

Best Western

Saline Memorial HOSPITAL

Bank OZK

CIRCLE K

State Farm

FARMERS INSURANCE

WAFFLE HOUSE

SHELL

ARKANSAS STORAGE CENTERS



Olive Garden ITALIAN KITCHEN

ARKANSAS FEDERAL CREDIT UNION

Saline Heart Group, P.A. THOMAS NEUROLOGY CLINIC ARKANSAS HEART HOSPITAL salina performance + WELLNESS

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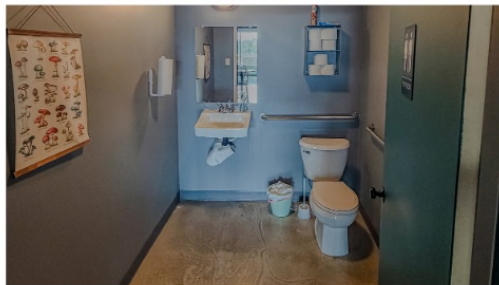
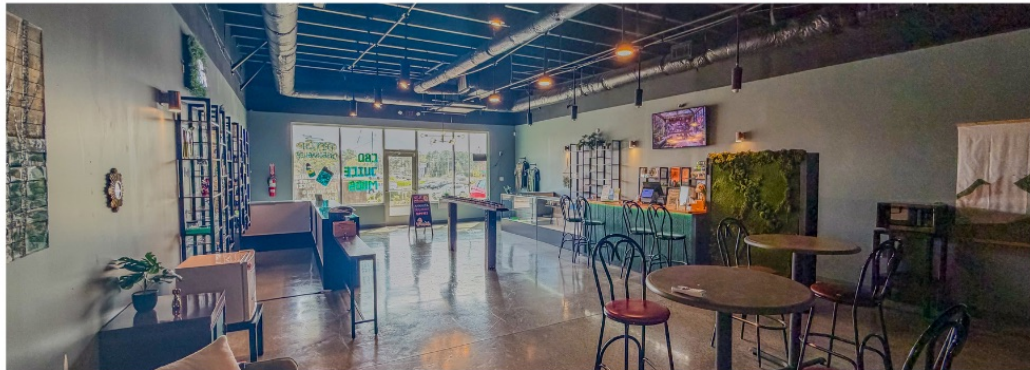
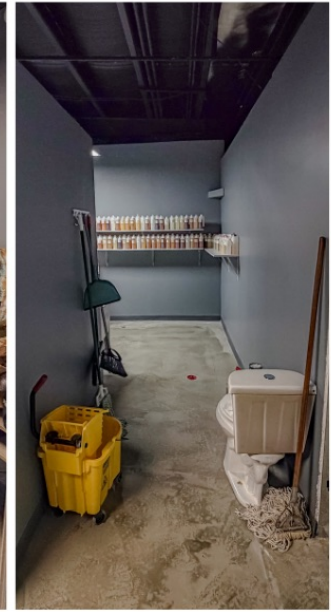
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PRICE AVAILABLE SPACE

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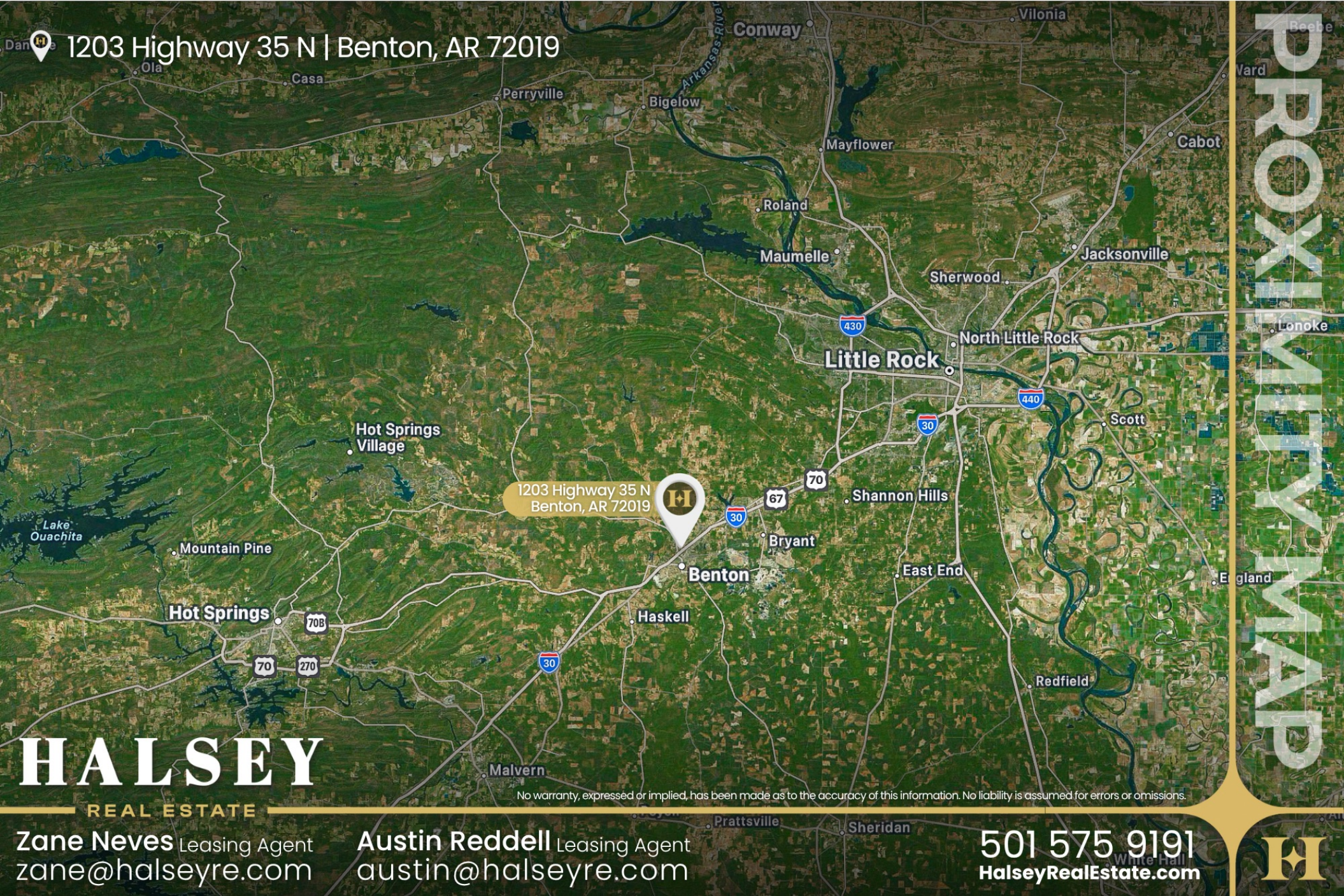
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1203 Highway 35 N  
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PROXIMITY MAP

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# DEMOGRAPHICS

**HEALTH CARE & SOCIAL ASSISTANCE**  
**RETAIL TRADE**  
**EDUCATIONAL SERVICES**  
Top Employment Industries  
for Benton, AR

**2.5**  
Avg. Size  
Household

**24.2** min.  
Avg. Commute Time  
for Benton, AR

**KEY FACTS**  
Based on a 10 mile ring of the subject property.

**99,434**  
Total Population

**\$252,890**  
Median Home Value

**2,993**  
Businesses

**78,204**  
Daytime Population

**38.7**  
Median Age

**\$41,008**  
Per Capita Income

**\$83,280**  
Median Household  
Income

**0.7%**  
2024-2029  
Pop Growth  
Rate

# HALSEY

REAL ESTATE

This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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# OPPORTUNITY CONTACTS

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