

SPACE FOR LEASE

📍 1203 Highway 35 N | Benton, AR 72019

SUITE
200



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.

Zane Neves Leasing Agent
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501 575 9191
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OPPORTUNITY OVERVIEW

\$22/SF NNN
PRICE

STE 200 | ±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

ORANGE TREE

DANS I-30

Best Western



Saline Memorial HOSPITAL

CIRCLE K

State Farm

RODEWAY INN

WAFFLE HOUSE



FARMERS INSURANCE

Olive Garden ITALIAN KITCHEN

ARKANSAS STORAGE CENTERS

ARKANSAS FEDERAL CREDIT UNION

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

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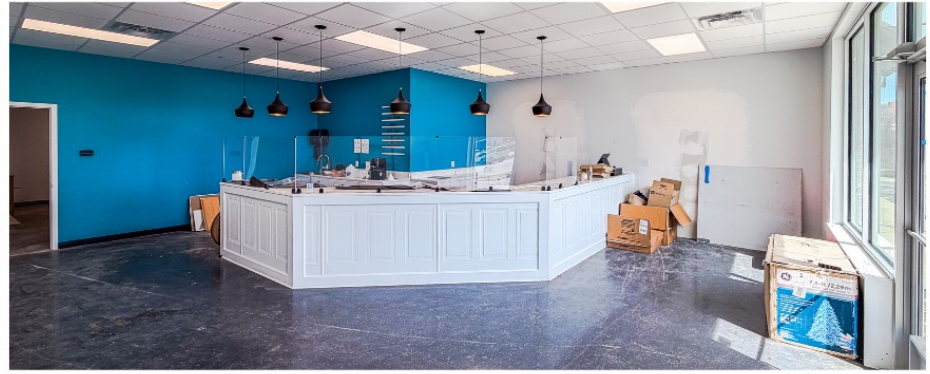
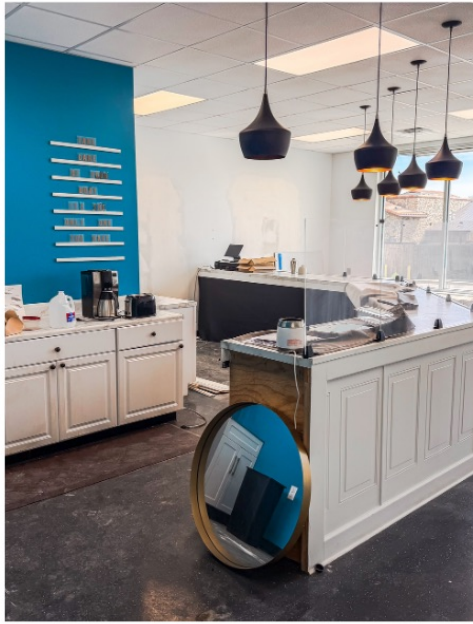
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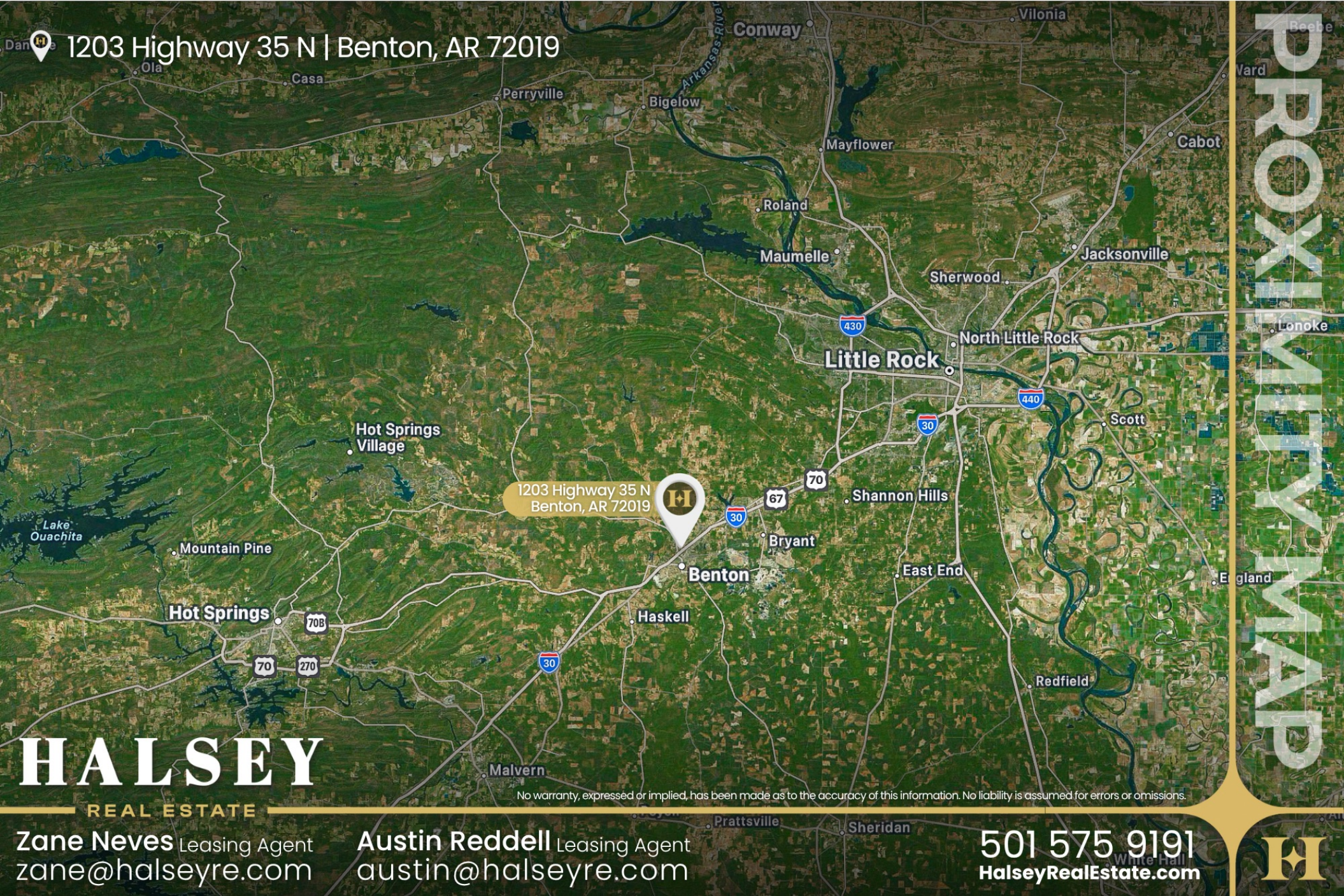
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1203 Highway 35 N
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PROXIMITY MAP

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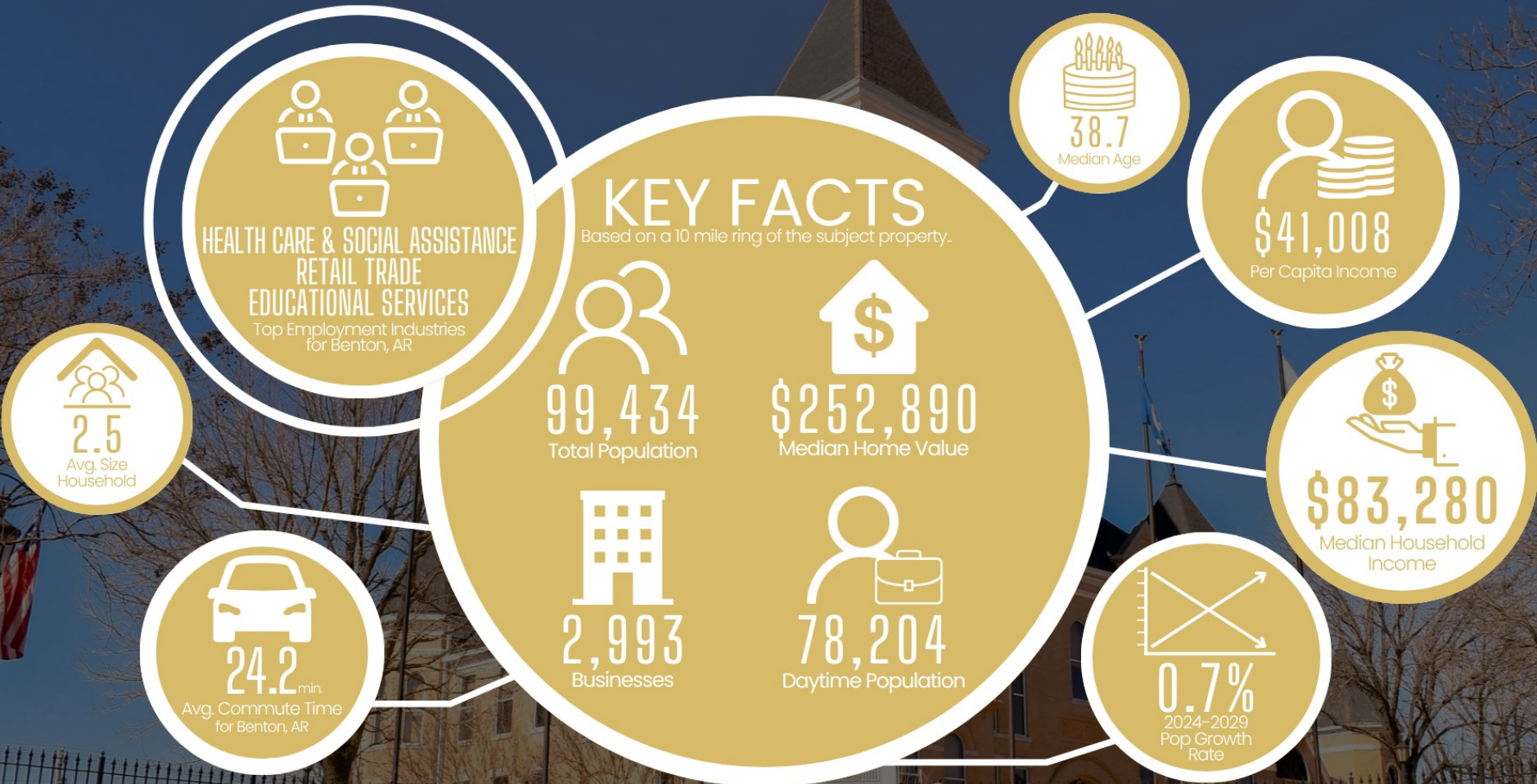
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DEMOGRAPHICS



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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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