



60,000 VPD

Congo Rd - 18,000 VPD



For ground lease or build-to-suit

Northwest Corner of Congo Road, Benton, AR

Land for ground lease or build-to-suit

Features

- Lot size: 2.3 acres (all or part available)
- Located next to Splash's top performing tunnel wash and oil and lube
- Interstate visibility
- Signalized intersection
- Pad ready
- All utilities to site
- Traffic counts: approximately 60,000 vehicles per day on I-30 and 18,000 vehicles per day on Congo Road

Contact us:

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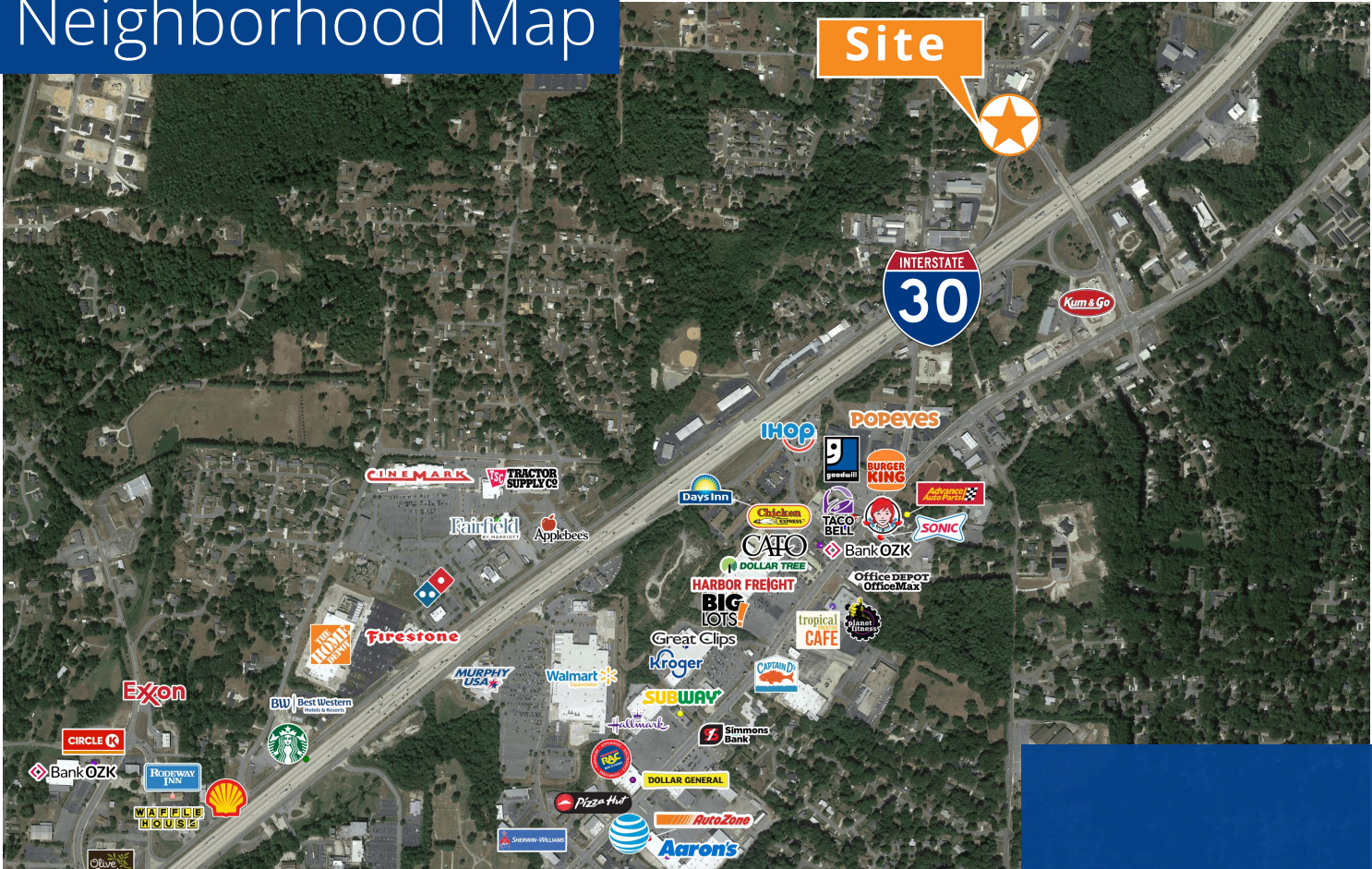
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Neighborhood Map



2022 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	5,026	37,752	58,850
Estimated Households	2,114	15,257	23,351
Estimated Average Household Income	\$98,576	\$74,822	\$77,043

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