

# LAST LOT IN THE I-30/ALCOA AREA!!

Hurricane Creek Village | I-30 & Highway 5 | Benton, AR 72019

# FULLY LEASED SHOPPING CENTER!

PRIME VISIBILITY AND ACCESS FROM I-30

# #1

# MOST VISITED KROGER IN ARKANSAS



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**LAST LOT  
AT THIS  
INTERSECTION**

**LAST LOT!  
LOT 11  
±1.39 Acres**

**66,000 VPD**



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## PROPERTY HIGHLIGHTS

- FINAL OPPORTUNITY TO SECURE A LOT AT THE I-30/ALCOA INTERSECTION
- 7th most visited Arkansas shopping center in 2021 with 3.27M visits, compared to 67 other shopping centers in the Central AR MSA\*
- Prime visibility from I-30 and Highway 5
- Premier location in the most popular retail and dining district in Saline County
- High-volume anchor tenants and restaurants
- Multiple signalized entrances
- Ample parking
- Adjacent to Hurricane Creek Estates, a 1,000-acre residential development of high-end homes



There are 29 Kroger locations in the state of Arkansas. The average number of visits per store is 839K. The Hurricane Creek Village location had almost twice that number of visits, approximately 1.6M, outperforming any other Kroger in the state!\*



When the new Dairy Queen opened in late 2018, it broke their world record for one day sales and they have more than 7,000 stores worldwide! The Hurricane Creek location also broke the record for highest sales in one hour.



\* Data provided by Placer Labs Inc.

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## DEMOGRAPHICS

2024	1 MILES	3 MILES	5 MILES	10 MILES
POPULATION	5,293	35,727	68,399	125,146
AVERAGE HH INCOME	\$68,624	\$100,789	\$100,883	\$93,362
TOTAL HH	2,422	14,473	27,116	49,389

## TRAFFIC COUNTS\*

Interstate 30	87,800
Alcoa Road	14,300
Highway 5**	18,100
<b>Total</b>	<b>120,200 vehicles per day</b>

Hurricane Creek Village is a very popular, fully-leased retail and dining location in the city of Benton, Arkansas. It is perfectly situated just off Interstate 30 which runs straight through the Central Arkansas Trade Area, serving more than 1M Arkansans. In addition to this dense population, the Central Arkansas Trade Area is located at the half-way point between Dallas and Memphis, making I-30 one of the most traveled interstates in the county.

\* Highest traffic counts in the city of Benton

\*\* Highway 5 expansion underway



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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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