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

FULLY LEASED SHOPPING CENTER!

PRIME VISIBILITY AND ACCESS FROM I-30



BROOKE MILLER

AGENT | PARTNER **O** 501.375.3200 | **D** 501.244.7570
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DREW LANING

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PROPERTY HIGHLIGHTS

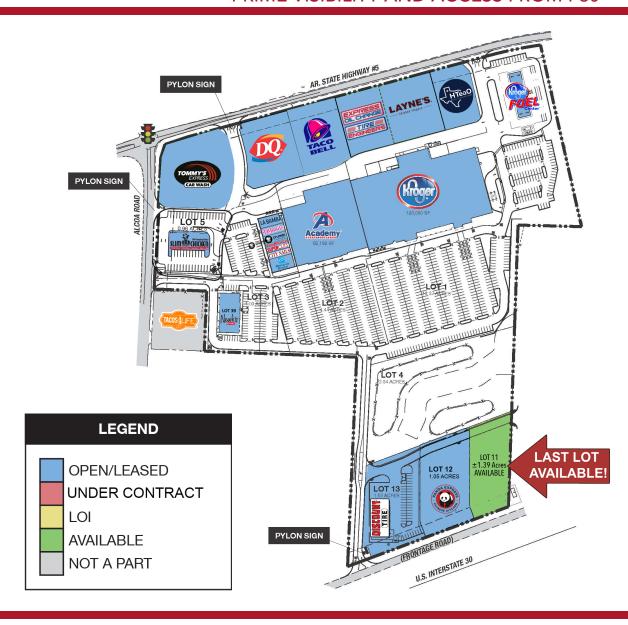
- FINAL OPPORTUNITY TO SECURE A LOT AT THE I-30/ALCOA INTERSECTION
- 7th most visited Arkansas shopping center in 2021 with 3.27M visits, compared to 67 other shopping centers in the Central AR MSA*
- Prime visibility from I-30 and Highway 5
- Premier location in the most popular retail and dining district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



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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

Total 120,200 vehicles per day

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.



BROOKE MILLER PARTNER | AGENT



DREW LANING AGENT



HANK KELLEY, CRE, SIOR, CPM CEO | PARTNER | EXECUTIVE BROKER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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