



RESTAURANT BUILDING FOR SALE OR LEASE

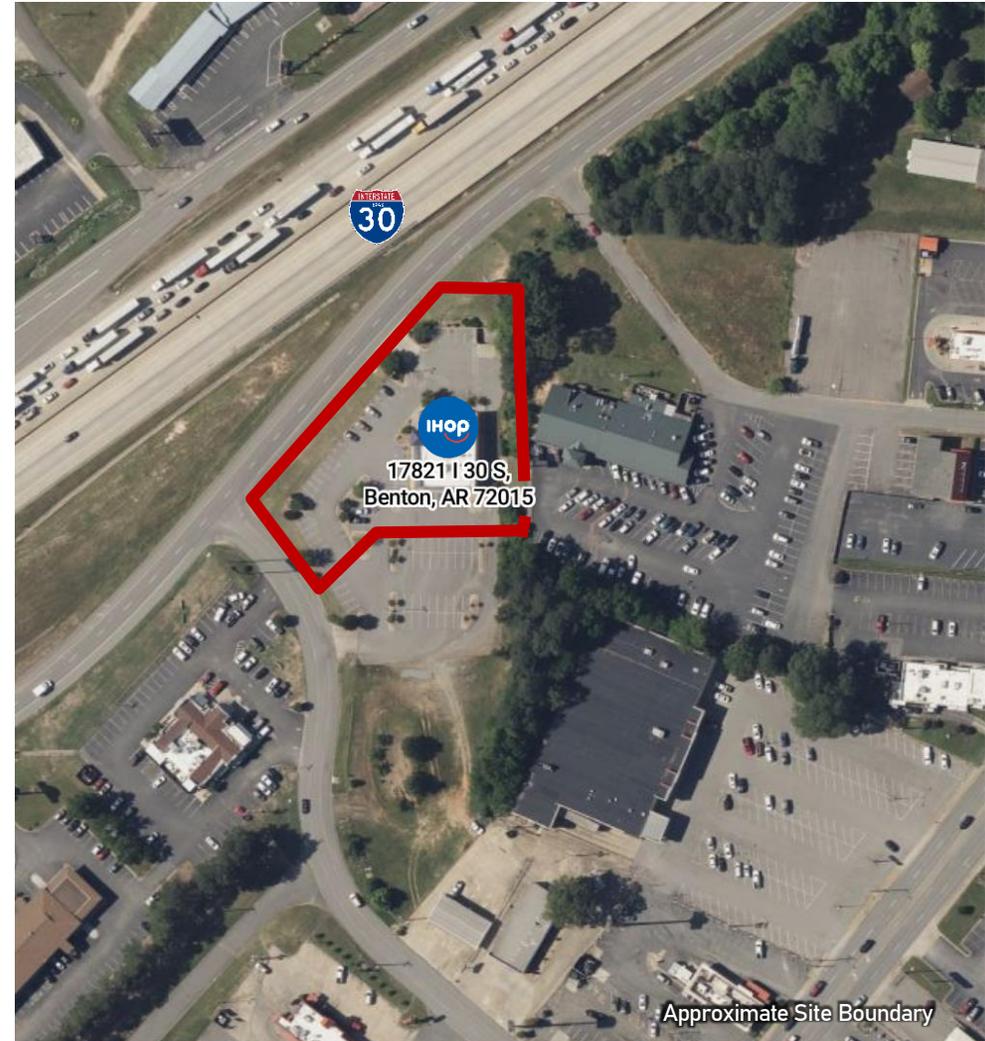
17821 INTERSTATE 30 - BENTON, ARKANSAS

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1980 Post Oak Blvd., Suite 200
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LOCATION	17821 Interstate 30, Benton, AR
APPROX. BLDG. SIZE:	~5,058 square feet
LAND SIZE:	~1.18 acres
ZONING:	C-3
YEAR BUILT:	2006
PARKING:	50 Parking Spaces (4 Handicap)
CURRENT TENANT:	Multi-Unit Franchisee DBA IHOP
MONTHLY BASE RENT (thru June 4, 2026):	\$19,965
CURRENT LEASE EXPIRATION DATE:	June 4, 2026
RENEWAL OPTION:	Tenant Does Not Intend to Renew



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PROPERTY HIGHLIGHTS

Absolute Triple Net (NNN) Lease thru June 4, 2026
Restaurant FFE Available For Purchase
Price: \$1,950,000

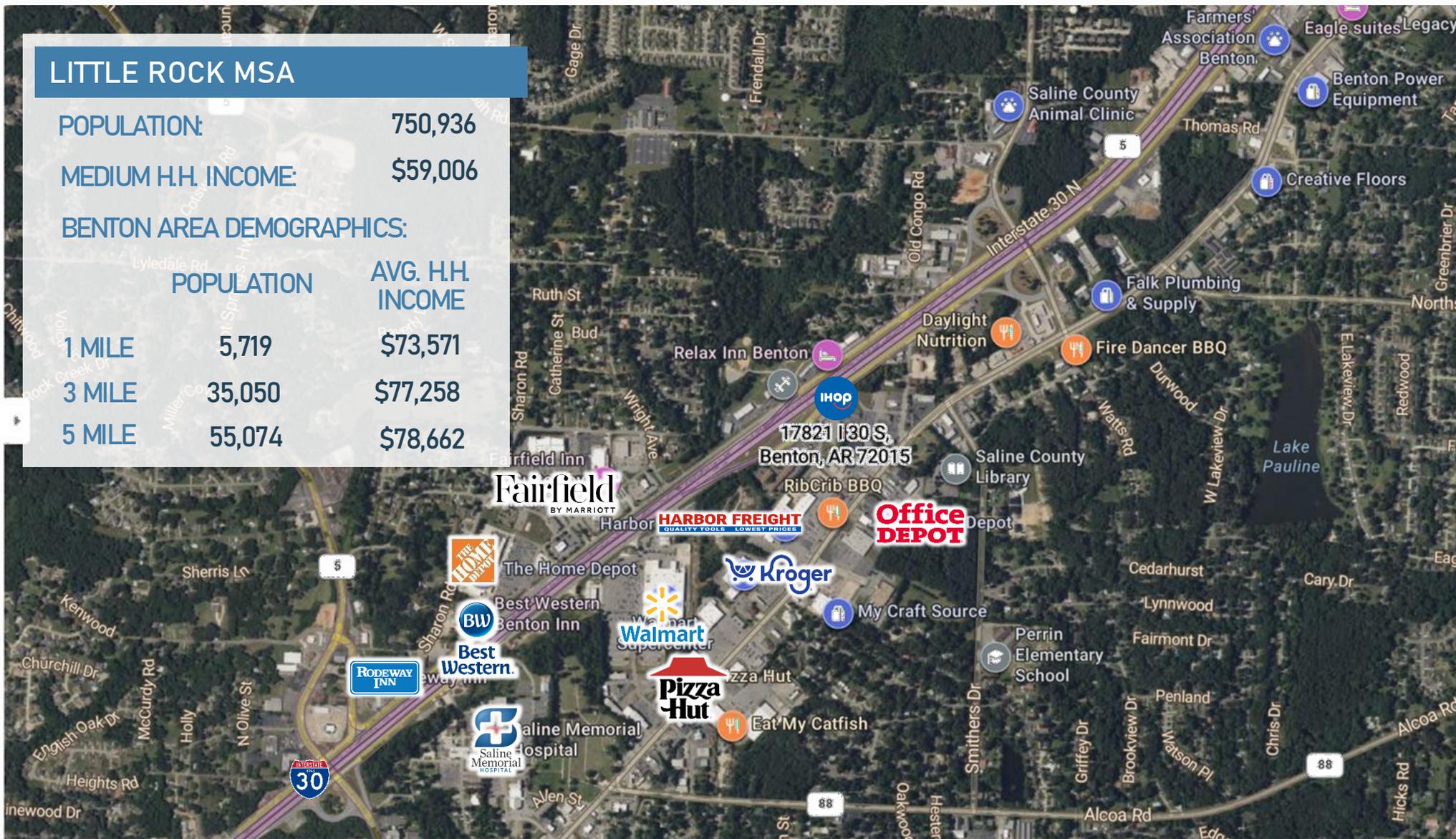
- 17821 Interstate 30 in Benton, Arkansas
- ~20 minutes from downtown Little Rock
- ~5,058 square foot single-tenant restaurant
- ~1.18 acres of land
- Visibility on the frontage road of Interstate 30 at exit 118
- I-30 is the major east/wests thoroughfare between Little Rock and Benton
- Scheduled and underway improvements to I-30 include widening to increase traffic flow.
- A 70-foot pylon sign located on the interstate provides additional visibility for this property
- Area retailers include: The Home Depot, Applebee's, Kroger, Popeye's Burger King, Wendy's and Taco Bell
- A Fairfield Inn, Best Western, RodeWay Inn and a Walmart Supercenter are located to the west
- Also west of this property is the Saline Memorial Hospital, a 177 bed hospital and numerous medical buildings

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