

SPACE FOR LEASE

📍 1203 Highway 35 N | Benton, AR 72019

SUITE
200

SUITE
300

SUITE
400



HALSEY

REAL ESTATE

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Zane Neves Leasing Agent
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501 575 9191
HalseyRealEstate.com



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OPPORTUNITY OVERVIEW

\$22/SF NNN
PRICE

±1,375-4,125 SF
AVAILABLE SPACE

±35
PARKING

PROPERTY HIGHLIGHTS

- ◆ Suites 200, 300, & 400 available, each offering 1,375 sqft.
- ◆ 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

Bank OZK

CIRCLE K

ARKANSAS STORAGE CENTERS

State Farm

FARMERS INSURANCE

RODEWAY INN

WAFFLE HOUSE



Olive Garden ITALIAN KITCHEN

ARKANSAS FEDERAL CREDIT UNION

Saline Heart Group, P.A. THOMAS NEUROLOGY CLINIC ARKANSAS HEART HOSPITAL PAPA JOHN'S PIZZA salina performance + WELLNESS

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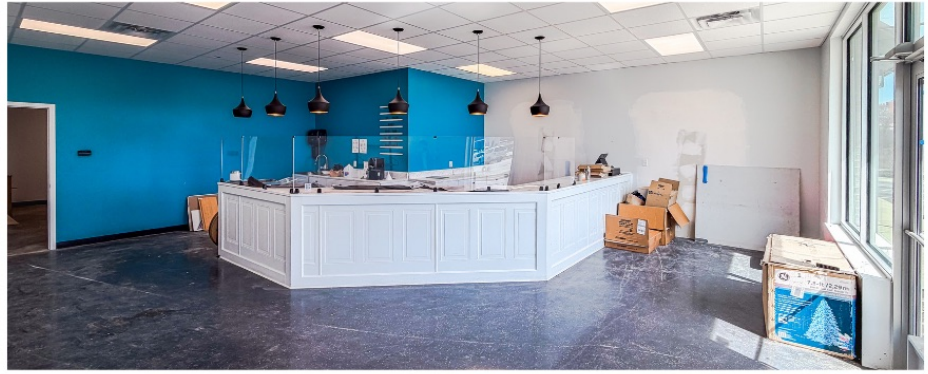
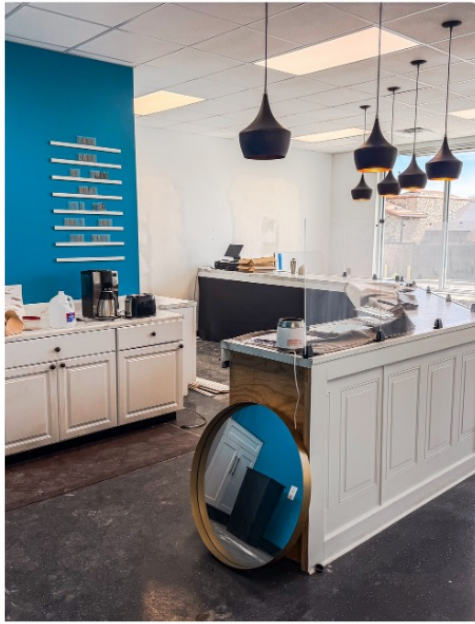
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\$22/SF NNN ±1,375 SF
PRICE AVAILABLE SPACE

SUITE 200



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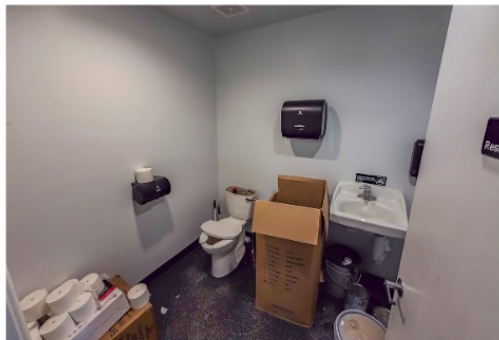
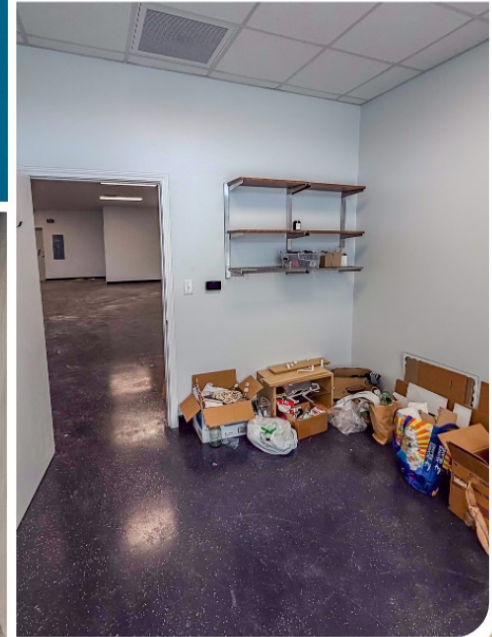
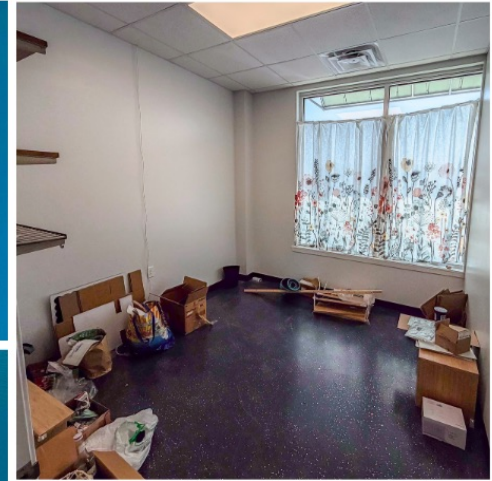
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PRICE AVAILABLE SPACE

SUITE 300



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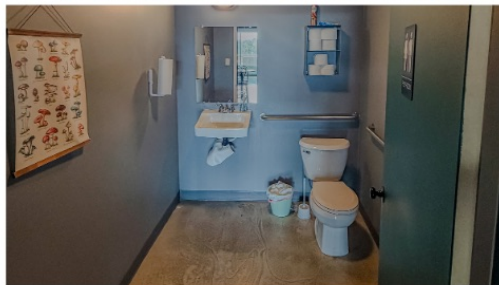
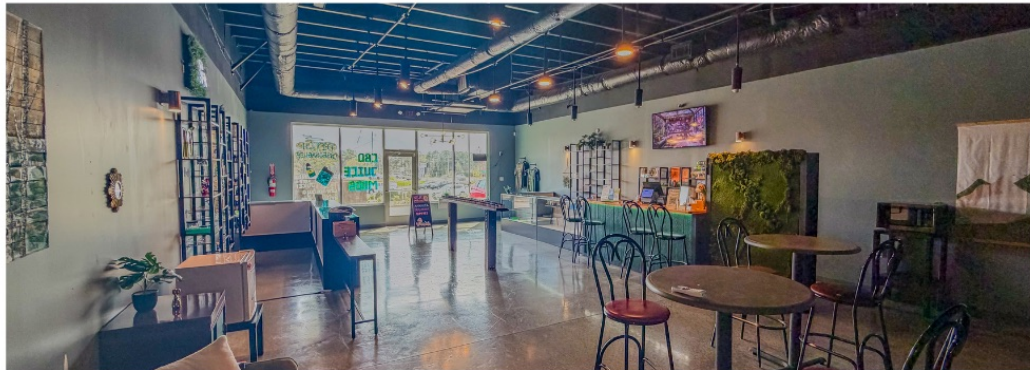
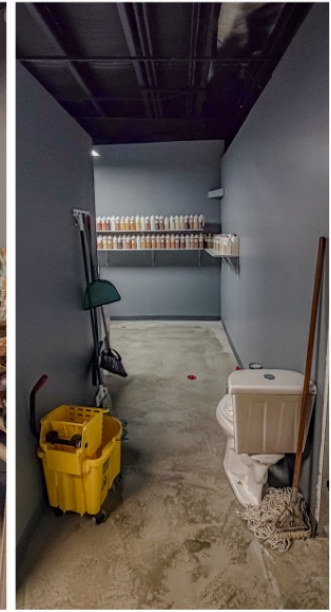
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1203 Highway 35 N
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PROXIMITY MAP

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DEMOGRAPHICS

**HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
EDUCATIONAL SERVICES**
Top Employment Industries
for Benton, AR

2.5
Avg. Size
Household

24.2^{min.}
Avg. Commute Time
for Benton, AR

KEY FACTS
Based on a 10 mile ring of the subject property.

99,434
Total Population

\$252,890
Median Home Value

2,993
Businesses

78,204
Daytime Population

38.7
Median Age

\$41,008
Per Capita Income

\$83,280
Median Household
Income

0.7%
2024-2029
Pop Growth
Rate

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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.

OPPORTUNITY CONTACTS

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