

Former Carwash/Flex Space

For Lease | 1720 Landers Road, Benton, AR



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Property features

Flex Space for Lease

- Lot size: +/- 0.45 acres
- Available space: 2,600 SF
- Lease rate: \$10.00/SF, NNN
- Constructed in 2000
- Located in Benton's commercial corridor near local retailers and restaurants
- Easy access to Interstate 30
- Former carwash
- Traffic count: approximately 82,000 vehicles per day traveling I-30 and approximately 16,000 vehicles per day on Military Road

Area Demographics



Estimated Population (2025)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 6,234 | 35,087 | 56,922 |



Estimated Households (2025)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 2,505 | 14,131 | 23,039 |



Est. Avg Household Income (2025)

| 1 Mile | 3 Mile | 5 Mile |
|----------|----------|----------|
| \$98,076 | \$95,434 | \$97,392 |



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