

THE SHOPPES OF BENTON

BENTON, AR



SITE DESCRIPTION

REGIONAL CENTER
I-30/I-30 FRONAGE ROAD
± 28.29 ACRES
95,000 AADT ON I-30

Benton is a city in and the county seat of Saline County, Arkansas. It is a suburb of Little Rock and part of the Little Rock-North Little Rock-Conway MSA

University of Arkansas Little Rock is just 20 minutes away, with a current enrollment of over 11,000 students. The campus stretches over 250 acres, with the main campus being home to more than 50 buildings

Shoppes of Benton attracted over 2.5 million visits in the last 12 months. Over 2 million are loyal customers (visiting the center 4+ times). Shopping center peak hours are from 11 am to 8 pm (with a decline beginning at 8 pm until closing)



LEASING:

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MARKET AERIAL

THE SHOPPES OF BENTON | BENTON, AR

NUMBERS

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5 MILE	66,990
7 MILE	85,789
10 MILE	120,643



5 MILE	26,565
7 MILE	33,682
10 MILE	47,267



5 MILE	\$81,835
7 MILE	\$80,221
10 MILE	\$76,008

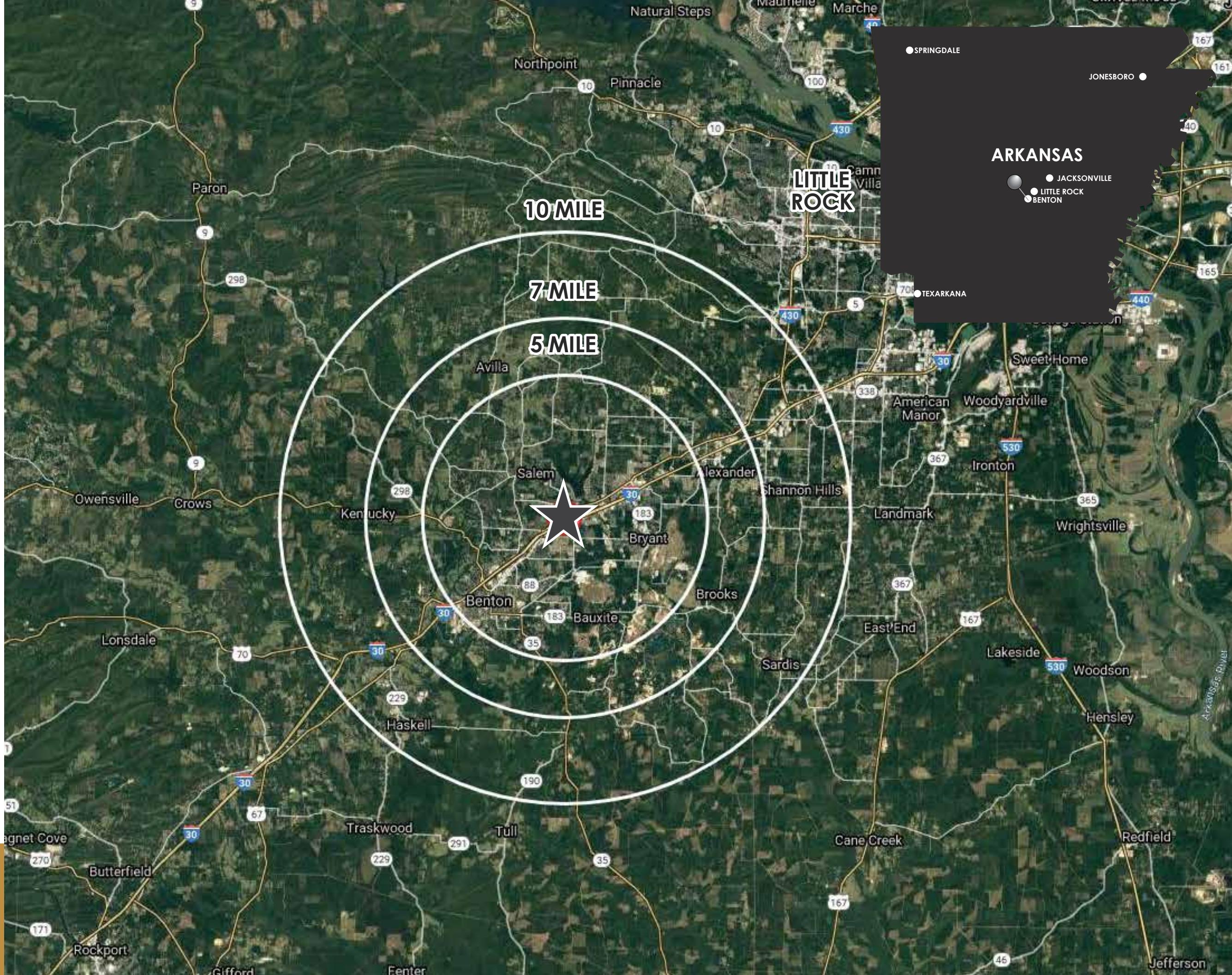


5 MILE	\$71,131
7 MILE	\$71,013
10 MILE	\$69,263

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SITE PLAN

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TOTALS

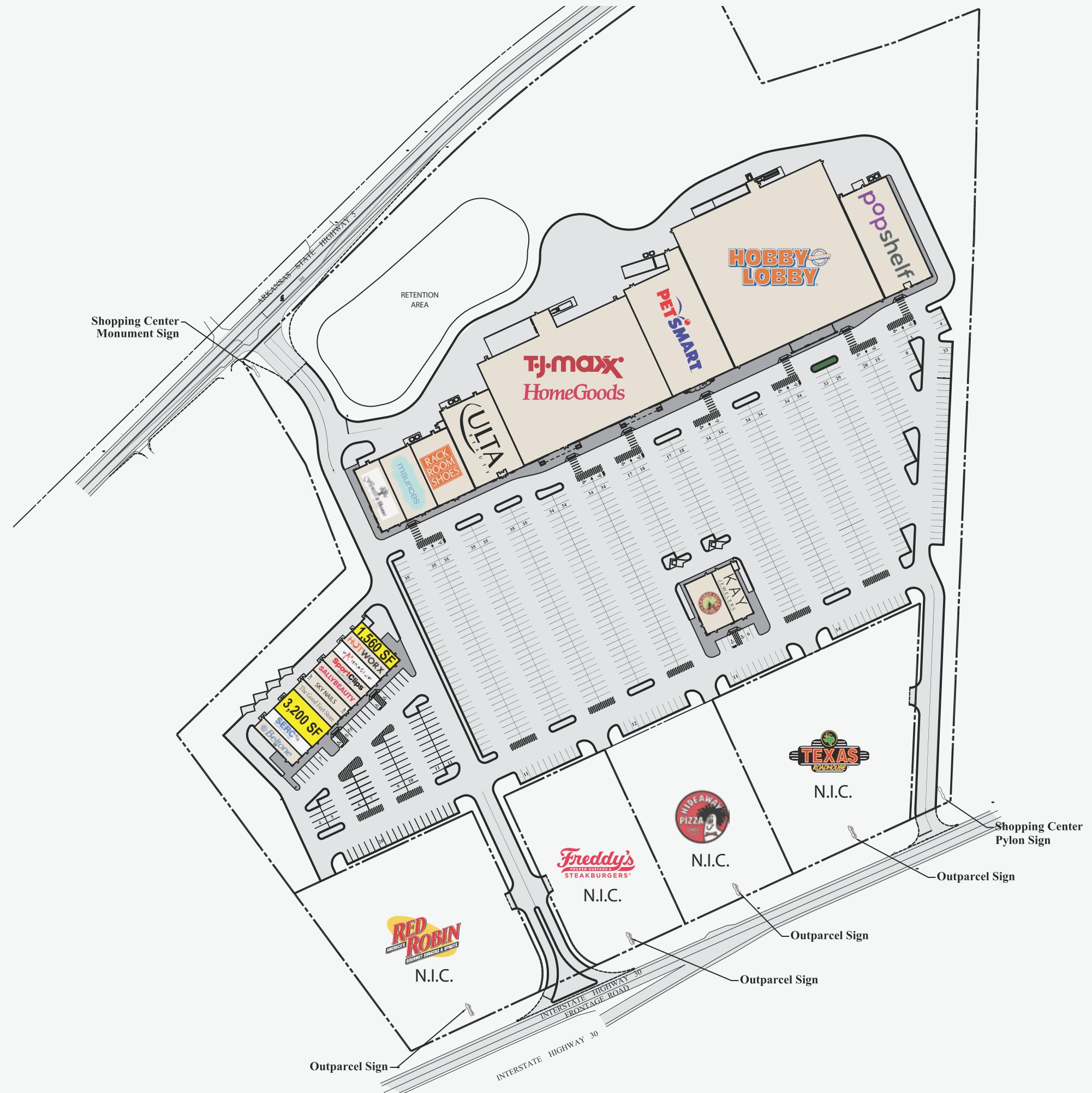
LAND AREA: ± 22.83 AC
PROPOSED AREA: 173,746 SF
PARKING: 959 SPACES
PARKING RATIO: 5.5/1000

OUTPARCELS (NIC)

A: RED ROBIN ± 1.64 AC
B: FREDDY'S ± 1.03 AC
C: HIDEAWAY PIZZA ± 1.11 AC
D: TEXAS ROADHOUSE ± 1.68 AC

TENANT ROSTER

100 - AVAILABLE	1,560 SF
101 - CHKN SALAD CHK	3,500 SF
102 - KAY JEWELERS	2,500 SF
110 - HOTWORX	1,640 SF
120 - MATHNASIUM	1,600 SF
130 - SPORTSCLIPS	1,600 SF
140 - SALLY BEAUTY	1,600 SF
150 - SKY NAILS	1,600 SF
160 - GOOD FEET STORE	1,600 SF
170 - AVAILABLE	3,200 SF
190 - SERC PT	1,600 SF
195 - BELTONE	1,600 SF
400 - FLOWERS & HOME	4,000 SF
406 - MAURICES	5,000 SF
410 - RACK RM SHOES	6,000 SF
420 - ULTA	9,908 SF
440 - TJX/HOME GOODS	40,018 SF
460 - PETSMART	17,826 SF
480 - HOBBY LOBBY	55,000 SF
496 - POPSHLF	12,394 SF



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