



COMMERCIAL & INVESTMENT DIVISION

For Lease Retail/Office Building



129 N. Main Street | Benton, AR 72015

OFFERING SUMMARY

Lease Rate:	Negotiable
Tenant Finish Allowance:	Negotiable
Building Size:	.34 Acres +/- 7,000 SF +/-
Parking:	Onsite & street
Zoning:	TC-3 Town Center District
Loading Dock	1
Year Built:	1939

PROPERTY OVERVIEW

The Historic former U.S. Post Office is a two-story brick building built in 1939 and contains approx. 7,000 sq. ft. +/- Onsite parking. Located in the Benton Commercial Historic District across street from the historic Saline County Courthouse.

Potential Uses include: Office, retail, clinic or restaurant.



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-63-152

MAURY MITCHELL, SIOR
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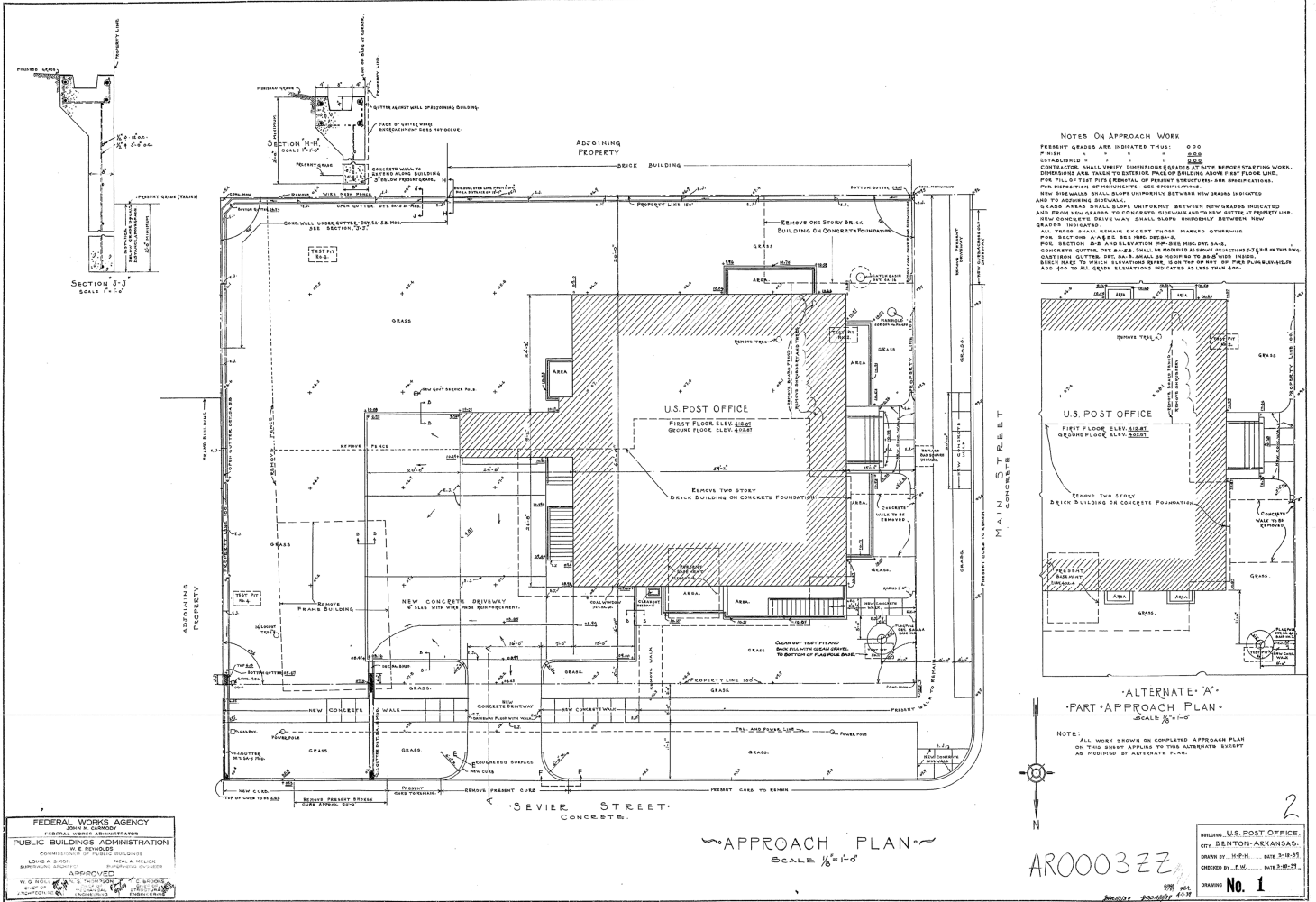




RPM GROUP

COMMERCIAL & INVESTMENT DIVISION

Survey



NOTES ON APPROACH WORK

PRESENT GRADES ARE INDICATED TRUST: 0.00
 FINISH: 0.00
 ELEVATION: 0.00

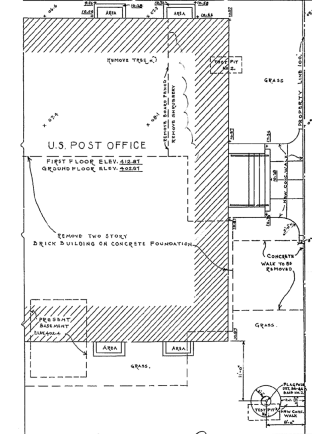
CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE STARTING WORK. DIMENSIONS ARE TAKEN TO EXTREME FACE OF BUILDING ABOVE FIRST FLOOR LEVEL. PER FILL OF TEST PITS (ESSENTIAL OF PRESENT STRUCTURE) ARE INDICATED. FOR DETERMINATION OF DIMENSIONS, USE DISCRETELY.

NEW ONE WAY SHALL BE SHOWN UNIFORMITY BETWEEN NEW GRADES INDICATED AND TO ADJOINING BUILDINGS.

GRADE AREAS SHALL BE SHOWN UNIFORMITY BETWEEN NEW GRADES INDICATED AND FROM NEW GRADES TO EXISTING GRADES. EXISTING GRADES SHALL BE SHOWN AT PROPERTY LINE. NEW GRADES SHALL BE SHOWN UNIFORMITY BETWEEN NEW GRADES INDICATED.

ALL TRENCH SHALL BE EXACTLY EXACT THESE MARKED STRIKES FOR SECTION AS ALL SEE NEW GRADES.

CONCRETE DRIVEWAY SHALL BE MODIFIED ABOVE INDICATED 22\"/>



ALTERNATE 'A' PART APPROACH PLAN
 SCALE 1/8\"/>

NOTE: ALL WORK SHOWN ON COMPLETED APPROACH PLAN ON THIS SHEET APPLIES TO THIS ALTERNATE SHEET AS MODIFIED BY ALTERNATE PLAN.

2

AR0003ZZ

DRAWN BY: H.P.H. DATE: 3-18-35
 CHECKED BY: H.P.H. DATE: 3-18-35
 DRAWING No. 1

RETURN TO ROOM 411

FEDERAL WORKS AGENCY
 JOHN W. CARROLL
 FEDERAL AGENCY ADMINISTRATOR
 PUBLIC BUILDINGS ADMINISTRATION
 U.S. DEPARTMENT OF THE INTERIOR
 BUREAU OF PUBLIC BUILDINGS
 LOUIS A. SAMPSON
 ARCHITECTURAL DESIGNER
 HENRY A. WELLS
 ARCHITECTURAL DESIGNER

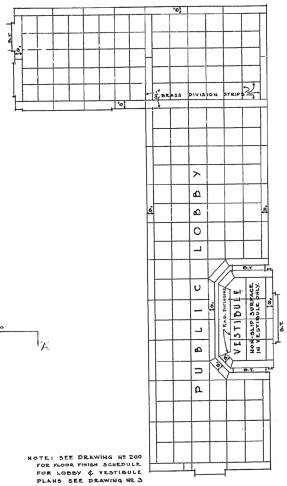
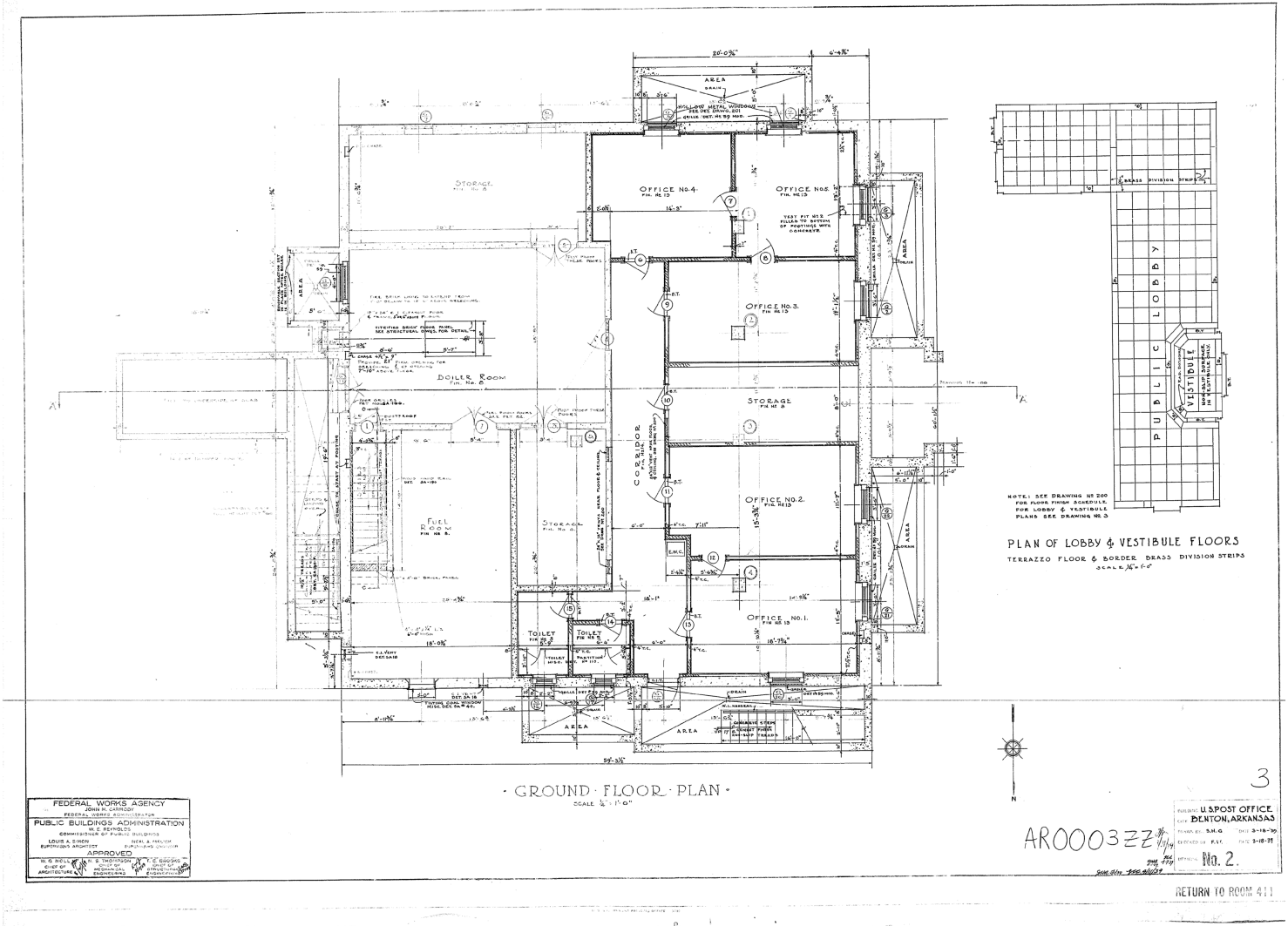
APPROVED

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PLAN OF LOBBY & VESTIBULE FLOORS
TERRAZZO FLOOR & BORDER BRASS DIVISION STEPS
SCALE 1/8\"/>

FEDERAL WORKS AGENCY
PUBLIC BUILDINGS ADMINISTRATION
COMMISSIONER OF PUBLIC BUILDINGS
APPROVED

GROUND FLOOR PLAN
SCALE 1/4\"/>

AR0003ZZ

U.S. POST OFFICE
DENTON, ARKANSAS
No. 2

RETURN TO ROOM 411

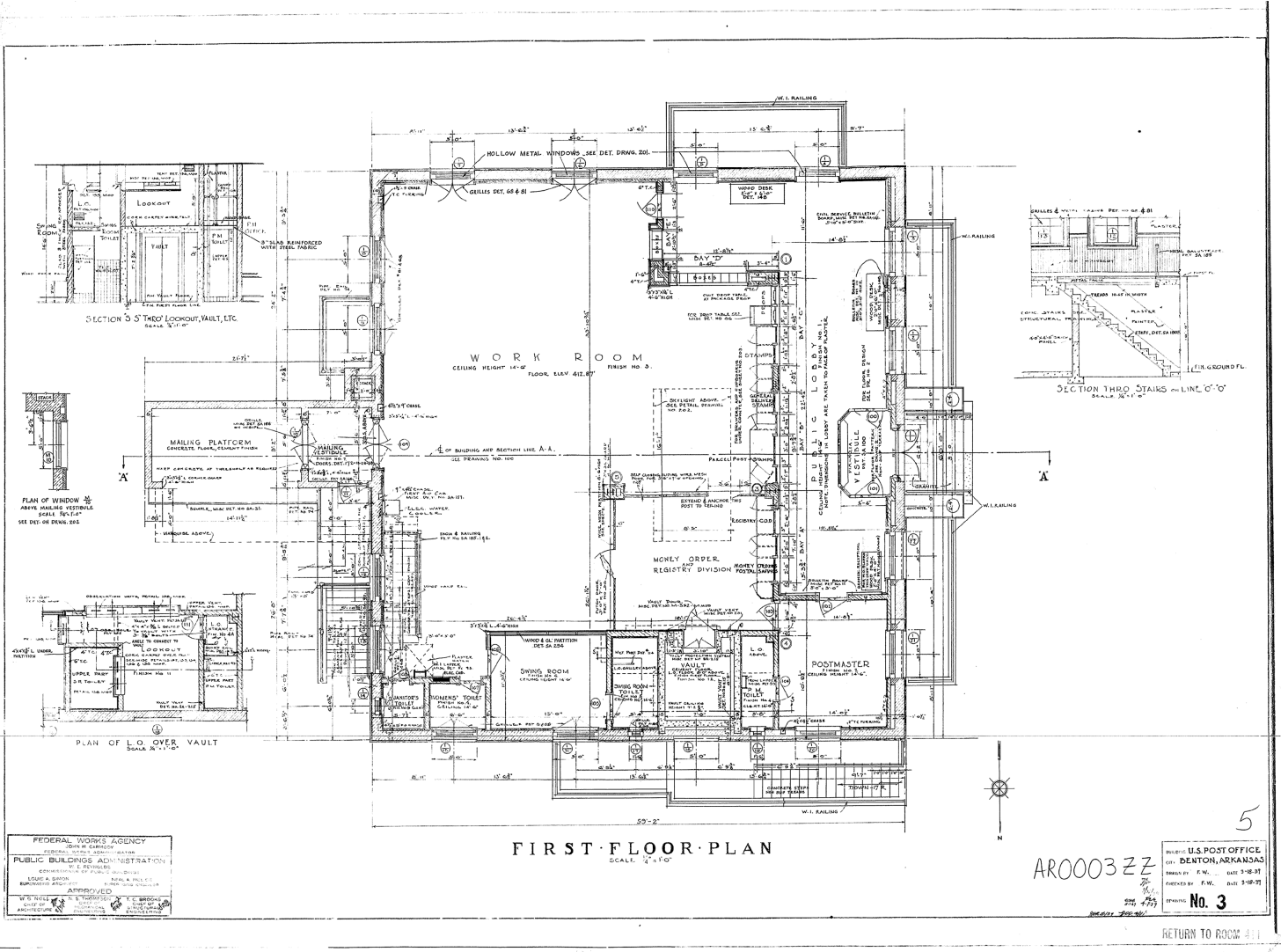
DO NOT SCALE

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24X -- DO NOT SCALE

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