



Highway 5 (Hwy. 5 & Salem Road) Benton, AR

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FOR SALE or BUILD TO SUIT
Development Land

Highway 5 Frontage with High Volume Traffic

SUBJECT



UNDER CONSTRUCTION
THE SHOPPES AT BENTON
Hobby Lobby, T. J. Maxx,
Ulta Beauty, Petsmart,
Texas Roadhouse

PROPERTY DETAILS

Location: Highway 5, Benton, AR
Easy Access to I-30
(In between the new Hurricane Creek Center & The Shoppes at Benton)

Zoned: CH Highway Commercial

Utilities: All available

Land: 1.27 Acres +/-

Other: Hwy. 5 will be widened to four lanes. Construction to begin in 2017

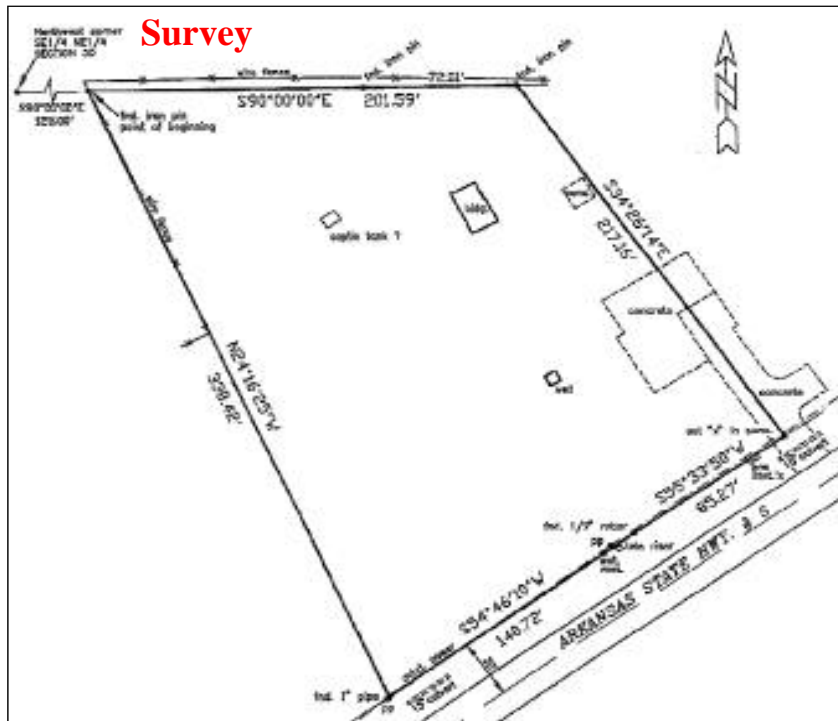
Build to Suit: CONTACT AGENT

SALE: \$12.00 per sq. ft.



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

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AREA STATISTICS

TRAFFIC COUNTS:

I-30 — 70,000 VPD
 Alcoa Rd. — 13,000 VPD
 Hwy. 5 — 16,000 VPD

DEMOGRAPHICS (2018)

	1 Mile	3 Mile	5 Mile
Population:	5,916	36,227	67,041
Average HH Income:	65,862	\$73,221	\$73,284
Total HH's	2,630	14,348	26,216

