

# INTERSTATE 30 COMMERCIAL BUILDINGS

15408 & 15412 I-30 , Benton, AR 72019



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$195,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.22 Acres
<b>BUILDING SIZE:</b>	2,700 SF
<b>PRICE / SF:</b>	\$72.22

## PROPERTY OVERVIEW

Two buildings on a corner lot located at the "front door" of the Central Arkansas I-30 Commercial Corridor! This property sees a 63,000+/- VPD traffic count! Located across I-30 from Riverside Park City Activity Center, the Saline County Fairgrounds  
Surrounded by new commercial development and huge infrastructure improvement projects  
Hwy Zoning makes this location perfect for a variety of commercial uses!

## PROPERTY HIGHLIGHTS

- Two commercial buildings on a hard corner lot along Interstate 30 In Benton, AR!
- 63,000+/- VPD traffic count!
- 2700+/- square feet total! West building is 1200 square feet, East building is 1500 square feet.
- Located across I-30 from the Saline County Fairgrounds, the new Riverside Park City Activity Center, and Sunset Lake
- Surrounded by new commercial development and essential services such as motels, c-stores, churches, auto repair centers, retail businesses, and residential subdivisions
- Huge infrastructure improvement projects in this area!

**KW COMMERCIAL**  
12814 Cantrell Road  
Little Rock, AR 72223

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Commercial Broker And Prin. Auctioneer (Aalb 1787)  
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**RETAIL FOR SALE**

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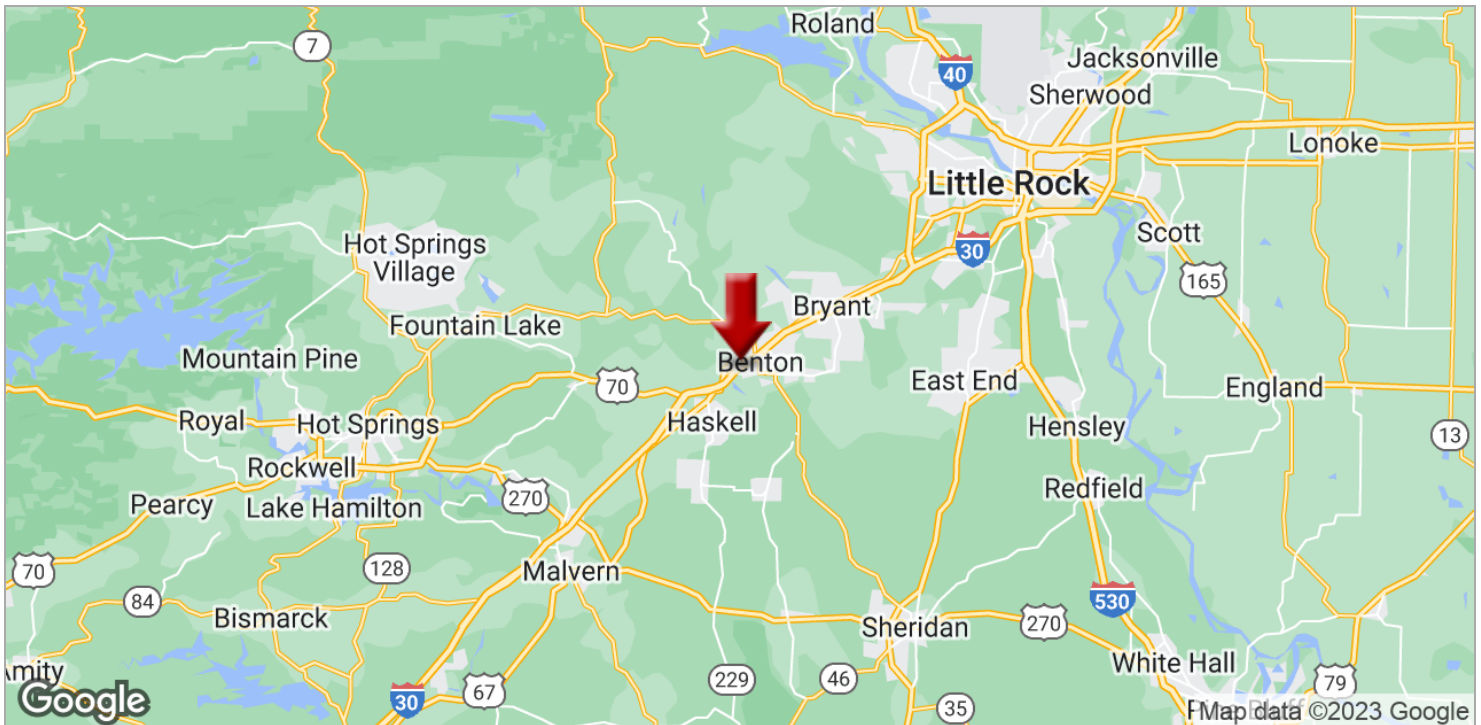
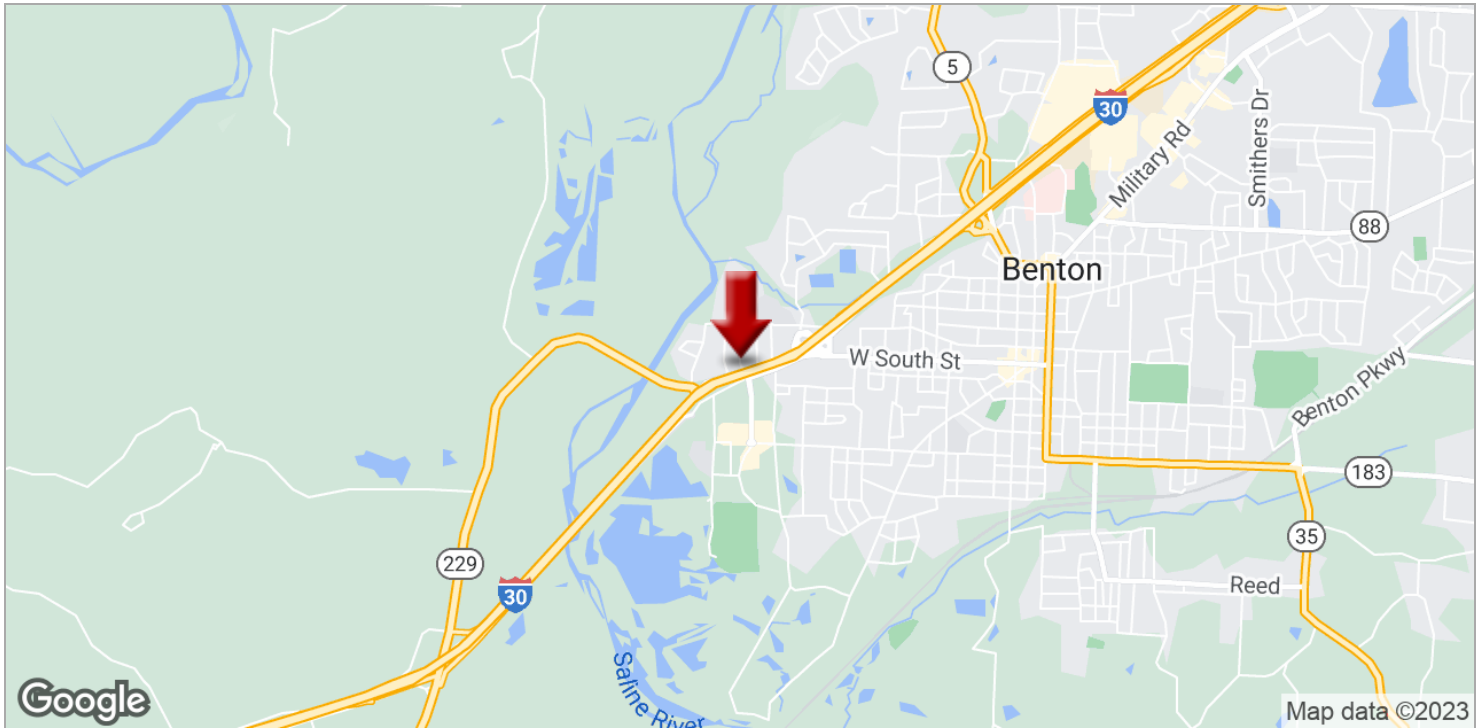
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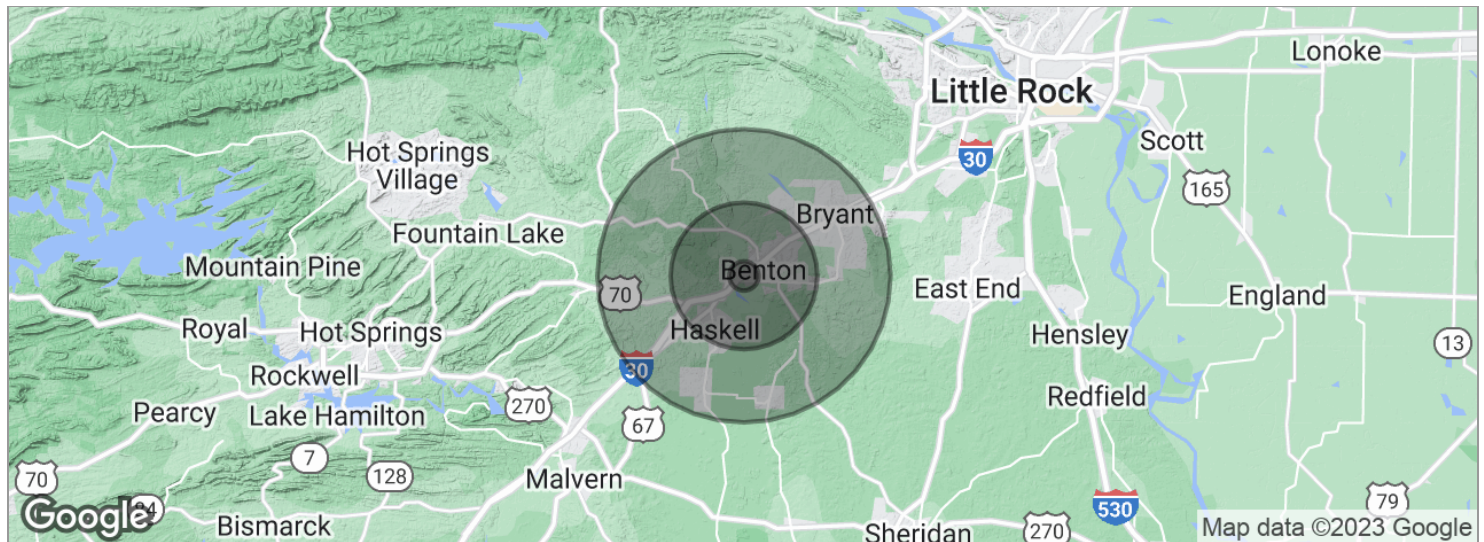
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,628	31,188	76,741
Median age	40.1	37.4	36.7
Median age (male)	38.5	35.7	35.3
Median age (Female)	43.9	40.4	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	623	11,678	28,622
# of persons per HH	2.6	2.7	2.7
Average HH income	\$79,250	\$64,234	\$62,587
Average house value	\$168,796	\$151,702	\$144,626

\* Demographic data derived from 2020 ACS - US Census

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