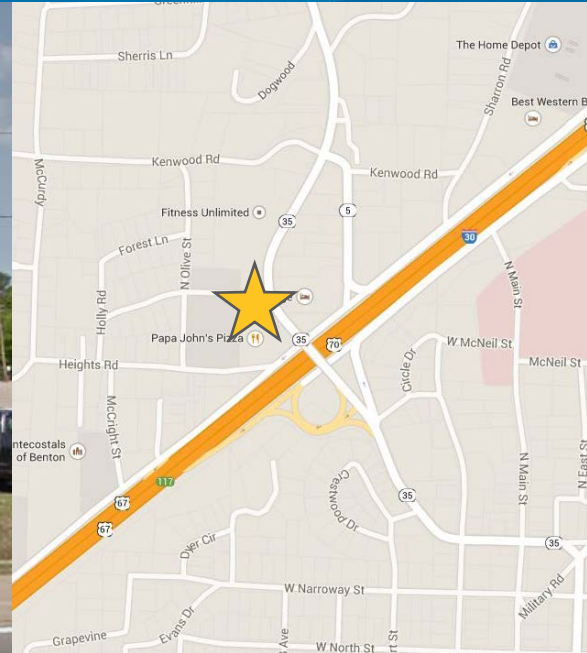


FOR SUBLEASE

Former Bank Branch

1114 HWY 35 NORTH, BENTON, AR 72019



Offering

Sublease Rate: \$25.00/SF, Gross
Building Size: 3,500 SF

Information & Amenities

- › Zoned: "CH", Highway Commercial
- › Parking Spaces: ≈33
- › Traffic Count: I-30 has ≈62,000 VPD and AR-35 has ≈16,000 VPD
- › Four drive-through lanes behind building

	2014	1 mile radius	3 mile radius	5 mile radius
Population		5,395	26,826	44,020
Total Households		2,307	10,518	17,268
Average Household Income		\$64,013	\$64,840	\$65,127

Contact Us

LISTING AGENTS:

DREW HOLBERT
501 372 6161 | EXT. 756
LITTLE ROCK, AR
drew.holbert@colliers.com

KEVIN HUCHINGSON, CRE, CCIM, SIOR
501 372 6161 | EXT. 708
LITTLE ROCK, AR
kevin.huchingson@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

COLLIERS INTERNATIONAL
1 Allied Drive, Suite 1500
Little Rock, AR 72202
www.colliers.com/littlerock