

TURNKEY RESTAURANT & EVENT VENUE WITH ADDITIONAL ACREAGE

Blue Heaven Restaurant | 15228 I-30 | Benton, AR 72019

SCAN QR CODE TO
VIEW A VIDEO OF
THIS PROPERTY



FOR SALE!



BRANDON SHEARD

AGENT

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BROOKE MILLER

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±4,539 SF Restaurant & additional improvements
on ±4.63 Acres

PRICE

\$2,250,000*

**Price includes all furniture, fixtures, and
equipment, excluding artwork. See page 6 for
additional details.*

COMMENTS

- Rare opportunity to acquire an established restaurant and event venue with prominent visibility along I-30 near Exit 116 in Benton
- Restaurant features seating for up to 100 guests indoors and 200 guests outdoors, a full-service bar, private dining rooms, a fully equipped commercial kitchen, and multiple outdoor dining and event areas
- Expansive ±4.63-acre site offers potential for expansion or future commercial redevelopment
- Additional improvements include a ±1,108 SF single-family residence, a ±1,800 SF shop/storage building, cold-storage facilities, paved areas, fencing, and prominent signage
- Located minutes from Arkansas' first Buc-ee's at Exit 114, scheduled to open in August 2026
- A new 511-acre park and the Saline River Trail are planned immediately west of the property along Highway 229, with proposed amenities including soccer and baseball fields, campgrounds, river access, and more!



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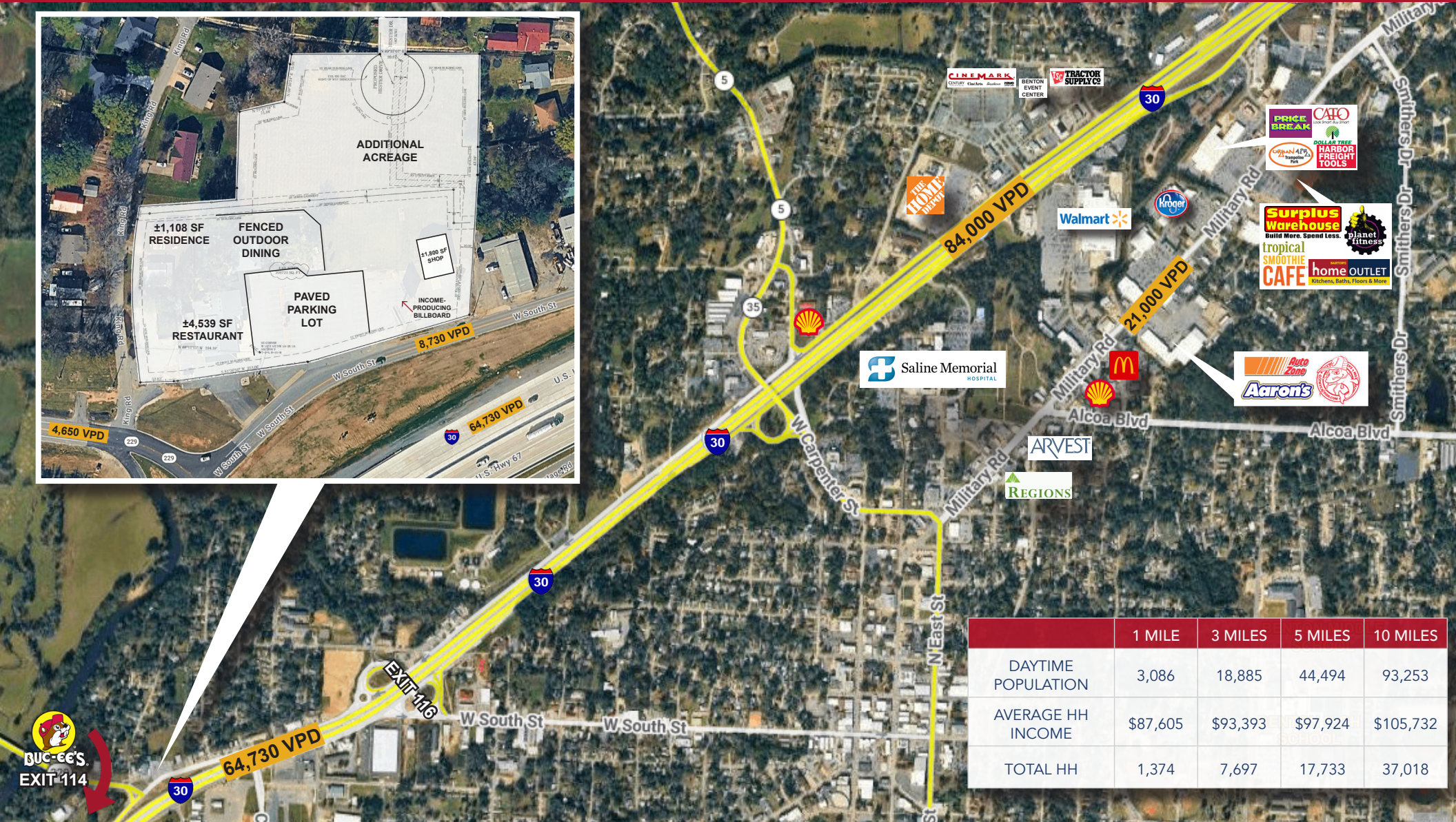


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	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,086	18,885	44,494	93,253
AVERAGE HH INCOME	\$87,605	\$93,393	\$97,924	\$105,732
TOTAL HH	1,374	7,697	17,733	37,018

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RESTAURANT DETAILS

- Indoor seating for up to 100 guests and outdoor seating for up to 200
- Multiple covered patios offering flexible outdoor dining and event space
- Renovated in 2021, including a new roof and HVAC systems
- Fully furnished dining areas and a fully equipped commercial kitchen with prep and server stations, plus ample cold storage. See page 6.
- Backup generator and CCTV security system
- **INDOOR DINING AREAS INCLUDE:**
 - Main dining area
 - Bar and "speakeasy"
 - Private party room
 - Garden room



ENTRY



MAIN BAR



OUTDOOR DINING



SPEAKEASY



SPEAKEASY

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FURNITURE, FIXTURES, & EQUIPMENT*

- Dining tables and chairs
- Bar and barstools
- Barware, glassware, dishware, cookware
- **FULLY EQUIPPED COMMERCIAL KITCHEN:**
 - Fryers, grills, and griddles
 - Extra-large commercial vent hood
 - Warming stations
 - Dishwashing station
 - 3-compartment sink
 - Four (4) outdoor walk-in cold-storage units
 - Pizza oven and mini-split HVAC in the outdoor bar

**Artwork does not convey*



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COVERED OUTDOOR BAR & PIZZA OVEN



PIZZA OVEN



COVERED PATIO



KOI POND



PING-PONG COURT



PERGOLA PATIO



COVERED PATIO

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±1,800 SF SHOP / STORAGE



±1,108 SF SINGLE-FAMILY DWELLING

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROOKE MILLER
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BROKERAGE

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