

ALEXANDRIA STATION

ALEXANDRIA, LA

VEXUS
FIBER INTERNET PHONE

stirling

FOR LEASE

PROPERTY SUMMARY

Great opportunity with this multi-tenant center and flexible GLA options. This property is under new ownership and would be a great site for a multitude of Retail/Office/Medical/Restaurant uses. The center is located in the heart of the Rapides Parish retail hub and out front of the Alexandria Mall. It is also adjacent to one of Louisiana's top-performing Albertsons grocery stores. There is also an opportunity for an end cap with a potential drive-thru addition available.

AVAILABLE

- Unit A - 1,540 SF
- Unit C/D - 3,080 SF

LEASE PRICE

- \$18 PSF (NNN)

TRAFFIC COUNT (ADT 2020)

- On S. Macarthur Drive: 19,577

AREA BUSINESS

- Alexandria Mall
- Sam's Club
- Target
- Walmart Supercenter
- The Home Depot
- Academy Sports + Outdoors
- Lendmark Financial Services



COVER

SUMMARY

RETAIL COMP MAP

AERIAL

SITE PLAN

DEMOGRAPHICS



stirling

SETH CITRON
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RANKIN BIHM
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ALEXANDRIA STATION

NEC of Williams Blvd & W. Metairie Ave, Metairie, LA

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ALEXANDRIA MALL

HIBBETT
KAY
JEWELERS

Michaels
Rainbow
Kirkland's

Bath & Body Works

JCPenney

Dillard's

BAM!

LOWE'S

**PROPERTY
SITE**

Albertsons

planet
fitness

tropical
SMOOTHIE CAFE

COVER

SUMMARY

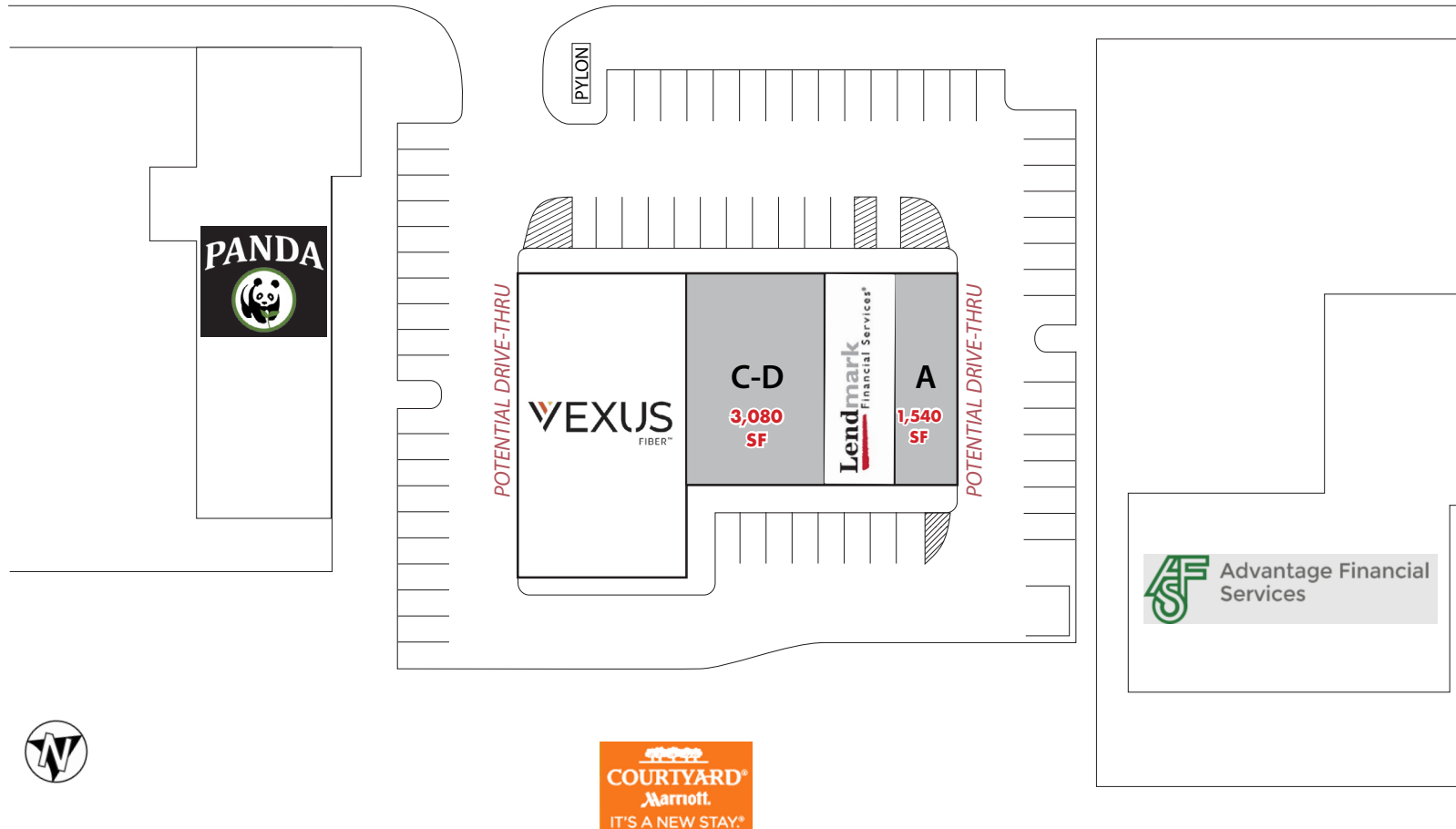
RETAIL COMP MAP

AERIAL

SITE PLAN

DEMOGRAPHICS

Click image for
larger view



COVER

SUMMARY

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AERIAL

SITE PLAN

DEMOGRAPHICS

2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

5,190

42,176

56,127



AVG. HH
INCOME

\$64,013

\$80,382

\$76,851



HOUSEHOLDS

2,064

17,182

22,673

