



KINGS COUNTRY VILLAGE

SHOPPING
CENTER
PINEVILLE, LA



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FOR LEASE

PROPERTY OVERVIEW

Kings Country Village has been an integral part of the Pineville retail landscape and greater Alexandria/Pineville MSA. This shopping center is located at the busiest quadrant in the city at the intersection of state highways 165 & Hwy 167. The KCV shopping center offers a great co-tenant mix with both local and national alike and also offers excellent site lines and signal access for more than 60,000 cars per day. Area employers such as Louisiana Christian University (LCU), Cleco, Pinecrest State School, Dresser/Haliburton Industrial Valve, International Paper, Proctor & Gamble and the Camp Beauregard Military Base provide Pineville with a strong economic foundation.

TENANTS

- Lowe's
- Dollar General
- Firestone Car Care
- AutoZone
- GNC
- Body Roque Fitness
- Subway
- Taco Bell
- Verizon
- Bealls
- Cenla Dentistry
- Red River Restaurant
- Annie's Frozen Yogurt
- Agilus Health
- Lagniappe Audiology
- Rapides Regional Physician Group
- Shipley's Do-Nuts
- Petsense
- United Built Homes

AVAILABLE

- Suite 108 (2,000 SF)
- Suite 138 (2,160 SF)

NEARBY RETAILERS

- Walmart Supercenter
- Super 1 Foods



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KINGS COUNTRY VILLAGE SHOPPING CENTER

3200 Monroe Highway, Pineville, LA

COVER

OVERVIEW

AERIAL

SITE PLAN

PHOTOS

DEMOS

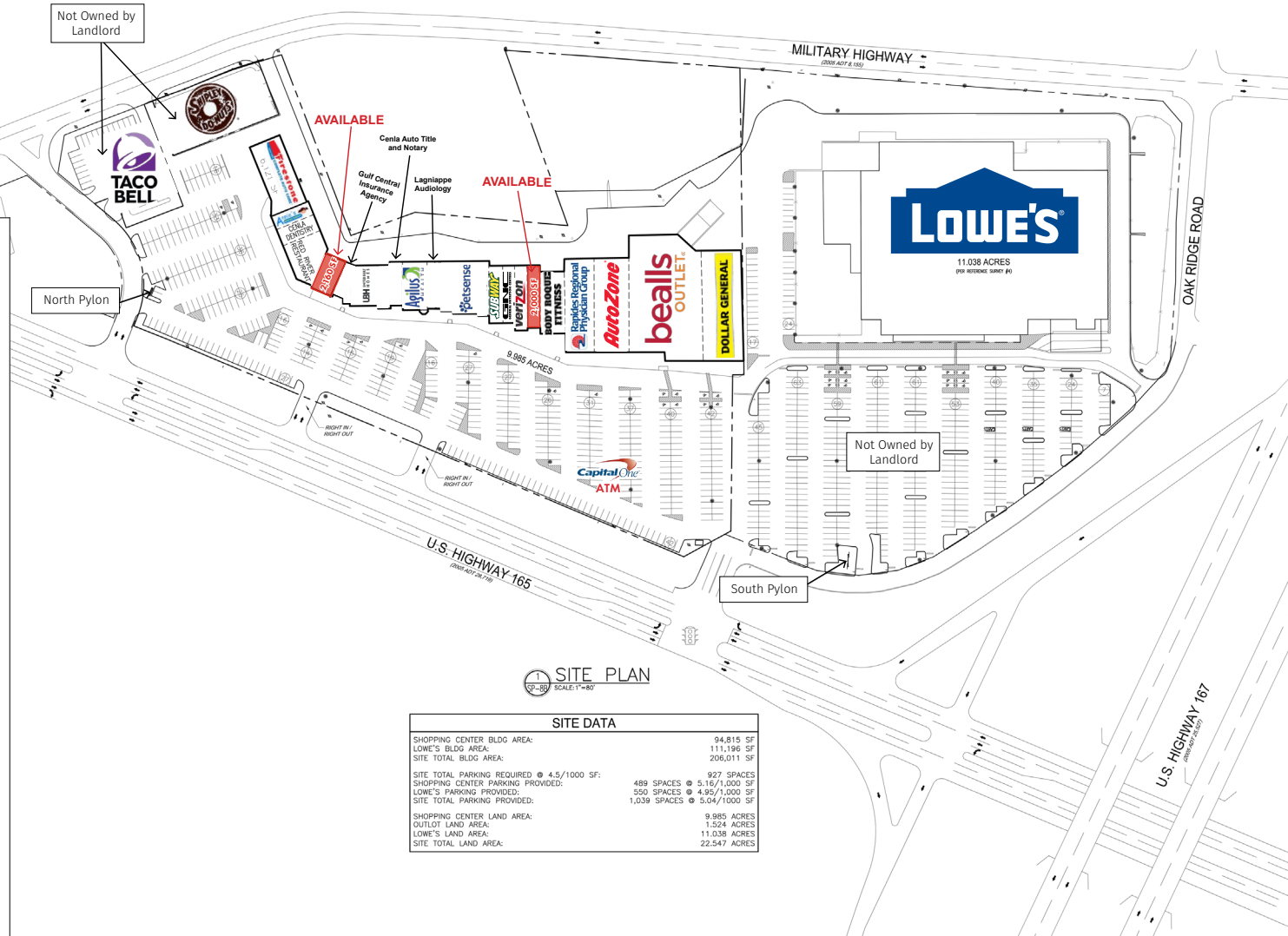
MAPS



Click image for larger view

TENANTS

1. Lowe's	11.03 Acres
2. Dollar General	11,415 SF
3. Burkes Outlet	22,271 SF
4. Autozone	8,416 SF
5. Rapides Physicians Group	6,584 SF
6. Body Roque Fitness	4,000 SF
7. AVAILABLE	2,000 SF
8. Verizon	2,080 SF
9. GNC	1,770 SF
10. Subway	1,800 SF
11. Petsense	6,720 SF
12. Lagniappe Audiology	1,622 SF
13. Agilus Health	4,520 SF
14. Cenla Auto Title and Notary	1,400 SF
15. United Built Homes	2,846 SF
16. Gulf Central Insurance Agency	1,153 SF
17. AVAILABLE	2,160 SF
18. Red River Restaurant	4,007 SF
19. Cenla Dentistry	1,800 SF
20. Annie's Frozen Yogurt	1,501 SF
21. Firestone Auto Care	6,121 SF



1 SITE PLAN
SP-50 SCALE 1"=80'

SITE DATA

SHOPPING CENTER BLDG AREA:	94,815 SF
LOWE'S BLDG AREA:	111,196 SF
SITE TOTAL BLDG AREA:	206,011 SF
SITE TOTAL PARKING REQUIRED @ 4.5/1000 SF:	927 SPACES
SHOPPING CENTER PARKING PROVIDED:	489 SPACES @ 5.16/1,000 SF
LOWE'S PARKING PROVIDED:	550 SPACES @ 4.95/1,000 SF
SITE TOTAL PARKING PROVIDED:	1,039 SPACES @ 5.04/1,000 SF
SHOPPING CENTER LAND AREA:	9.985 ACRES
OUTLOT LAND AREA:	1.524 ACRES
LOWE'S LAND AREA:	11.038 ACRES
SITE TOTAL LAND AREA:	22.547 ACRES

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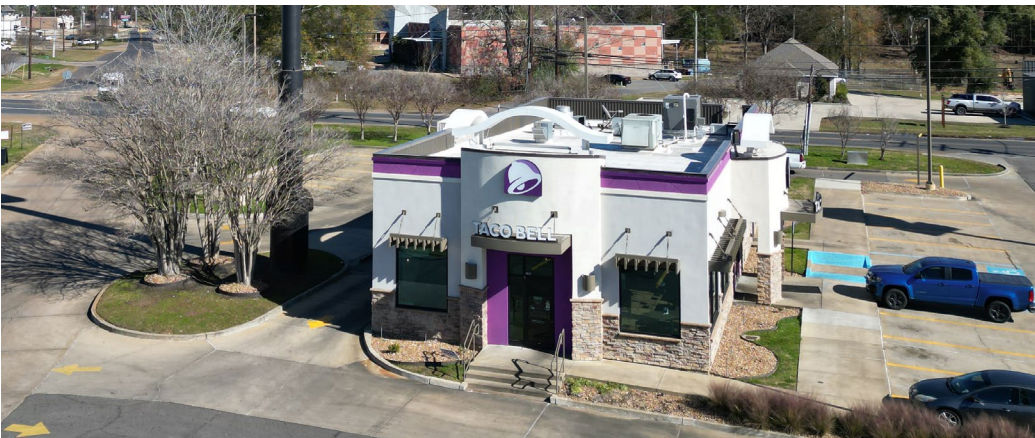
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2023 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

1,472

17,140

41,120



AVG. HH
INCOME

\$111,260

\$87,925

\$83,682

