



MACARTHUR VILLAGE

petco SHOPPING CENTER

ALEXANDRIA, LA



stirling

FOR LEASE

PROPERTY DESCRIPTION

MacArthur Village Shopping Center is bounded by MacArthur Drive, Jackson Street and Dorchester Drive; three of the most traveled thoroughfares in Alexandria. The area immediately surrounding the shopping center includes the greatest concentration of the high income population of Alexandria. This has attracted high-end national, regional and local retailers to the area.

LOCATION

- Intersection of Jackson Street and MacArthur Drive (Highways 71, 165 and 167)

AVAILABLE

- 1,297 SF, \$24 PSF
- 3,947 SF, \$24 PSF nnn
- Outparcel Land - 0.483 Acres, \$12 PSF

AREA BUSINESSES

- Walmart Supercenter
- Target
- Sam's Club
- Hobby Lobby
- Dillard's
- JCPenney
- Books-A-Million
- Boot Barn
- Burlington Coat Factory
- Office Depot
- Lowe's
- Shoe Carnival
- Petco
- Marshalls
- Old Navy
- Michaels
- Harley Davidson
- Cavender's
- Texas Roadhouse
- Chick Fil A
- Kroger





COVER

OVERVIEW

AERIAL

SITE PLAN

PHOTOS

DEMOS

RETAIL AERIAL

Click image for larger view

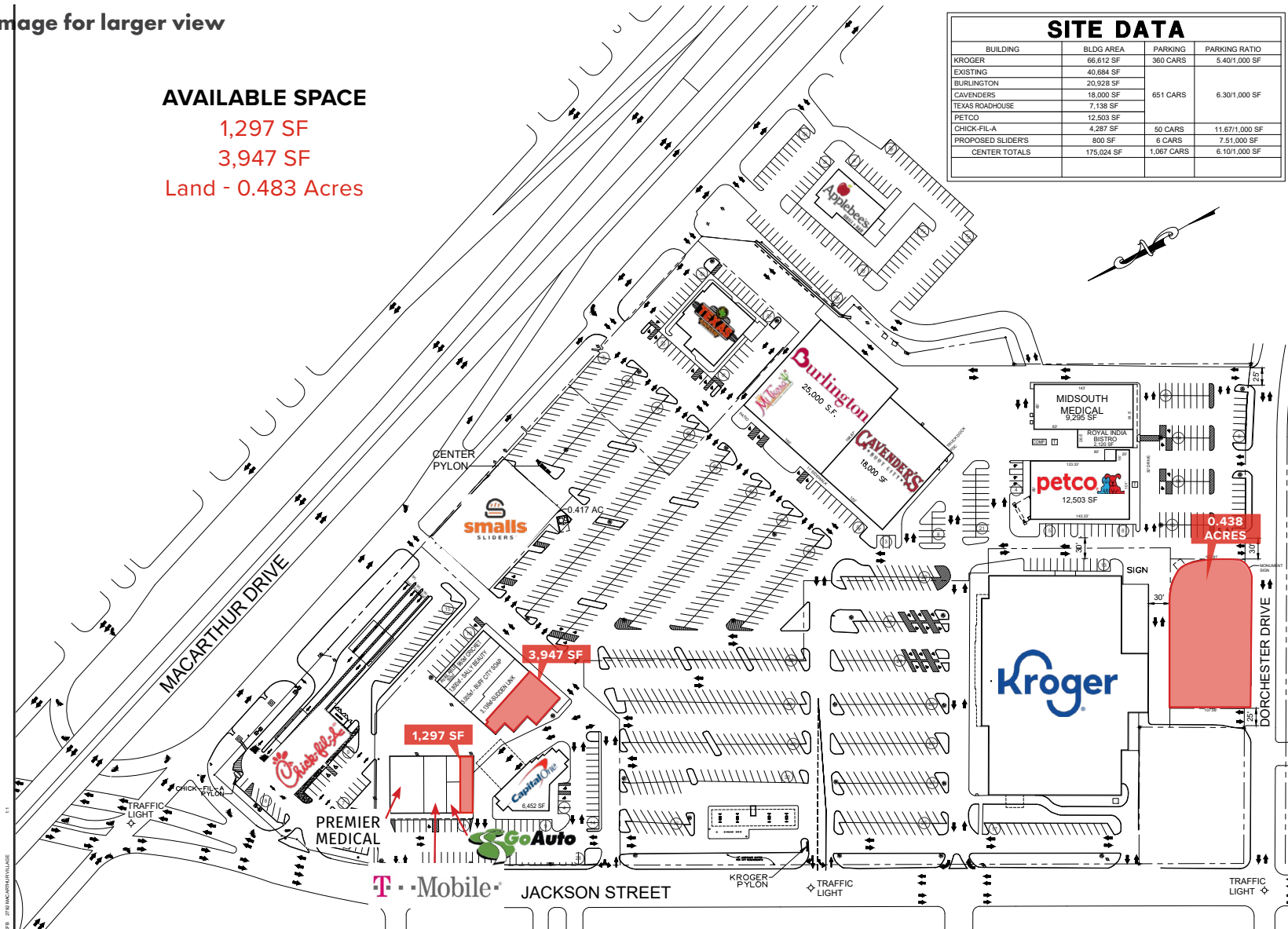
AVAILABLE SPACE

1,297 SF

3,947 SF

Land - 0.483 Acres

SITE DATA			
BUILDING	BLDG AREA	PARKING	PARKING RATIO
KROGER	66,612 SF	360 CARS	5,401,000 SF
EXISTING	40,684 SF		
BURLINGTON	20,928 SF		
CAVENDERS	18,000 SF	651 CARS	6,301,000 SF
TEXAS ROADHOUSE	7,138 SF		
PETCO	12,503 SF		
CHICK-FILA	4,287 SF	50 CARS	11,671,000 SF
PROPOSED SLIDERS	800 SF	8 CARS	7,511,000 SF
CENTER TOTALS	175,024 SF	1,067 CARS	6,101,000 SF



MacArthur Village
Alexandria, Louisiana

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SHEET:

P-9

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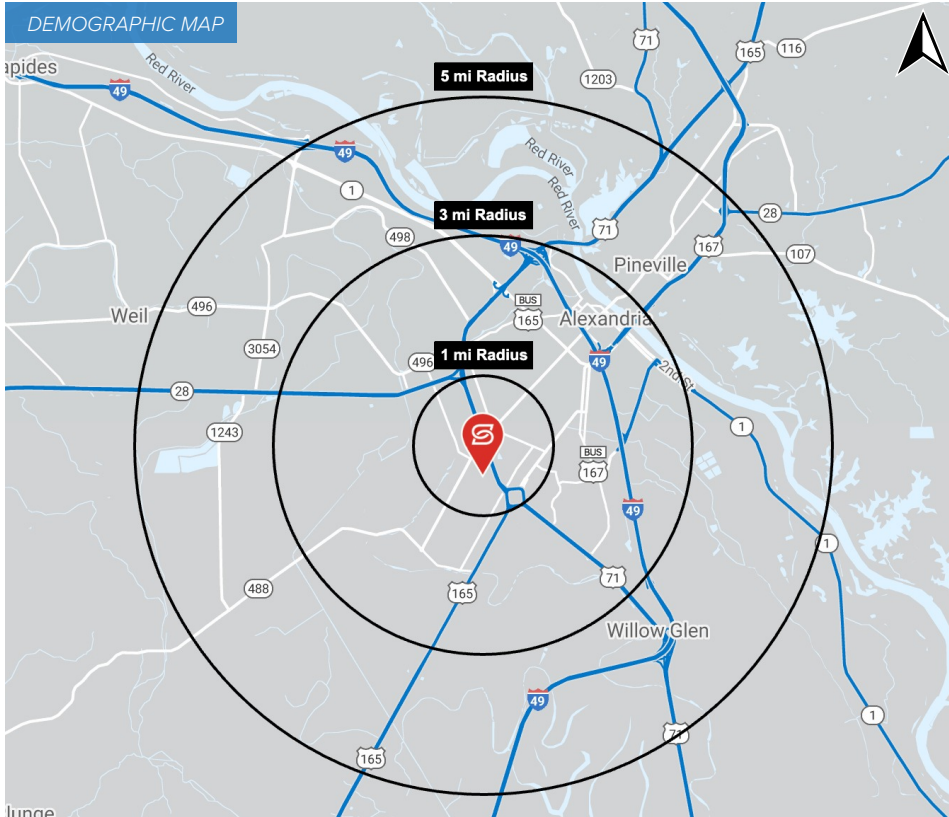
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2023 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



6,844

43,912

59,089



1 MILE

3 MILE

5 MILE

\$94,912

\$80,475

\$76,798



1 MILE

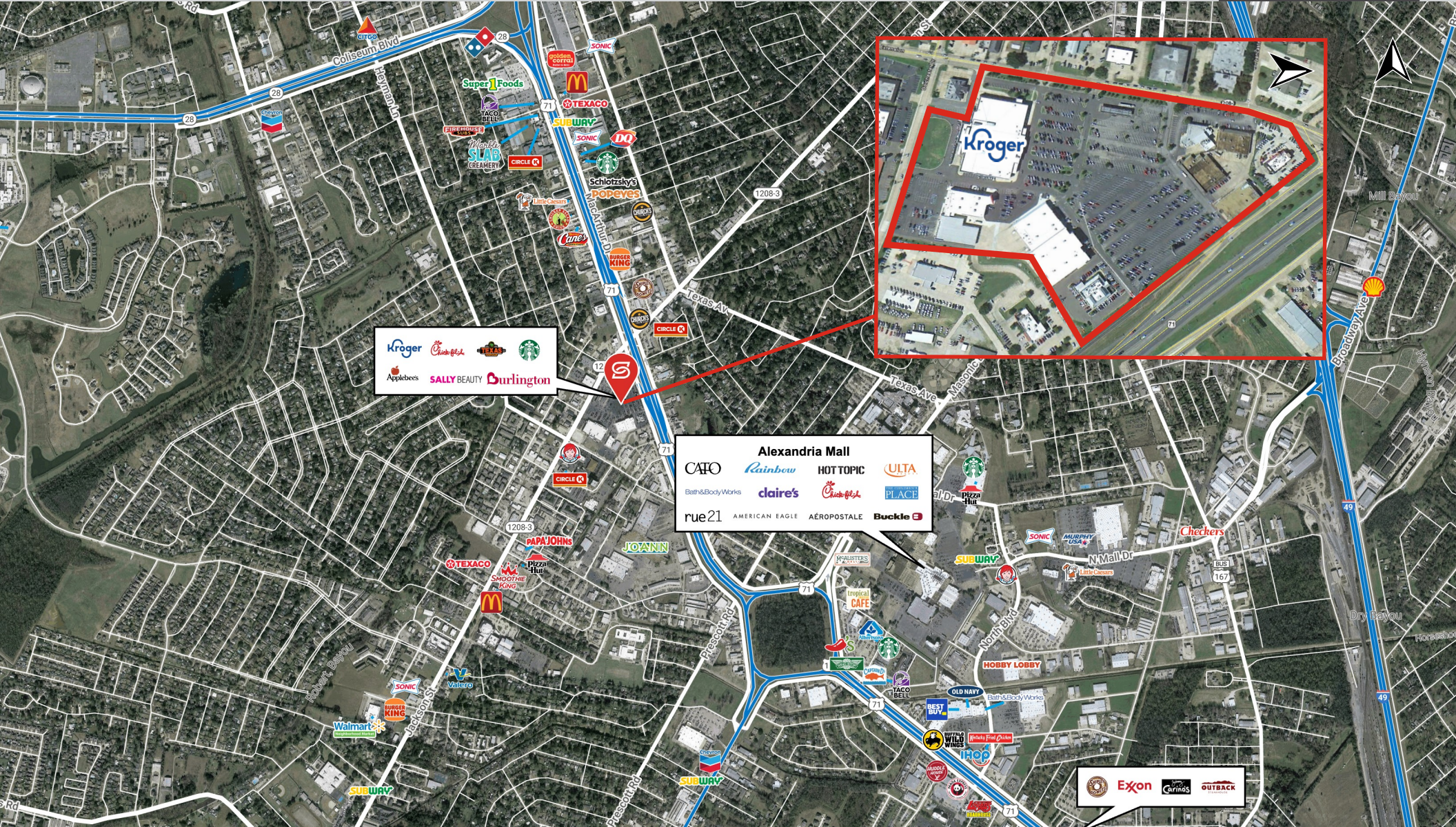
3 MILE

5 MILE

3,003

17,651

23,730



Alexandria Mall