

SUMMARY

AERIAL

SITE PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Newly constructed retail center with two remaining lease spaces. Located on Walmart Supercenter's pad site facing Interstate 20. The center, with great visibility and accessibility, is prominently situated in Ruston's high traffic commercial corridor.

Co-tenants include McAlister's Deli, and Sally Beauty.

Area retailers include Walmart Supercenter, Lowe's, Dollar Tree, PetSense, Office Depot, Burke's Outlet, Hibbett Sports, McDonald's, Chick-fil-A, Panda Express, and Raisin' Cane's.

AVAILABLE

- Spaces are Available Separately or on a Combined Basis
- Suite 300: 1,200 SF - Shell condition
- Suite 400: 2,251 SF - 2nd generation
- Combined: 3,451 SF

PROPERTY HIGHLIGHTS

- Pylon Sign facing Interstate 20
- Tenant Improvement Allowance
- Traffic counts: 22,081 (ADT 2023)

AREA HIGHLIGHTS

Ruston is home to Louisiana Tech University with average student enrollment of over 12,000 students and nearby Grambling State University with over 5,000 students.

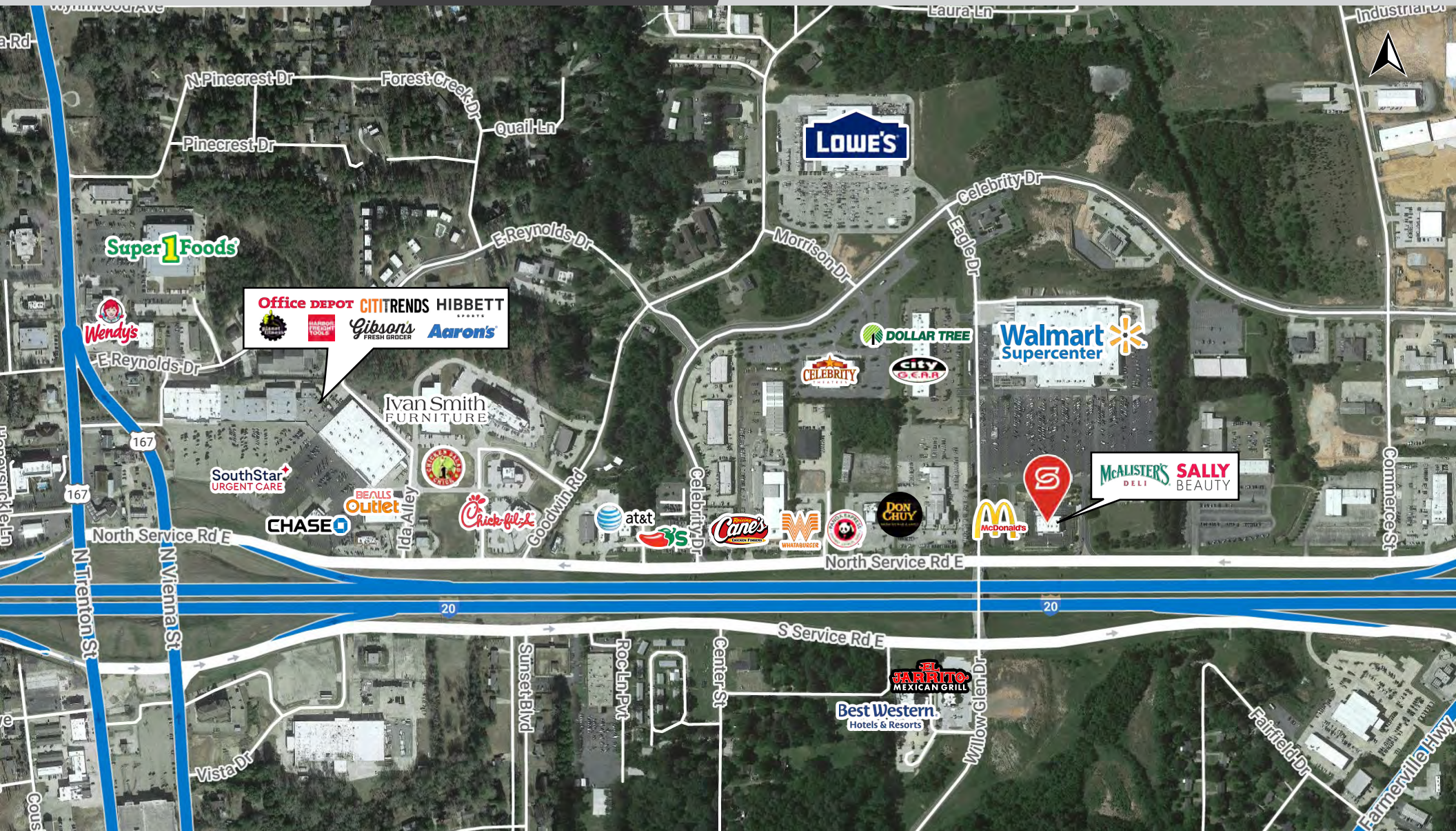


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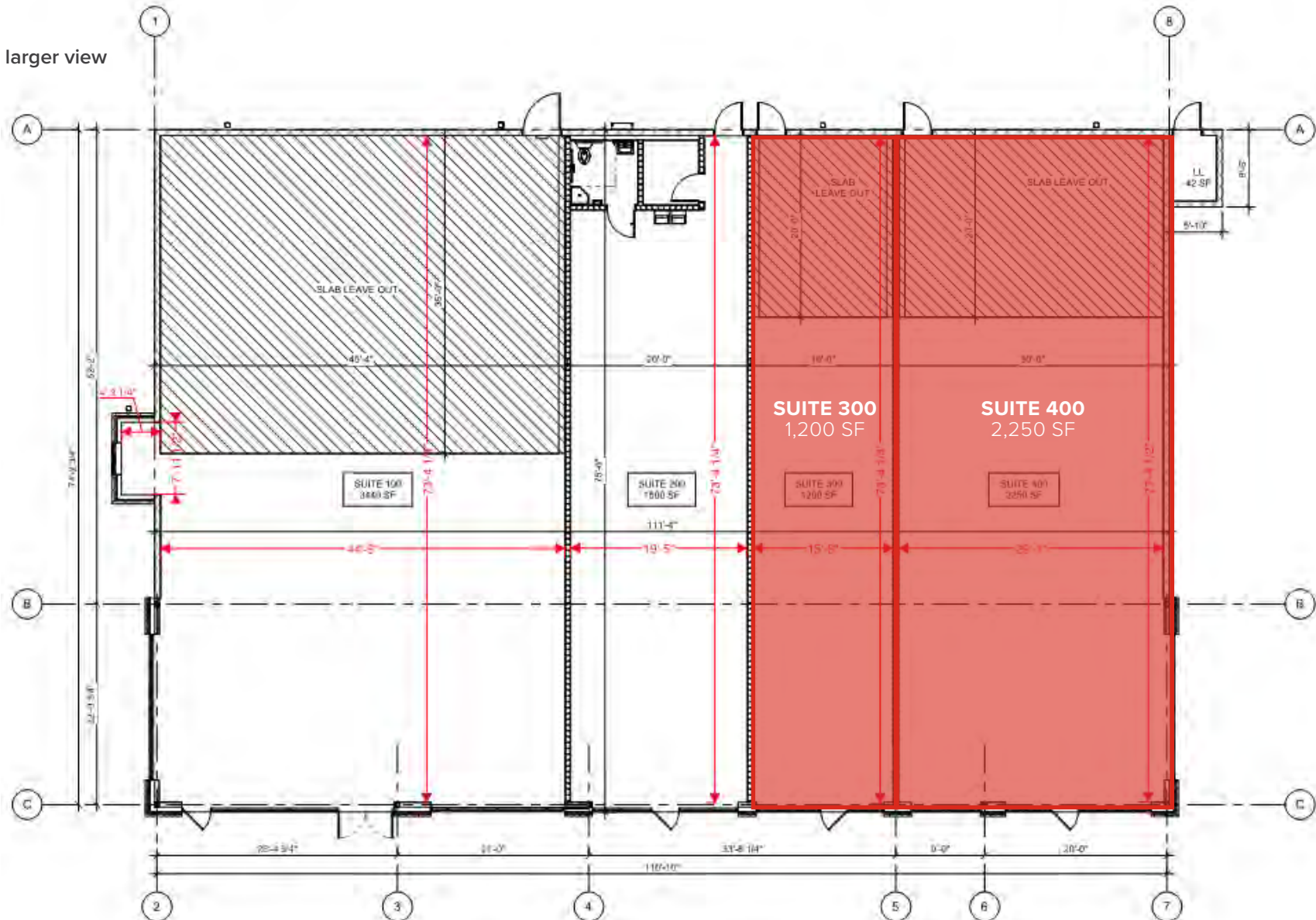
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Click image for larger view

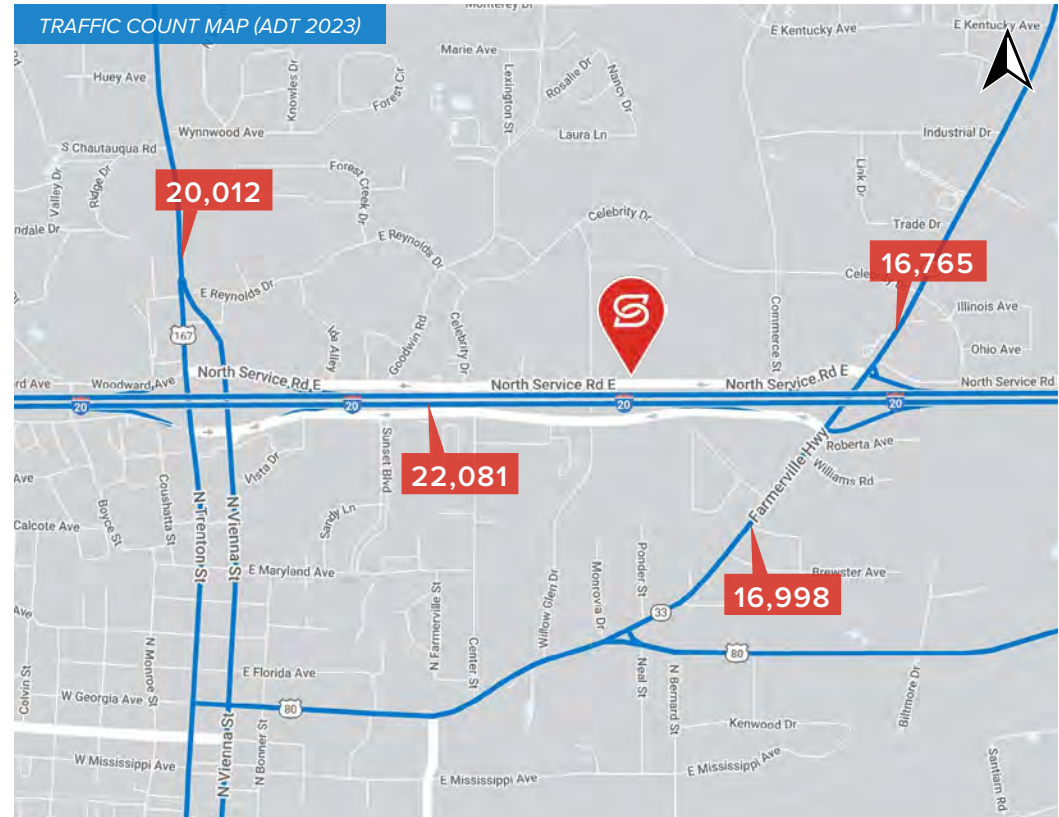
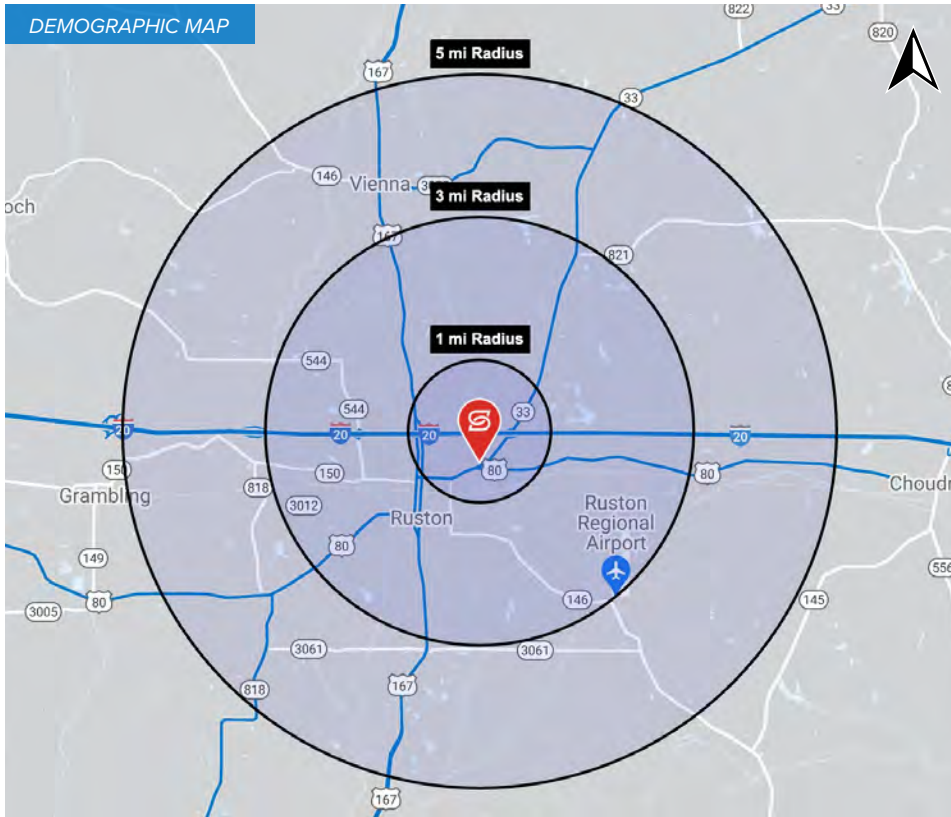


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2023 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



3,257

24,078

31,211

1 MILE

3 MILE

5 MILE



\$59,097

\$58,233

\$65,779

1 MILE

3 MILE

5 MILE



1,427

9,220

12,134