

## SUMMARY

## RETAIL COMPETITION

## SITE PLANS

## PHOTOS

## DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Positioned in an outparcel building at a Target-anchored shopping center, the 8,000 SF available space was formerly occupied by David's Bridal and shares the building with Squires Formalwear. The space has excellent interstate visibility and ingress/egress. The Target-anchored shopping center is a retail destination for the Monroe area and also includes Ross Dress For Less and Bed Bath & Beyond. Within less than a mile from the site is Pecanland Mall - the only regional mall within 80 miles, as well as Kohl's, Sam's Club, Lowe's, The Home Depot, and Monroe Regional Airport. This location is at the center of the Northeast Louisiana retail corridor!

### SPACE SIZE

- 8,000 SF

### SPACE DIMENSIONS

- 80' x 100'

### NEARBY LANDMARKS

- Target
- Bed Bath & Beyond
- Ross Dress For Less
- Kohl's
- T.J.Maxx
- Best Buy
- Pecanland Mall - Belk, Dillard's, Dick's Sporting Goods, H&M, JCPenney, Old Navy
- Lowe's
- Sam's Club
- Monroe Regional Airport

### TRAFFIC COUNT (ADT 2019)

- On Interstate 20: 56,960





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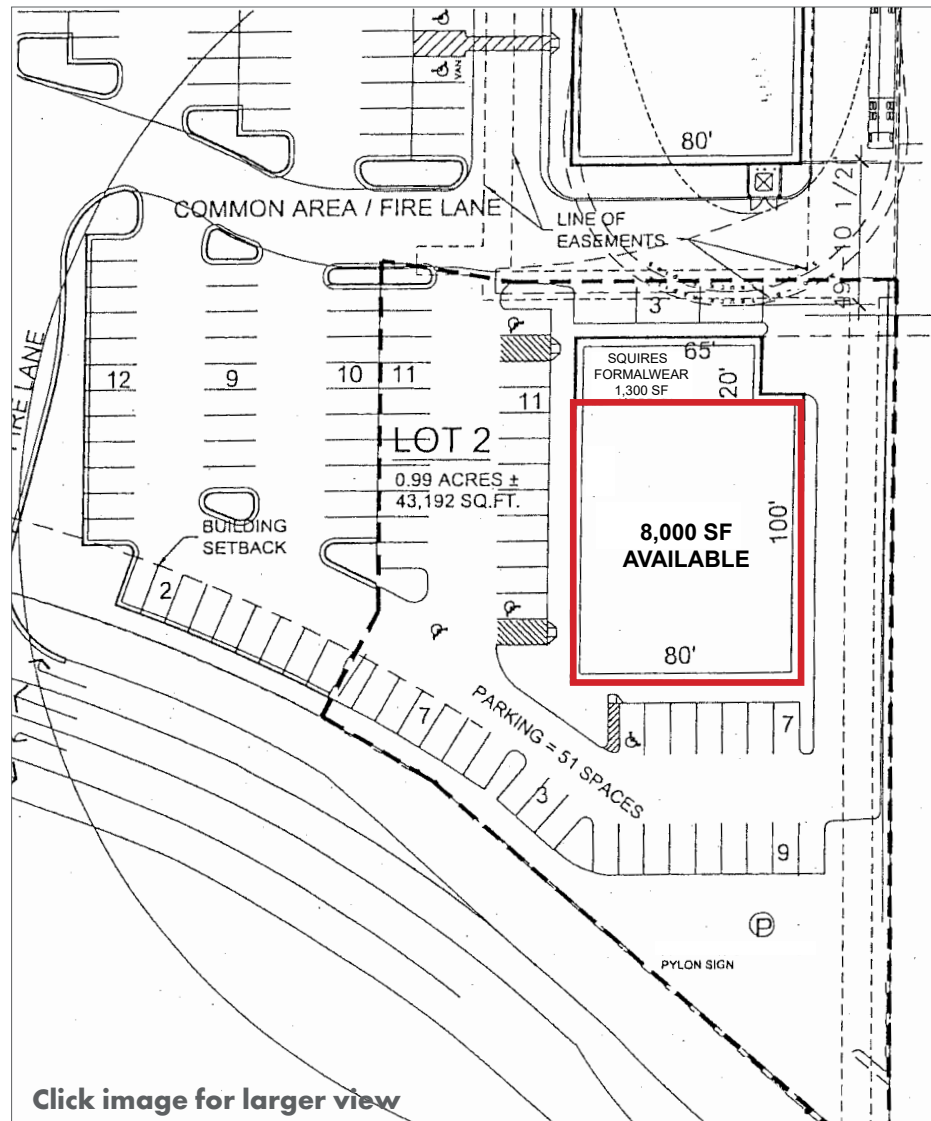
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SITE PLANS

PHOTOS

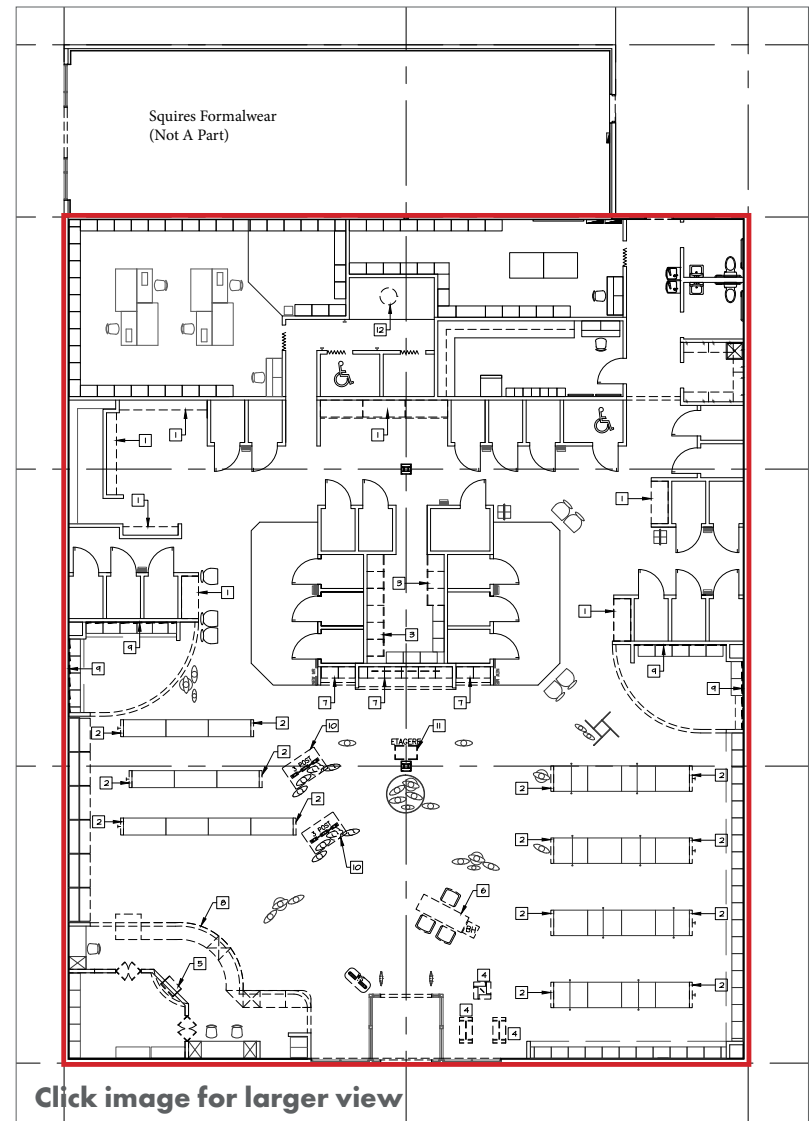
DEMOGRAPHICS

PARCEL PLAN



[Click image for larger view](#)

FLOOR PLAN



[Click image for larger view](#)

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Image Altered to Show Updated Signage





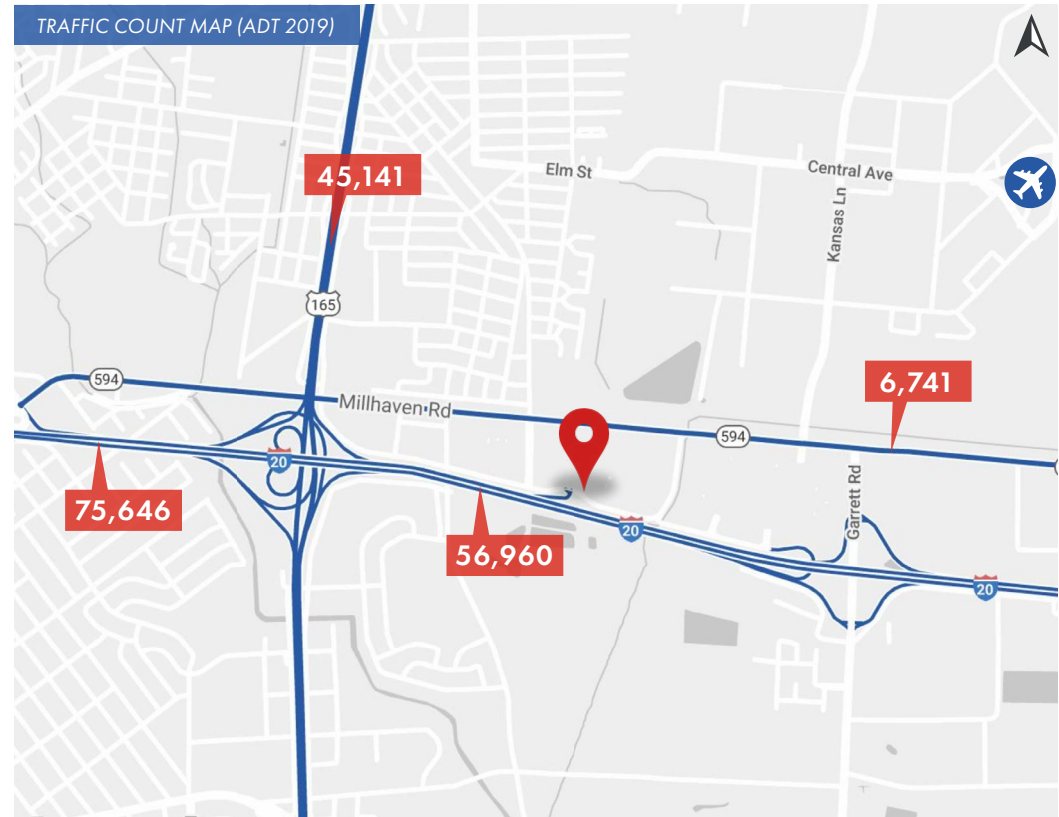
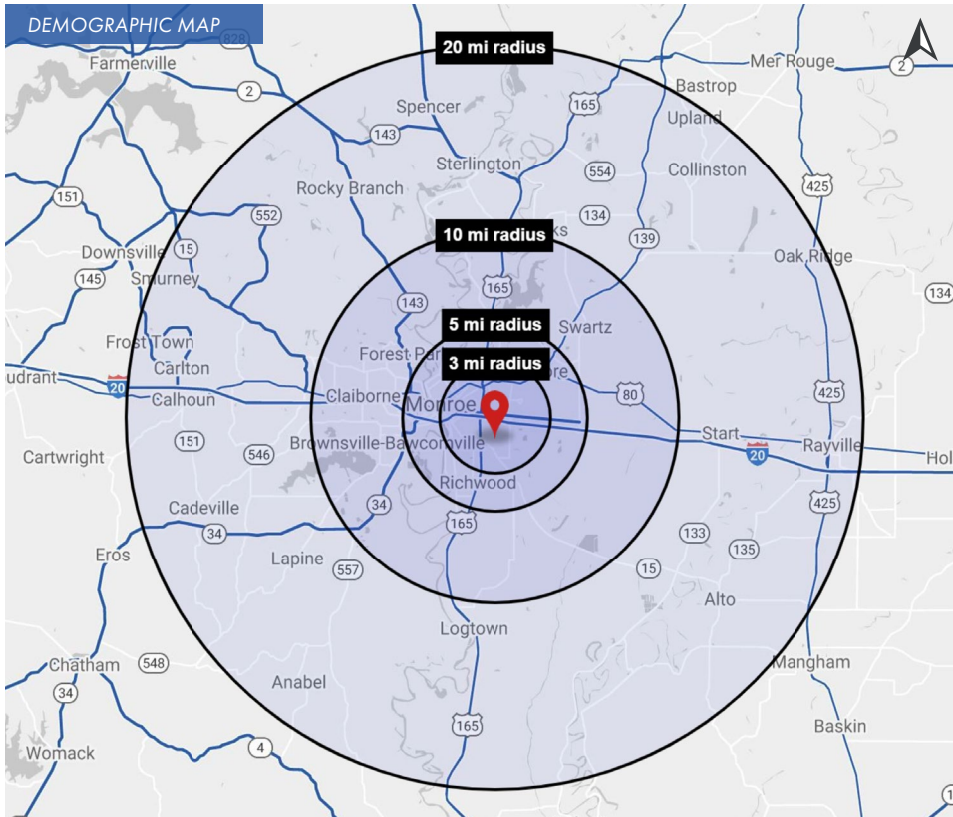
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## 2020 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	20 MILE		3 MILE	5 MILE	10 MILE	20 MILE		3 MILE	5 MILE	10 MILE	20 MILE
 POPULATION	33,088	73,233	126,332	171,825	 DAYTIME POPULATION	44,604	79,756	115,206	141,655	 AVG. HH INCOME	\$35,632	\$54,395	\$60,342	\$63,588