

For Lease
Retail
1,583 SF



4351 Pecanland Mall Dr

Monroe, Louisiana 71203

Property Highlights

- Interstate 20 visibility
- High traffic area
- Surrounding retail spaces: Target, BestBuy, Home depot, Pecanland Mall

Property Description

Positioned along Interstate 20, the property offers prime visibility and accessibility for retail businesses, maximizing exposure to passing traffic. With frontage along this major thoroughfare, the area presents an unparalleled opportunity for retail establishments to capture attention and draw in customers.

The centers current tenants are Aspen Dental and Sleep Number store, along with a shared drive with Panda Express.

Tenant improvement allowance offered at \$50 sf with acceptable terms.

The NNN for the the lease are \$6 sf annually

OFFERING SUMMARY

Available SF	1,583 SF
Lease Rate	\$30.00 SF/yr (NNN)
Building Size	8,083 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,846	\$36,509
3 Miles	31,619	\$39,632
5 Miles	72,942	\$56,108

For more information

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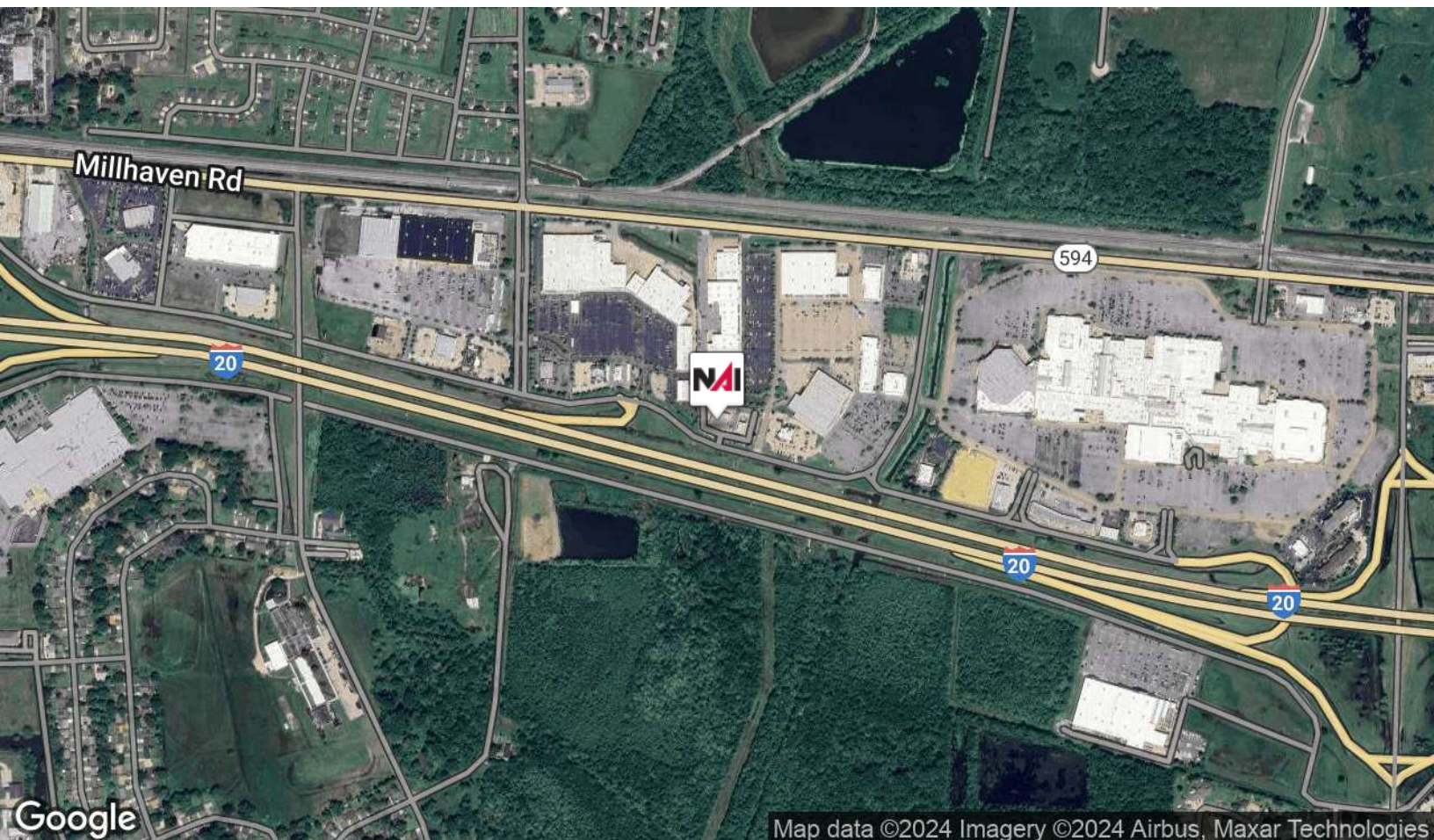
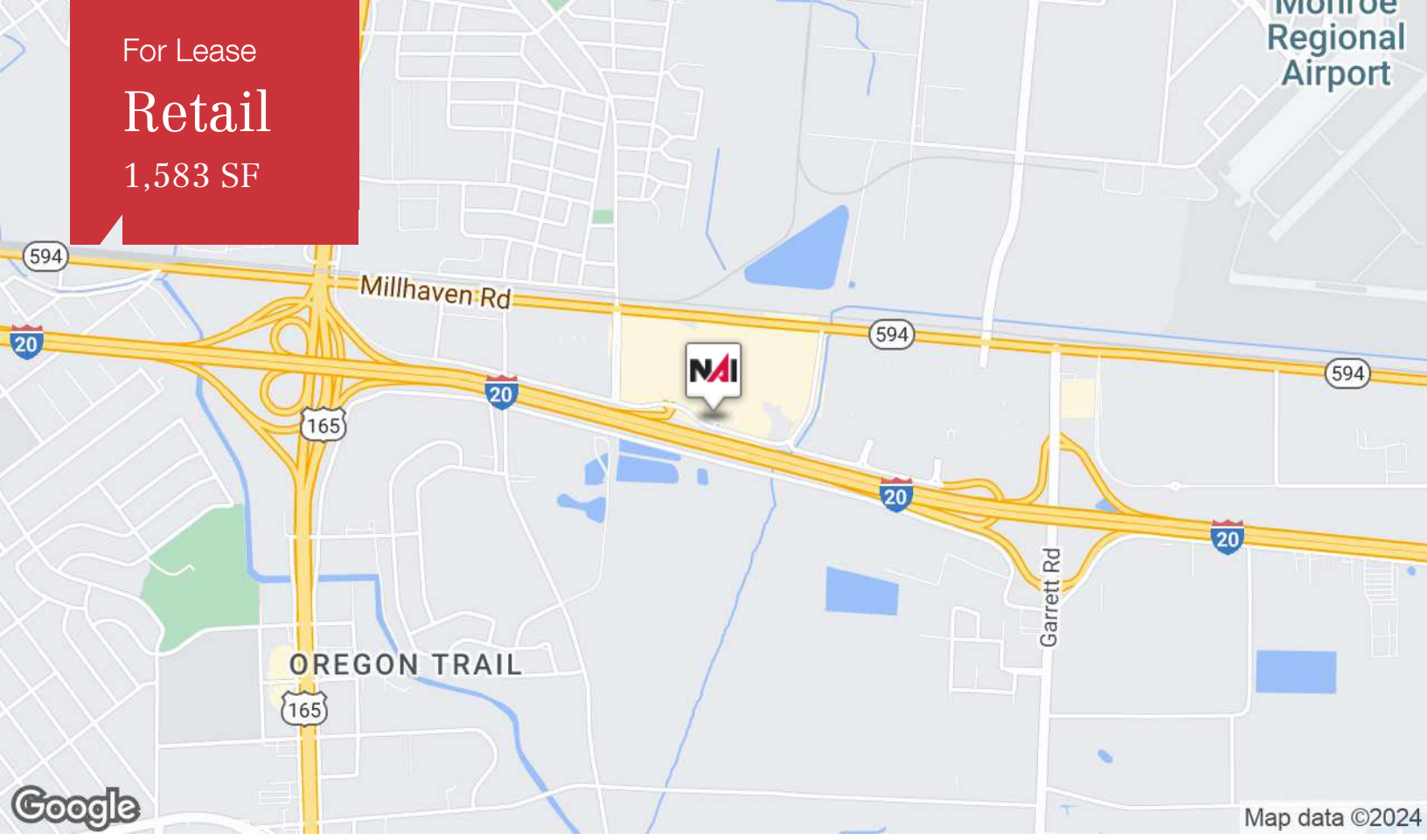
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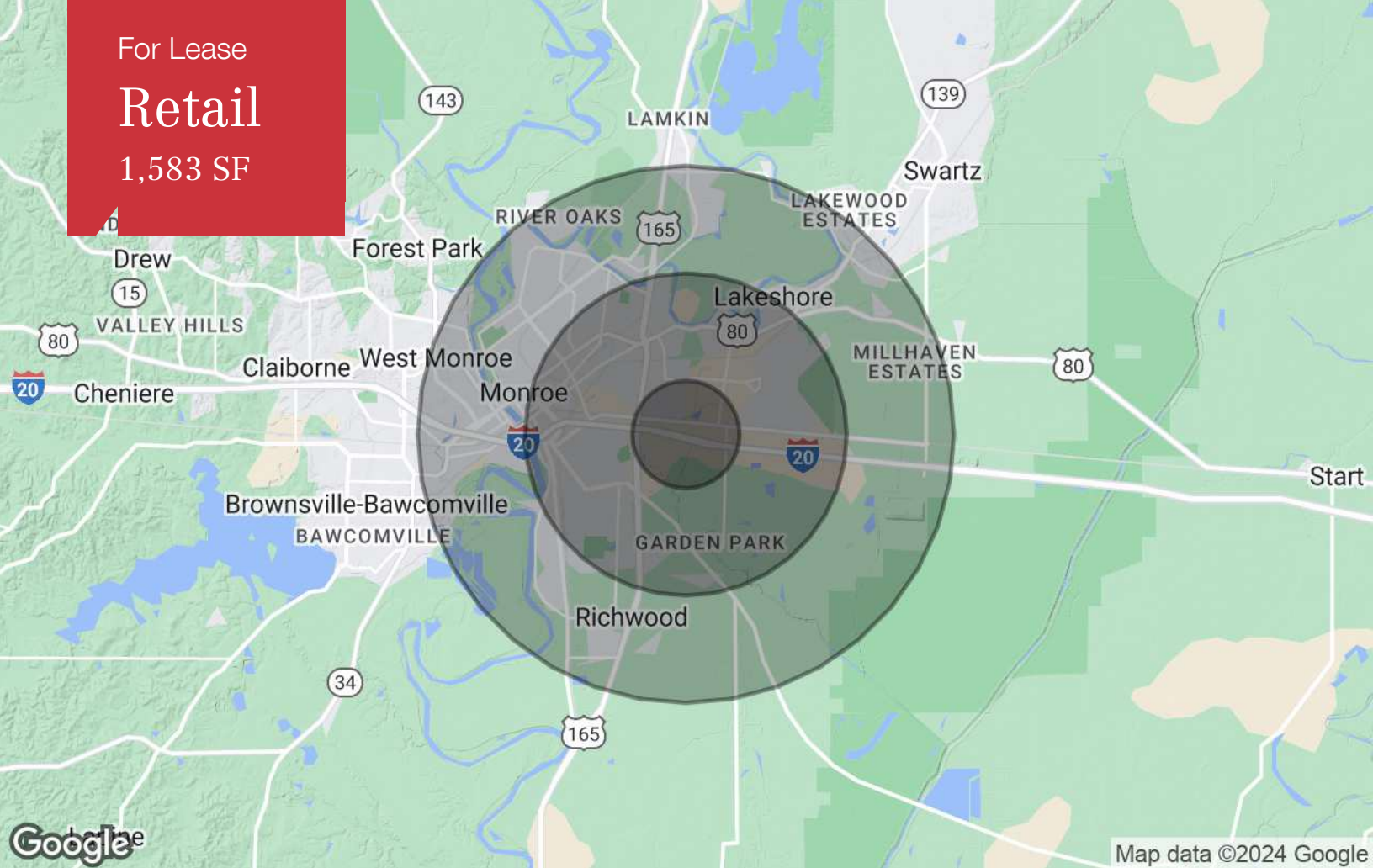
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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	2,846	31,619	72,942
MEDIAN AGE	36	37	38
MEDIAN AGE (MALE)	34	35	36
MEDIAN AGE (FEMALE)	38	38	39
Households & Income			
TOTAL HOUSEHOLDS	1,018	12,046	28,457
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$36,509	\$39,632	\$56,108
AVERAGE HOUSE VALUE	\$126,976	\$157,742	\$186,856
Race			
% WHITE	3.5%	12.8%	29.6%
% BLACK	96.0%	84.6%	65.5%
% ASIAN	0.1%	1.3%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	0.1%	1.0%	2.9%
Ethnicity			
% HISPANIC	0.8%	2.3%	4.4%

* Demographic data derived from 2020 ACS - US Census