

FORMER SEARS AT ALEXANDRIA MALL

ALEXANDRIA, LA

FORMER SEARS BOX WITH REDEVELOPMENT OPPORTUNITY

103,287 SF Building on 10 Acres



THE GRAND ALEXANDRIA

DOLLAR TREE

WALMART

ST. FRANCIS CABRINI SCHOOL

TARGET

CHRISTUS Health. PEDIATRICS

Walgreens

sam's club

LOWE'S

FOUR SEASON'S BOWLING CENTER

BOOT BARN

HOBBY LOBBY

CHASE

BEST BUY

ALEXANDRIA MALL
Dillard's JCPenney ULTA
VERSONA Foot Locker
AMERICAN EAGLE

Hilton FOR THE STAY

Marshalls

TOWNEPLACE SUITES MARRIOTT

SEARS AT ALEXANDRIA MALL

SECURITY SPORTING GOODS

CHRISTUS Health. (385 Bed Hospital)

Kroger Ashley HOMESTORE
HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES

HAVERTYS

Albertsons

planet fitness

McALISTER'S DELI

ELITE PHYSICAL THERAPY

JLL



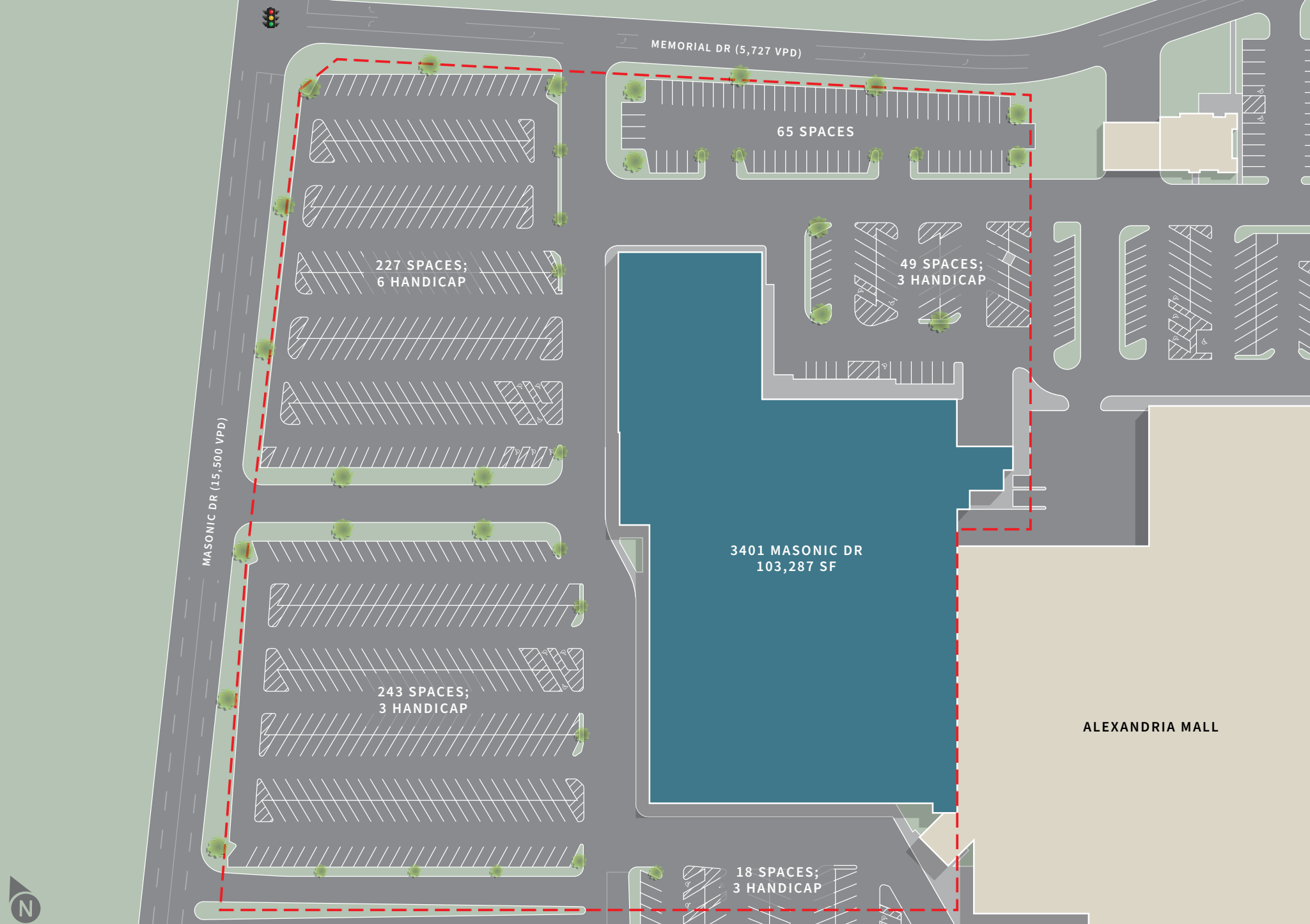
PROPERTY DESCRIPTION

ADDRESS	3401 Masonic Dr, Alexandria, LA 71301
SITE SIZE	10 Acres
YEAR BUILT	1973
BUILDING AREA	103,287 SF

FRONTAGE	Masonic Dr: 719' Memorial Dr: 613'4
ZONING	C-2: General Commercial District
PARKING	602 Total - 15 Handicap Spaces
FLOODPLAIN	No portion of the property is located within the floodplain



SITE PLAN



MASONIC DR (15,500 VPD)

MEMORIAL DR (5,727 VPD)

227 SPACES;
6 HANDICAP

65 SPACES

49 SPACES;
3 HANDICAP

3401 MASONIC DR
103,287 SF

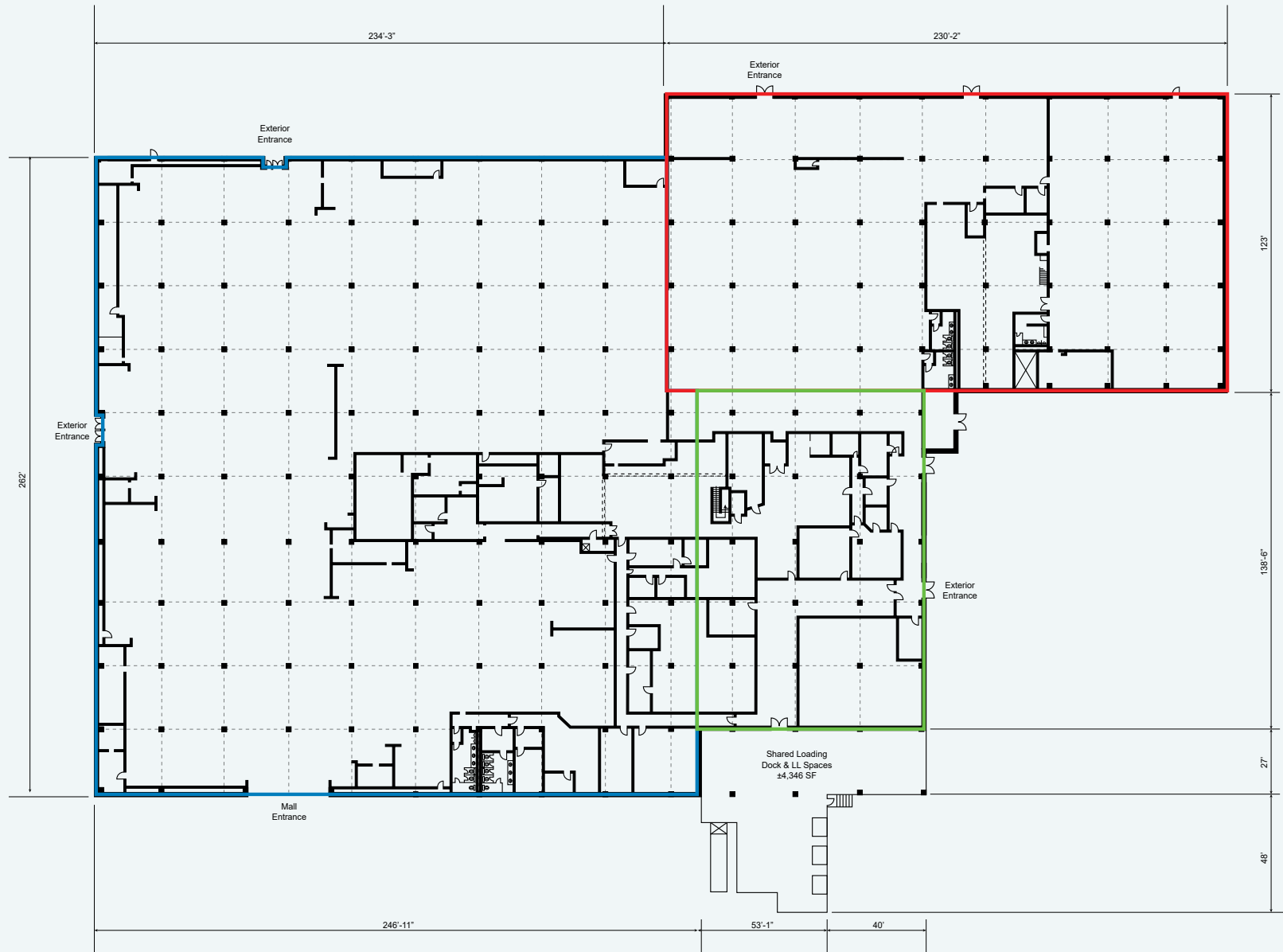
243 SPACES;
3 HANDICAP

18 SPACES;
3 HANDICAP

ALEXANDRIA MALL



SITE PLAN - POTENTIAL MULTI-TENANT FLOOR PLAN



INVESTMENT HIGHLIGHTS

Regional Market Potential

Located within Alexandria, the largest city in central Louisiana, offering a substantial customer base both from urban and surrounding rural areas.

Adaptable Space

Large department store space attached to a well performing mall providing open floor plans and the ability to easily reconfigure. The space could be subdivided for multiple tenants or repurposed for other retail uses.

Hard Corner of Highly Trafficked Retail Destination

The Property is located in Central Louisiana's most visited mall, Alexandria Mall, which boasts over 2.34 Million visits per year, well above the median of 580k for retail centers in Louisiana.

Premium Alexandria Location

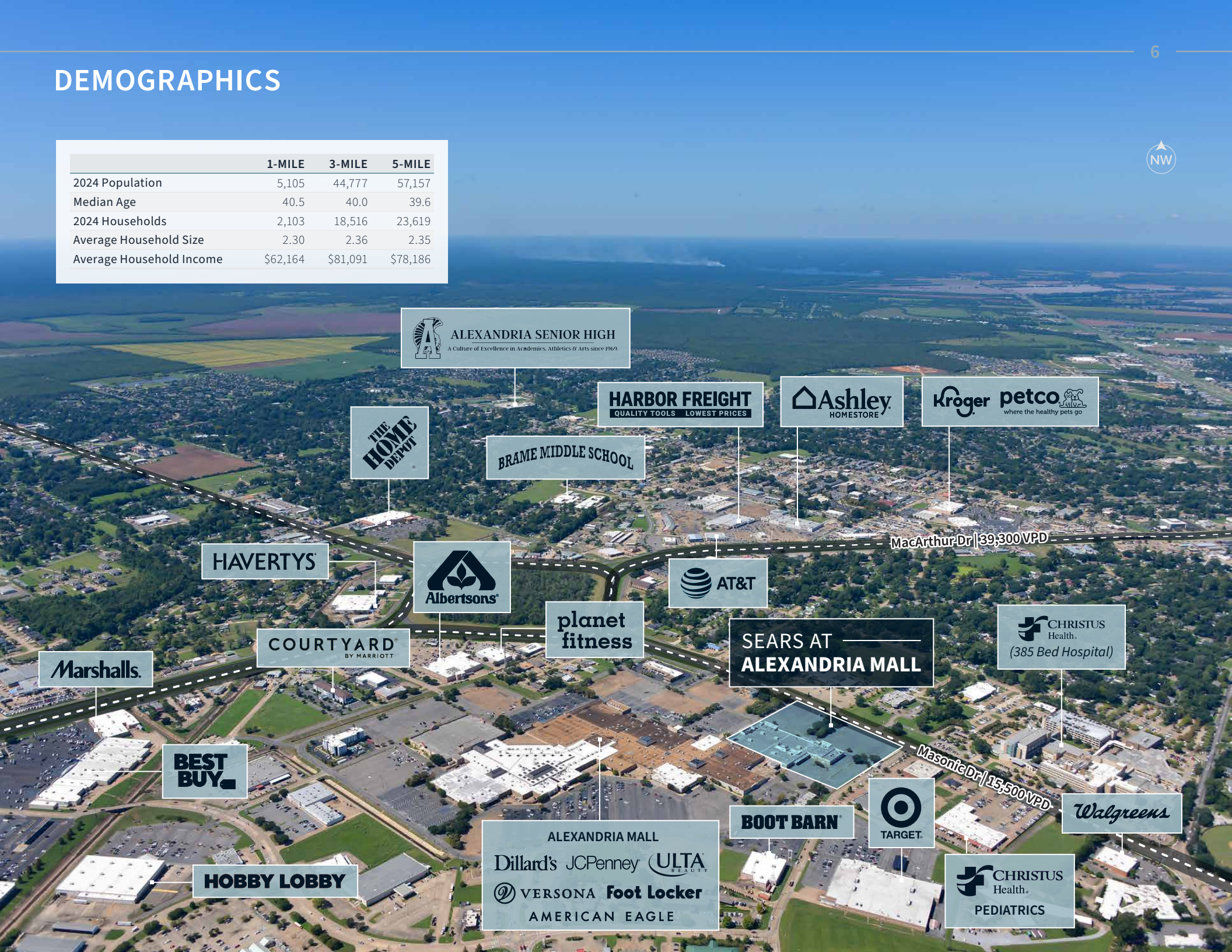
The Property is located adjacent to Tennyson Oaks, Alexandria's most affluent neighborhood. Home values average \$570K compared to the rest of Alexandria at \$130K bringing increased spending power to the property.



DEMOGRAPHICS



	1-MILE	3-MILE	5-MILE
2024 Population	5,105	44,777	57,157
Median Age	40.5	40.0	39.6
2024 Households	2,103	18,516	23,619
Average Household Size	2.30	2.36	2.35
Average Household Income	\$62,164	\$81,091	\$78,186



ALEXANDRIA SENIOR HIGH
A Culture of Excellence in Academics, Athletics & Arts since 1969.

THE HOME DEPOT

HARBOR FREIGHT
QUALITY TOOLS | LOWEST PRICES

Ashley
HOMESTORE

Kroger petco
where the healthy pets go

BRAME MIDDLE SCHOOL

HAVERTYS

Albertsons

AT&T

MacArthur Dr | 39,300 VPD

planet fitness

COURTYARD
BY MARRIOTT

SEARS AT ALEXANDRIA MALL

CHRISTUS Health
(385 Bed Hospital)

Marshalls

BEST BUY

Mason Dr | 15,500 VPD

BOOT BARN

TARGET

Walgreens

ALEXANDRIA MALL
Dillard's JCPenney **ULTA** BEAUTY
VERONA **Foot Locker**
AMERICAN EAGLE

CHRISTUS Health
PEDIATRICS

HOBBY LOBBY

LOCATION OVERVIEW

Alexandria is located in the heart of Central Louisiana and is a vibrant commercial, educational and healthcare center. The city lies on a level plain of Longleaf Pine forests at 55 feet above sea level, in almost the exact geographic center of Louisiana. It is situated on the south bank of the Red River in Rapides Parish, approximately 180 miles northwest of New Orleans and 120 miles north of Baton Rouge.

Alexandria's economy is diverse, including healthcare, education, government, manufacturing and retail jobs. Roy O. Martin Company, Union Tank Car, Hayes Manufacturing, BASF and Electric, and St. Frances hospital are all major employers in the area.

Alexandria is the major healthcare center for all of Central Louisiana. It features a large number of doctors, clinics, facilities, and hospitals. Among the facilities located in the Alexandria area are the Rapides Regional Medical Center, St. Frances Cabrini Hospital, Central Louisiana State Hospital, and the Veterans Administration Medical Center.



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