



PROPERTY OVERVIEW

- Home to the new Dollar General store
- Over 76,000 SF on 7.22 acres of land, suitable for diverse business needs
- Recently renovated exterior and updated parking lot
- Centrally located near Marksville's Business District, ensuring high visibility
- Located near Paragon Casino and in the parish seat of Avoyelles

FOR LEASE

\$8 - 18 PSF + NNN

AVAILABLE SPACES

Suite 1	4,000 SF (Demisable)
Suite 4	4,500 SF (Demisable)
Suite 13	5,300 SF (Demisable)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	3,555	7,574	11,182
Average HH Income	\$42,675	\$48,538	\$51,207
Daytime Population	4,917	10,121	12,186



The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #004

D'Argent Companies
1460 Centre Court
Alexandria, LA 71301
318-787-6049

Info@Dargentcompanies.com
www.Dargentcompanies.com

SCAN ME

Aerial Overview



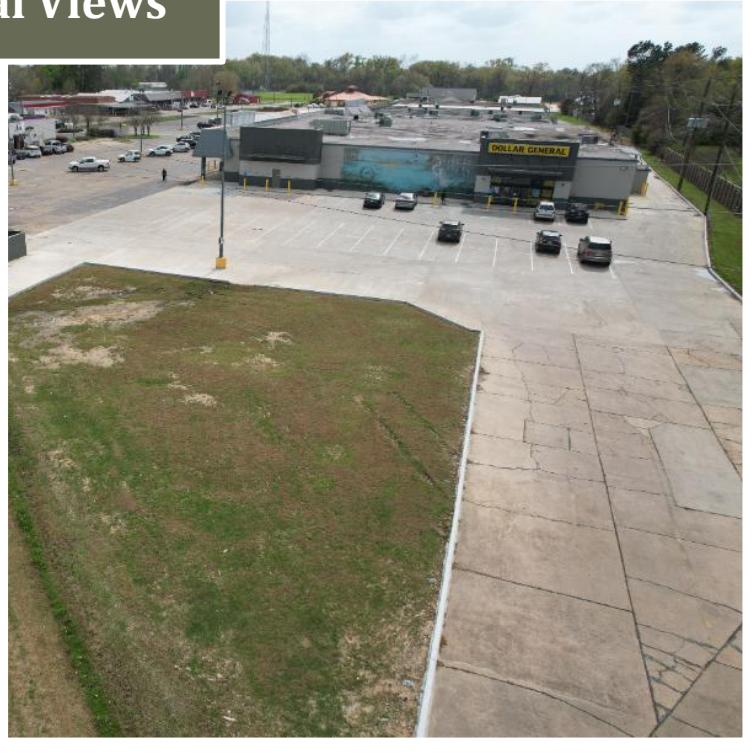
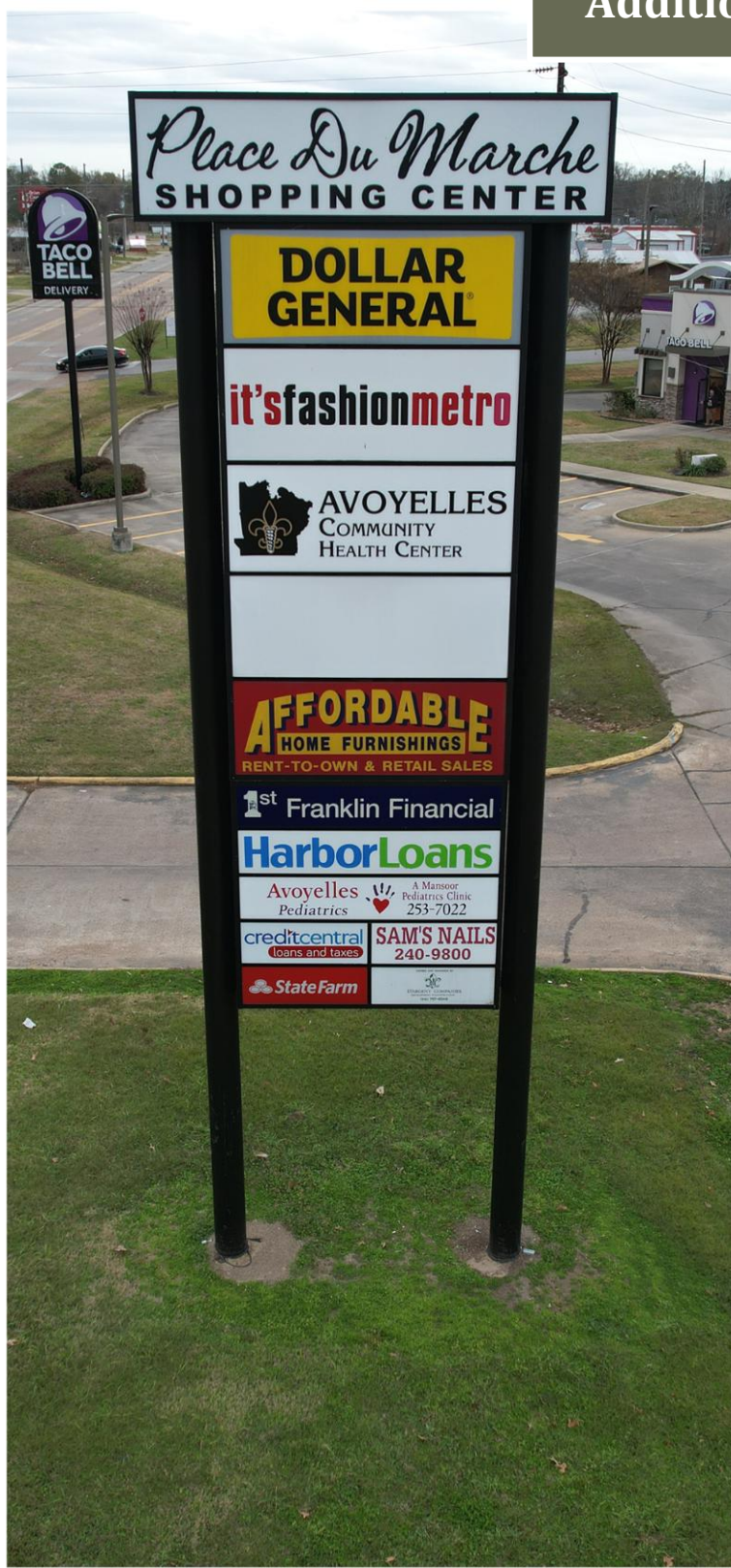
SCAN ME

The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #004

D'Argent Companies
1460 Centre Court
Alexandria, LA 71301
318-787-6049

Info@Dargentcompanies.com
www.Dargentcompanies.com

Additional Views



The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #004

D'Argent Companies
1460 Centre Court
Alexandria, LA 71301
318-787-6049

Info@Dargentcompanies.com
www.Dargentcompanies.com

SCAN ME