



WESTGATE SHOPPING CENTER

Alexandria, Louisiana

Westgate Shopping Center is a 167,921 square foot non-grocery neighborhood shopping center located in Alexandria, Louisiana, at the intersection of Highway 28 and MacArthur Boulevard.



CENTER PROFILE

Total Square Feet	167,921
Number of Stores/Services	10
Number of Levels	1
Number of Parking Spaces	1,538

MAJOR TENANTS

Sutherlands	82,200 SF
Roses Express	28,500 SF

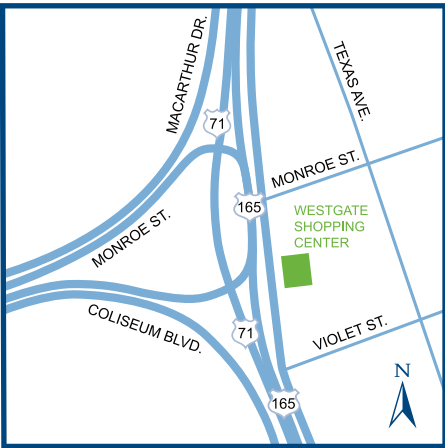
MARKET DEMOGRAPHICS

1 Mile	
Population	8,234
Number of Households	3,442
Average Household Income	\$56,175

3 Mile	
Population	40,931
Number of Households	16,966
Average Household Income	\$56,108

5 Mile	
Population	64,590
Number of Households	26,667
Average Household Income	\$53,897

Daily Vehicle Count	
MacArthur Drive (Hwy 65)	39,000
Monroe Street	29,000



WESTGATE SHOPPING CENTER
111-433 MacArthur Drive
Alexandria, LA 71301

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TENANT LIST

SPECIALTY SHOPS	
Aaron's Rent-To-Own	201

GENERAL MERCHANDISE & VARIETY	
Dollar General	301A

RESTAURANT/FOOD	
Golden Corral	OP4
McDonald's	OP

FINANCIAL	
Regions Bank	SECR

SERVICES	
AutoZone	200/250
H&R Block	101
Jackson Hewitt Tax Service	150

MAJOR TENANTS	
Roses Express	A&P
Sutherlands	KMART

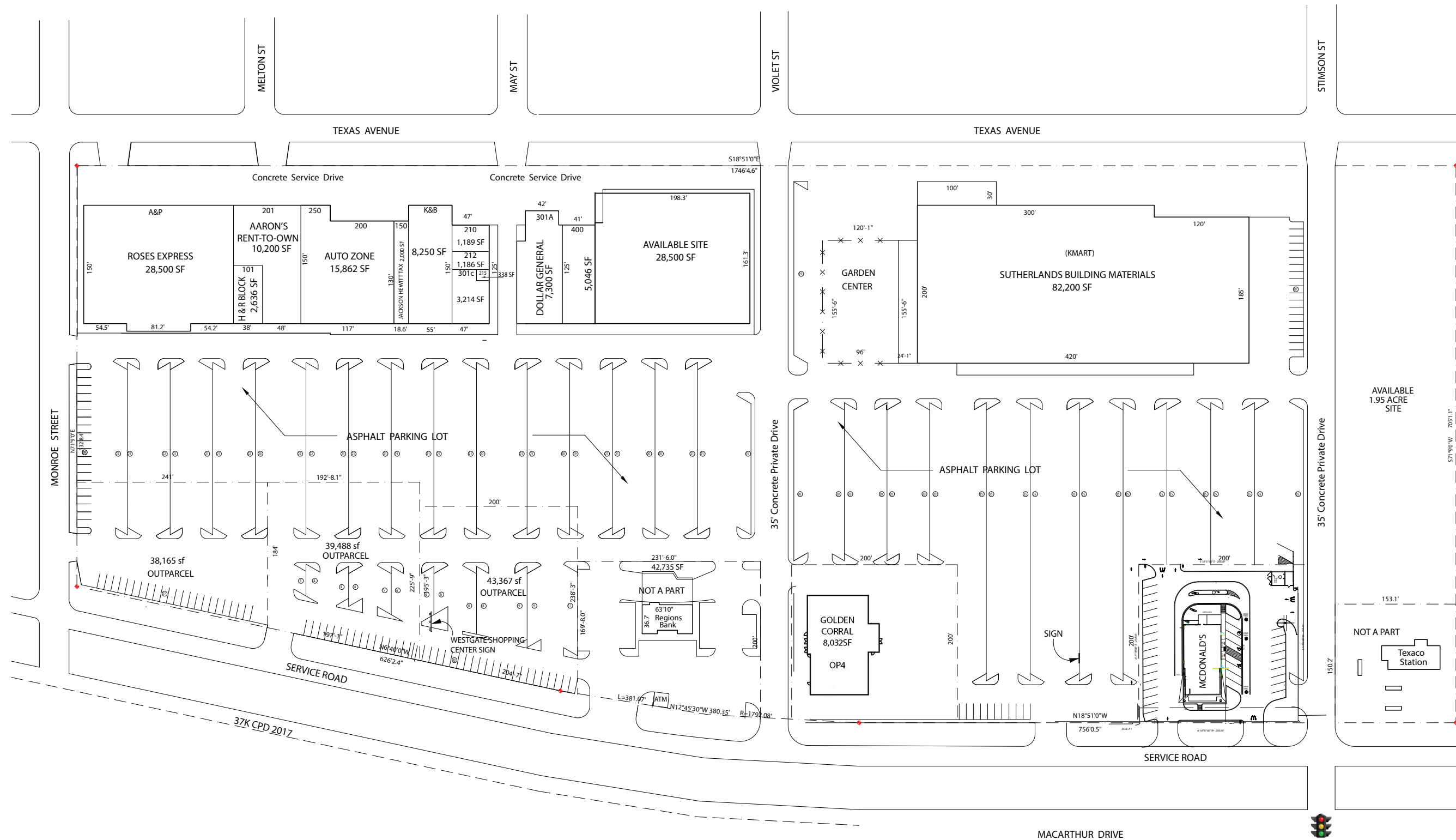


LEASING INQUIRIES

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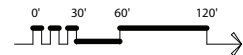
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This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.

Lease Plan

SCALE: N.T.S.



1. All dimensions subject to field verification
2. Area and parking tabulations subject to final layout