

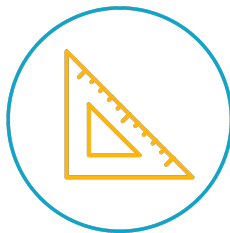
Ruston, Louisiana - Eagle Plaza

Walmart Shadow Center

1407 Eagle Dr., Ruston, LA
71270



GLA
31,880 SF



Space Available
1,600 SF



True Trade Area Population
40,441



Traffic Count
15,000

Market Highlights

- Walmart Shadow Center with 3M visits annually
- Anchor tenants: Dollar Tree & Petsense
- Nearby retailers: Office Depot, Lowe's, Chick-fil-A, Hibbett Sports, Whataburger, and Burke's Outlet
- Louisiana Tech University in Ruston has annual enrollment of 12,000 students

Located in primary retail corridor along Interstate 20 in Ruston, LA, this shopping center has an estimated 3M annual visits, providing essential services to both local residents and travelers passing through the area. Walmart anchors this retail center, attracting significant traffic and visibility to the area, making it a perfect location for retail, healthcare services, or a restaurant. Entrance to this center comes from a heavily traveled intersection next to I-20.

For More Information:

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MRP CAPITAL GROUP

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