

## Available Land



### PROPERTY OVERVIEW

- Shadow Anchored by Hobby Lobby and Anchored by Big Lots
- Near a Main Retail Corridor and Just Off I-20
- Next to The Assembly, Cinemark Theater and Multiple Hotels
- Near Walmart Supercenter & Glenwood Regional Medical Center
- Cross parking and access for outparcel

### FOR SALE/LEASE/BTS

Lease Rate	\$50,000 Annually
Sale	\$500,000
Build-to-Suit	Opportunities Available

### AVAILABLE LAND

Outparcel	15,000SF (.35 acres)
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### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	3,862	36,058	76,804
Average HH Income	\$53,391	\$52,447	\$58,246
Daytime Population	12,381	48,493	83,127

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information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice.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. #002

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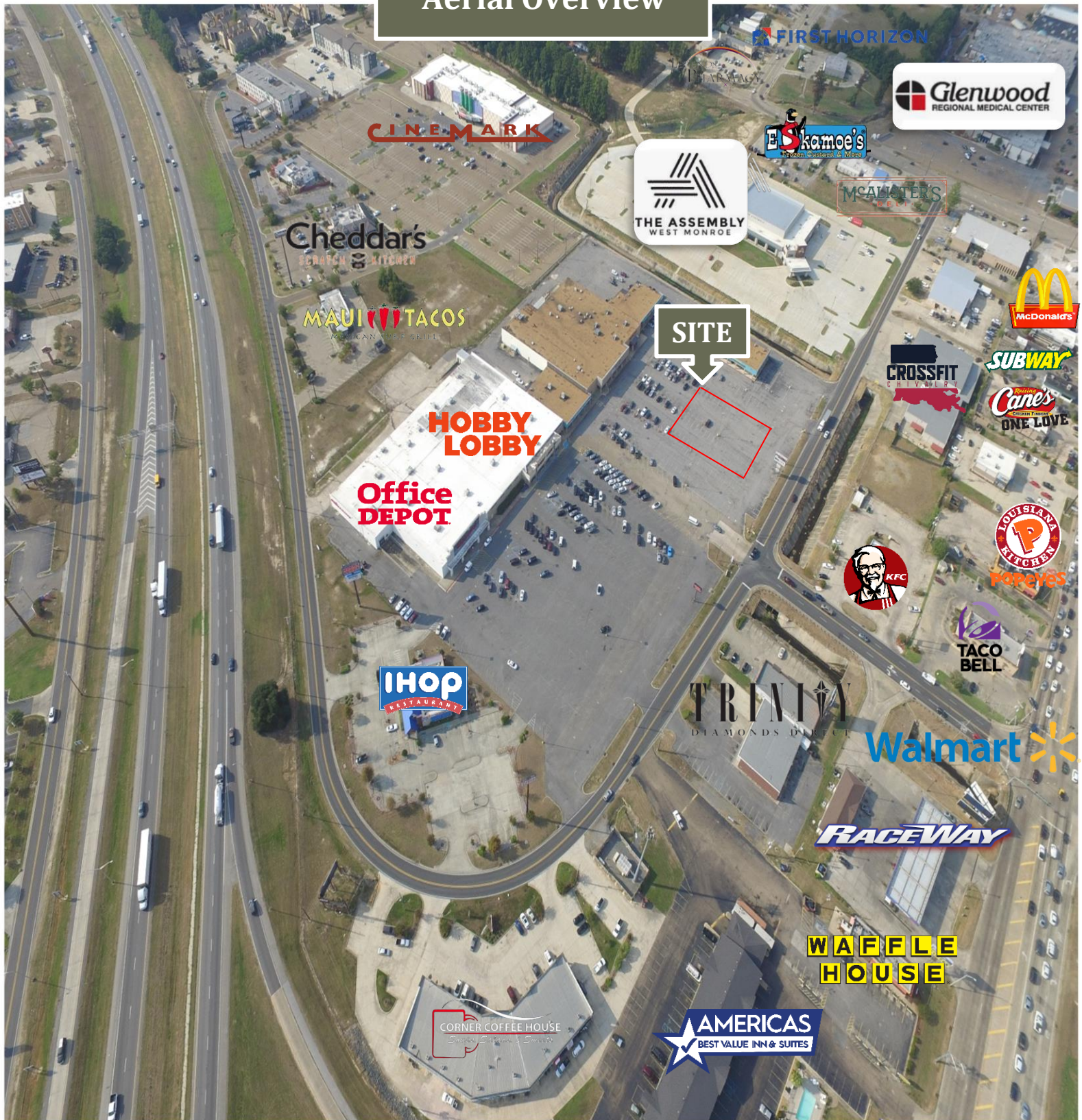
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SCAN ME



## Aerial Overview



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