

Available Spaces



PROPERTY OVERVIEW

- Prime location near Walmart Supercenter, attracting a steady flow of customers
- Co-tenants include well-known national brands: CATO, Shoe Show, Wing Stop, Dollar Tree, and Papa John's
- 30 minutes from the renowned LSU campus and close to the top-ranked Central High School
- Excellent visibility, foot traffic, and growth potential for your business

FOR LEASE

\$12 – \$24 PSF + NNN

AVAILABLE SPACES

Suite U	8,400 SF (Demisable)
Suite AA	2,700 SF (Demisable/ Drive Thru)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	2,044	15,491	27,348
Average HH Income	\$90,485	\$95,345	\$86,420
Daytime Population	2,155	13,481	22,495



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information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice.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

Aerial Overview



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information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice.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