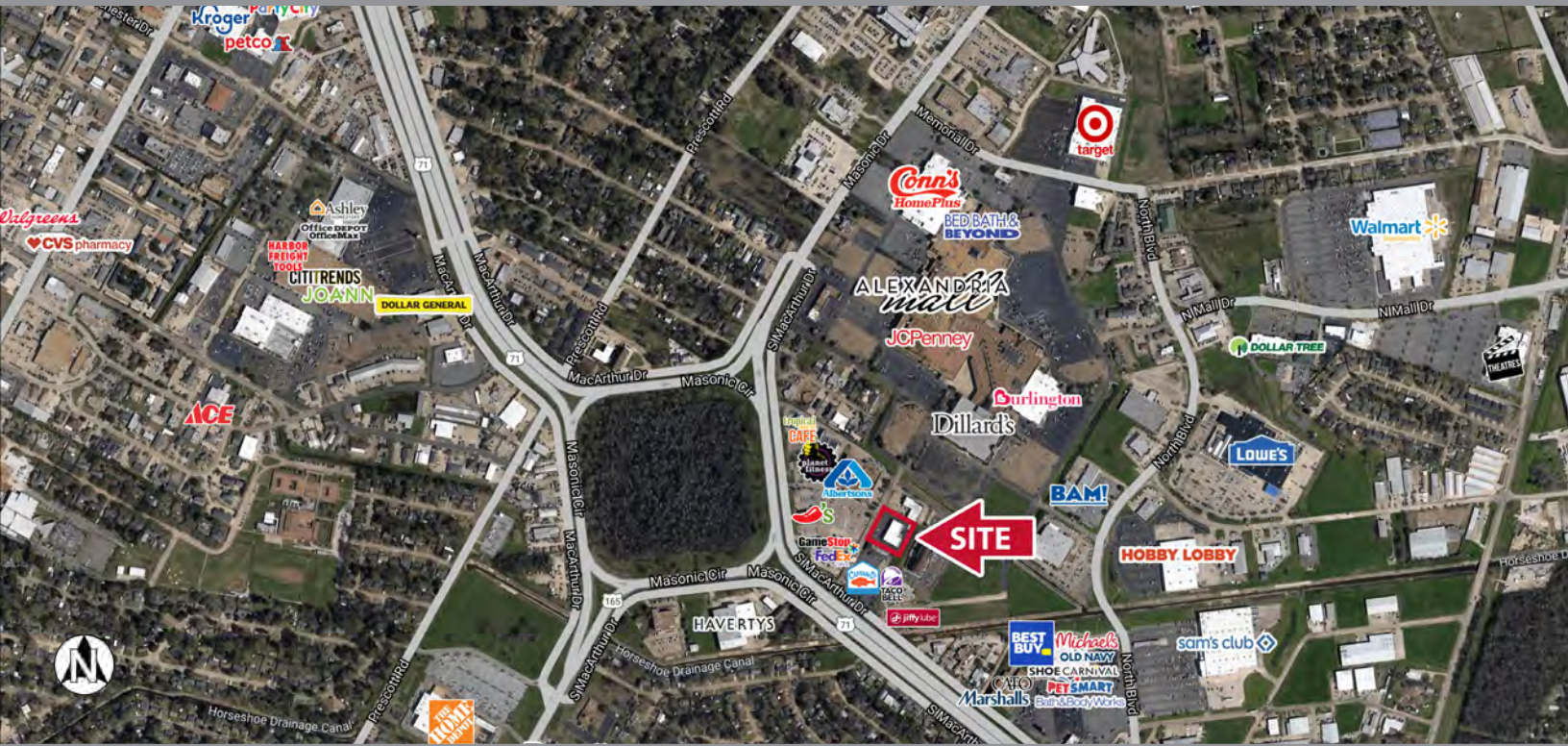


# Alexandria Station

2385 S. MacArthur Dr.  
Alexandria, LA 71301  
Rapides Parish



## key features

- adjacent to power center Alexandria Mall and Louisiana's top-performing Albertsons\* in the retail hub of Alexandria
- join new Vexus Fiber and Lendmark
- end cap with potential drive-thru available
- newly refreshed façade
- highly visible from MacArthur Drive/U.S. 71 and Masonic Drive / U.S. 165 Bus., with daily traffic counts of 19,160 on MacArthur Drive and 12,389 on Masonic Drive

\* Placer.ai, 09/30/2021

## demographics

	1 mile	3 miles	5 miles
population	5,162	42,251	56,214
households	2,066	17,295	22,806
avg. household income	\$57,577	\$78,770	\$76,136
daytime population	12,229	47,792	61,319

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



**retail space for lease** 1,540 – 3,080 sf

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UNIT	TENANT	S.F.
A	AVAILABLE	1,540
B	LENDMARK	1,540
C-D	AVAILABLE - <i>DIVISIBLE</i>	3,080
E	VEXUS FIBER	5,500

