

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE // WESTGATE SHOPPING CENTER // 111-433 MACARTHUR DRIVE // ALEXANDRIA, LA 71303



OFFERING SUMMARY

Available SF: ±6,150 – 28,500 SF

Base Lease Rate: \$10.00 SF/yr

Lot Size: ±26.13 Acres

Building Size: ±175,683 Square Feet

PROPERTY OVERVIEW

Located in Alexandria, LA at the intersection of Highway 28 and MacArthur Boulevard, this shopping center is anchored by Sutherlands Building Materials, a regional tenant occupying 82,200 square feet, and is home to a collection of major retailers, including H&R Block, Dollar General and AutoZone.



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AVAILABLE SPACES



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LEASE TYPE | NNN TOTAL SPACE | 6,150 – 28,500 SF LEASE TERM | Negotiable LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
111	Available	28,500 SF	NNN	Negotiable
219	Available	8,250 SF	NNN	\$10.00 SF/yr
225	Available	6,150 SF	NNN	\$10.00 SF/yr
311	Available	4,800 SF	Negotiable	Negotiable

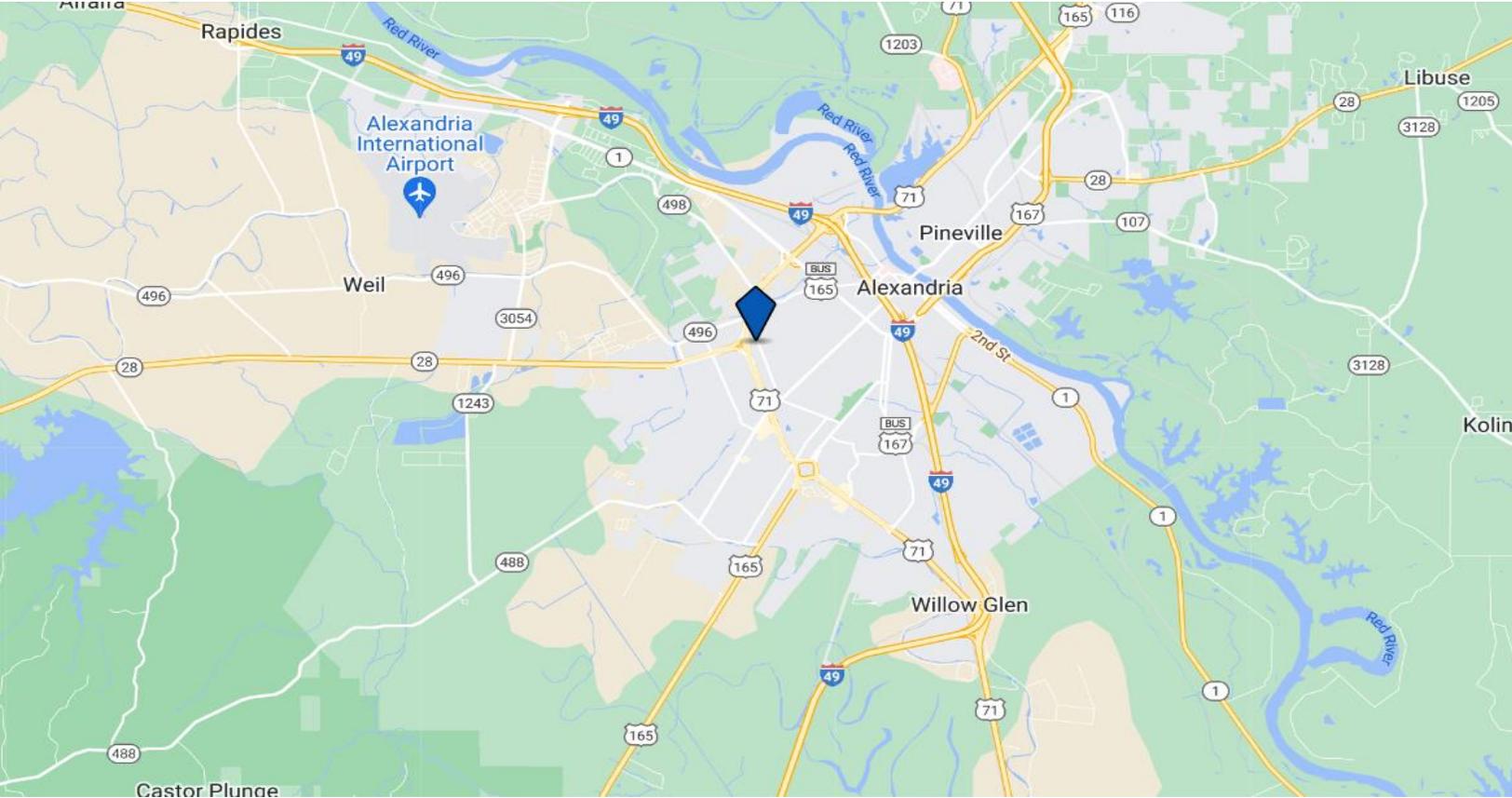


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DEMOGRAPHICS MAP & REPORT



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POPULATION	3 MILE	5 MILES	10 MILES
Total Population	42,047	67,489	103,563
Median age	37.7	38.9	36.3
Median age (Female)	35.4	37.1	34.3
Median age (Male)	36.8	36	35.4
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total households	16,277	25,904	39,295
# of persons per HH	2.6	2.5	2.8
Average HH income	\$60,601	\$58,143	\$61,644
Average house value	\$153,166	\$191,346	\$172,100

* Demographic data derived from 2020 ACS - US Census



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PROPERTY PHOTOS

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