

FORMER SEARS AT ALEXANDRIA MALL

ALEXANDRIA, LA

FORMER SEARS BOX "AS-IS" WITH REDEVELOPMENT OPPORTUNITY

103,287 SF Building on 10 Acres



THE GRAND
ALEXANDRIA

DOLLAR TREE

WALMART

LOWE'S

FOUR SEASON'S
BOWLING CENTER

BOOT BARN

CHASE

TARGET

ST. FRANCIS
CABRINI SCHOOL

CHRISTUS
Health
PEDIATRICS

Walgreens

sam's club

HOBBY LOBBY

BEST BUY

Marshalls

Hilton
FOR THE STAY

TOWNEPLACE
SUITES
MARRIOTT

Albertsons

planet
fitness

HAVERTYS

Kroger Ashley
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

McALISTER'S
DELI

ELITE
PHYSICAL
THERAPY

ALEXANDRIA MALL
Dillard's JCPenney ULTA
VERNONA Foot Locker
AMERICAN EAGLE

SEARS AT
ALEXANDRIA MALL

SECURITY
SPORTING GOODS

CHRISTUS
Health
(385 Bed Hospital)

JLL

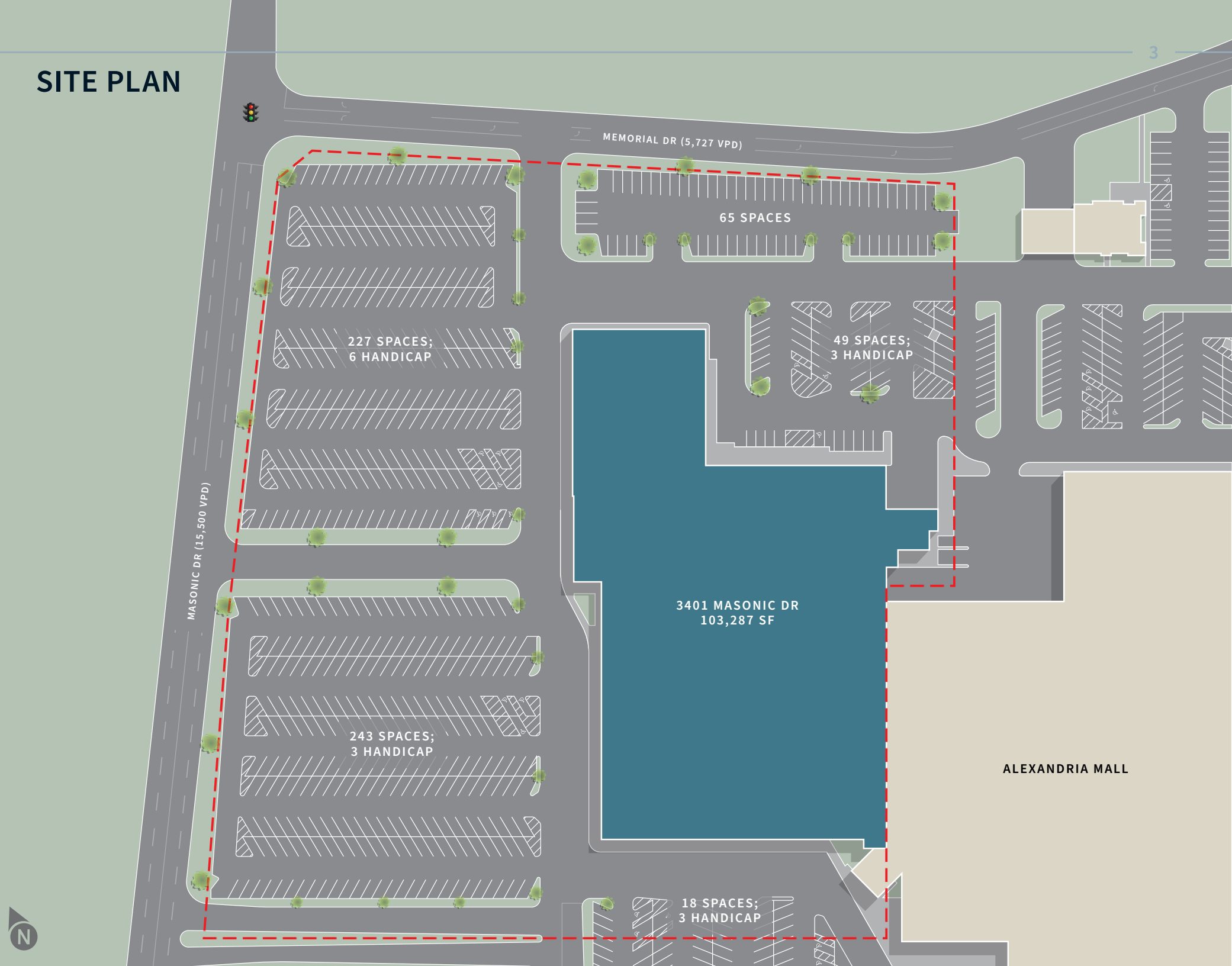
PROPERTY DESCRIPTION

ADDRESS	3401 Masonic Dr, Alexandria, LA 71301
SITE SIZE	10 Acres
YEAR BUILT	1973
BUILDING AREA	103,287 SF

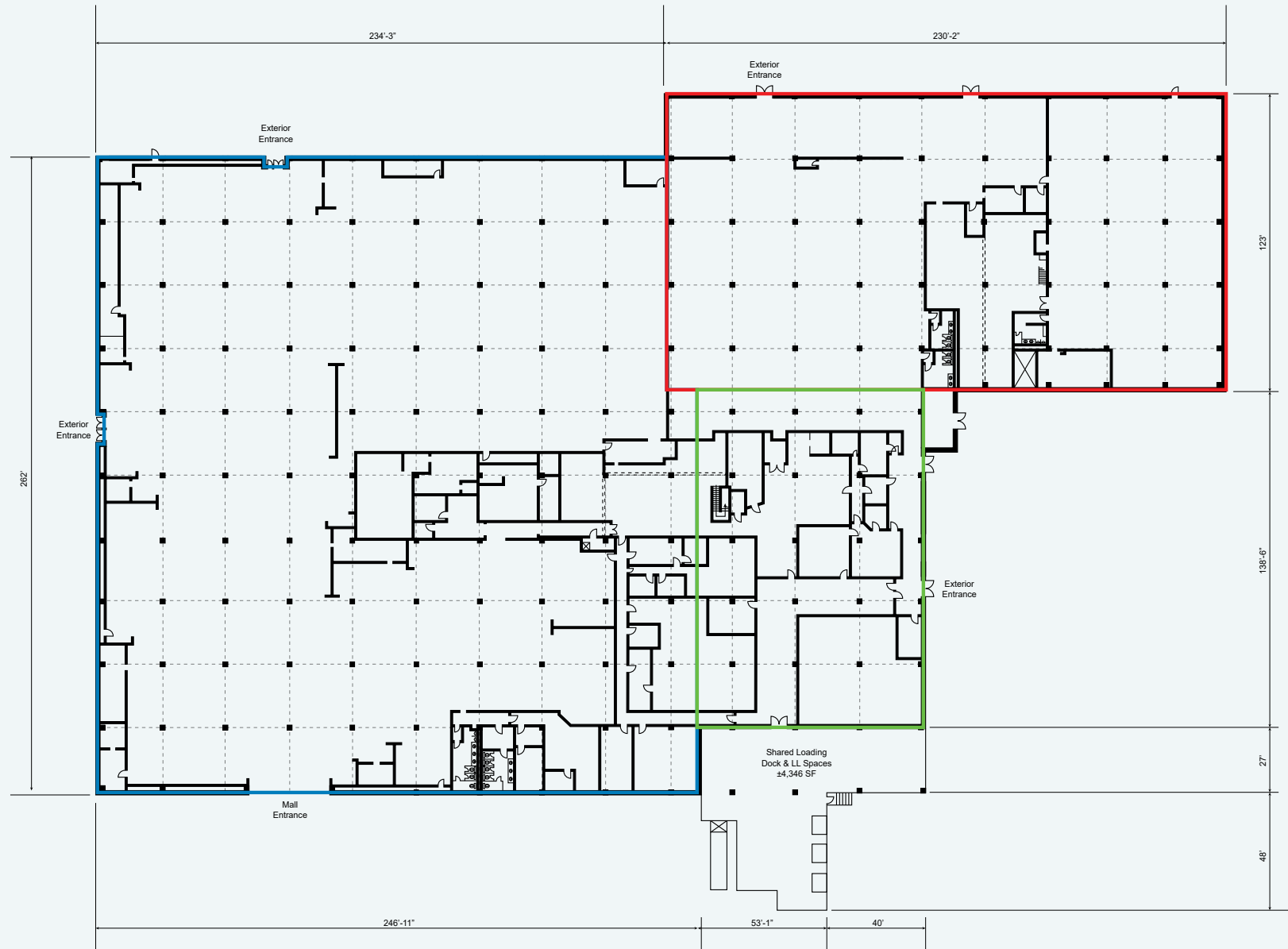
FRONTAGE	Masonic Dr: 719' Memorial Dr: 613'4
ZONING	C-2: General Commercial District
PARKING	602 Total - 15 Handicap Spaces
FLOODPLAIN	No portion of the property is located within the floodplain



SITE PLAN



SITE PLAN - POTENTIAL MULTI-TENANT FLOOR PLAN



INVESTMENT HIGHLIGHTS

Regional Market Potential

Located within Alexandria, the largest city in central Louisiana, offering a substantial customer base both from urban and surrounding rural areas.

Adaptable Space

Large department store space attached to a well performing mall providing open floor plans and the ability to easily reconfigure. The space could be subdivided for multiple tenants or repurposed for other retail uses.

Hard Corner of Highly Trafficked Retail Destination

The Property is located in Central Louisiana's most visited mall, Alexandria Mall, which boasts over 2.34 Million visits per year, well above the median of 580k for retail centers in Louisiana.

Premium Alexandria Location

The Property is located adjacent to Tennyson Oaks, Alexandria's most affluent neighborhood. Home values average \$570K compared to the rest of Alexandria at \$130K bringing increased spending power to the property.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 Population	5,105	44,777	57,157
Median Age	40.5	40.0	39.6
2024 Households	2,103	18,516	23,619
Average Household Size	2.30	2.36	2.35
Average Household Income	\$62,164	\$81,091	\$78,186



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