

PROPERTY OVERVIEW

Address

3401 Masonic Dr
Alexandria, LA 71301

Site Size

10 Acres

Building Area

103,287 SF

Year Built

1973

Zoning

C-2 – General Commercial District

Parking

602 Total Spaces
15 ADA Spaces

Floodplain

No portion of the property is located within
a floodplain

Alexandria Mall Former Sears Building Lease, Redevelop and Sale Opportunity



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Alexandria Mall – Alexandria, Louisiana

SEARS REDEVELOPMENT OPPORTUNITY

103,287 SF Anchor Box on 10 Acres

Prime Retail • Entertainment • Fitness • Redevelopment Opportunity

3401 Masonic Drive

Alexandria, Louisiana 71301

EXECUTIVE SUMMARY

The former Sears anchor at Alexandria Mall presents a rare large-format redevelopment opportunity within the dominant retail corridor serving Central Louisiana.

The property consists of a 103,287 square foot building situated on approximately 10 acres with excellent visibility, strong access, and more than 600 parking spaces. The building's large flexible floorplate allows for a variety of redevelopment strategies including junior anchor retail, entertainment, fitness, medical, or mixed-use conversion.

The site benefits from significant frontage along Masonic Drive and Memorial Drive and serves the broader Alexandria and Pineville regional trade area.

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	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

Area Highlights



ALEXANDRIA SENIOR HIGH
A Culture of Excellence in Academics, Athletics & Arts since 1969.

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Ashley
HOMESTORE

Kroger petco
where the healthy pets go.

THE HOME DEPOT

BRAME MIDDLE SCHOOL

MacArthur Dr | 39,300 VPD

MacArthur Dr | 38,300 VPD

HAVERTYS

Albertsons

planet fitness

AT&T

SEARS AT ALEXANDRIA MALL

CHRISTUS Health
(385 Bed Hospital)

Marshalls

COURTYARD BY MARRIOTT

BEST BUY

Walmart

WALGREENS

CHRISTUS Health
PEDIATRICS

HOBBY LOBBY

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

BOOT BARN

TARGET

Masonic Dr | 113,000 VPD

PROPERTY HIGHLIGHTS

- Former regional mall anchor building
- Large flexible 103,287 SF floorplate
- Positioned on a 10 acre redevelopment site
- Excellent visibility along Masonic Drive
- Strong regional retail location
- 602 dedicated parking spaces
- Multiple access points
- Potential for subdivision or full building reuse



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REDEVELOPMENT OPPORTUNITIES SEARS Alexandria LA

The property can support a wide range of redevelopment concepts including:

Retail

- Junior anchor retailers
- Off-price retail
- Home furnishings
- Sporting goods

Entertainment

- Family entertainment center
- Bowling and arcade
- Indoor adventure park
- Cinema or gaming

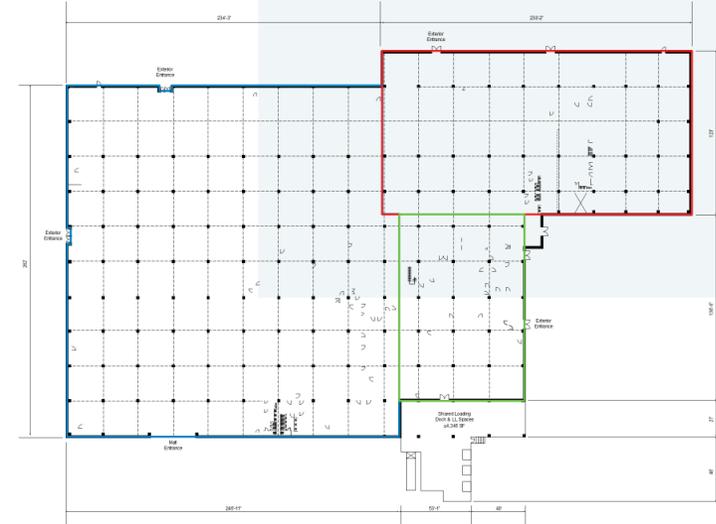
Fitness / Recreation

- Large format health club
- Indoor sports complex
- Pickleball or recreation facility

Alternative Uses

- Medical campus
- Education or training facility
- Self-storage conversion
- Mixed-use redevelopment

SITE PLAN - POTENTIAL MULTI-TENANT FLOOR PLAN



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