

SUMMARY

PROPOSED SITE PLAN

RETAIL COMPETITION

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

- Within close proximity to Pecanland Mall (the only regional mall within 80 miles), major concentration of national and regional retailers, hotels and restaurants.
- Great visibility and accessibility from Interstate 20
- Top traffic counts - businesses around the proposed development include Sam's Club, several hotels, casual sit-down restaurants, Kohl's, Target, Best Buy, The Home Depot, and more.

PROPOSED ADDITIONAL LEASABLE AREA

- 180,890 SF

PROPERTY HIGHLIGHTS

- Build-to-suit opportunities (minimum of 10,000 SF)
- Ground lease pad sites available (0.72 to 1 Acre)

NOTABLE AREA RETAILERS

- Lowe's & Sam's Club
- Pecanland Mall - Belk, Dillard's, Dick's Sporting Goods, H&M, JCPenney, Old Navy
- Monroe Regional Airport
- Target, Ross Dress For Less, Boot Barn
- Kohl's, T.J.Maxx, Best Buy, Michaels, ULTA Beauty
- The Home Depot, Ashley Furniture HomeStore



SUMMARY

PROPOSED SITE PLAN

RETAIL COMPETITION

DEMOGRAPHICS



KEY

- Available:
- Leased:
- Future Site:

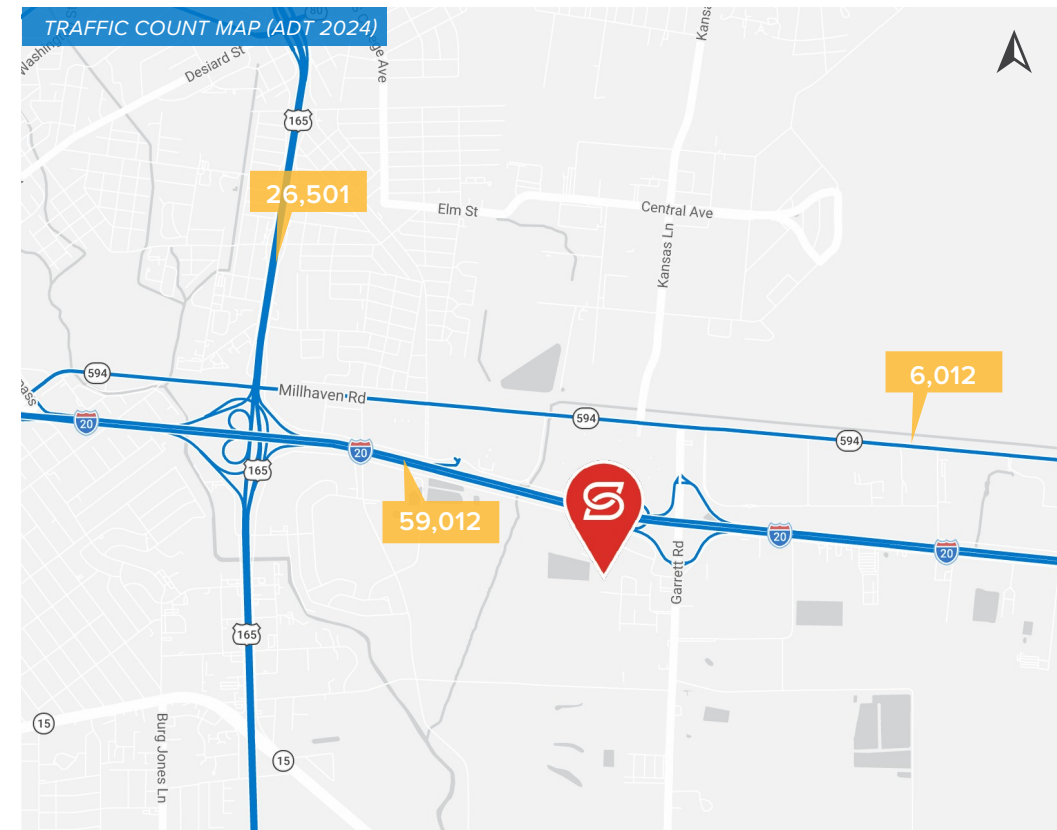
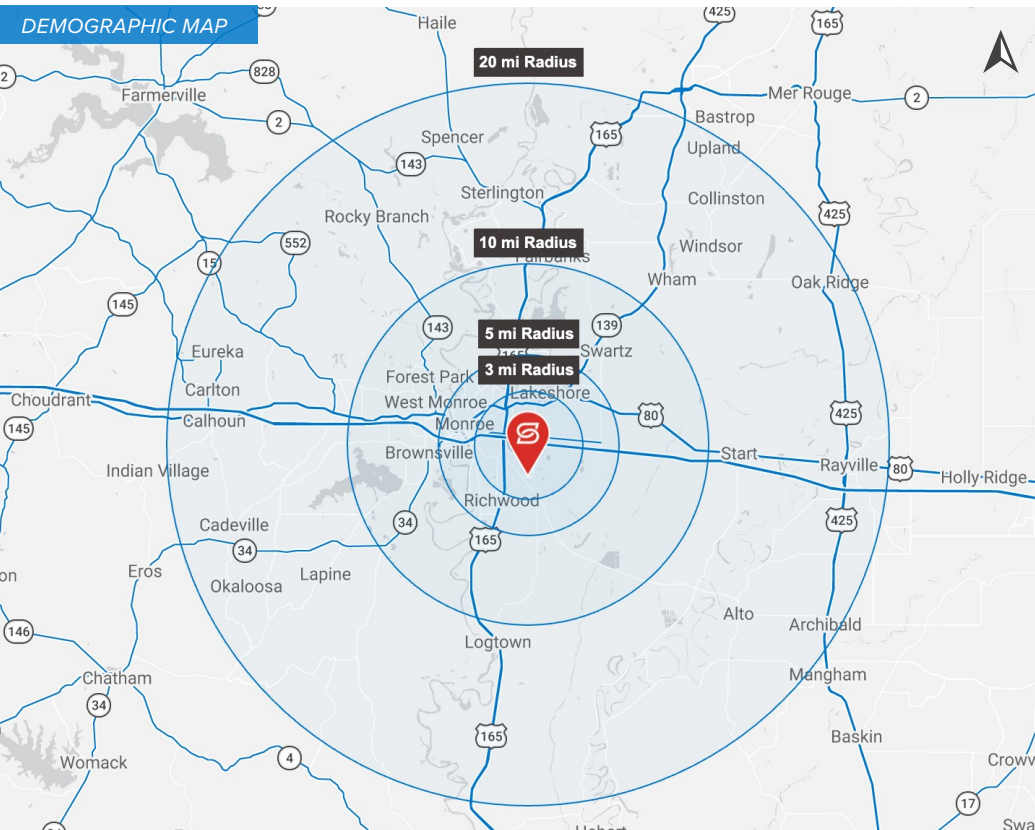
SITE SUMMARY	
1. Lowe's	125,357 sq. ft.
2. Proposed Future Build Area	180,890 sq. ft.

SUMMARY

PROPOSED SITE PLAN

RETAIL COMPETITION

DEMOGRAPHICS



2025 DEMOGRAPHICS

POPULATION

3 MI	5 MI	10 MI	20 MI
28,789	67,978	126,964	176,707

AVG. HH INCOME

3 MI	5 MI	10 MI	20 MI
36,940	60,304	76,497	82,001

DAYTIME POPULATION

3 MI	5 MI	10 MI	20 MI
27,433	70,375	100,157	139,551