

WALMART PLAZA RETAIL SPACES FOR LEASE

929 Keyser Avenue, Natchitoches, LA 71457

2 MILES FROM NORTHWESTERN STATE UNIVERSITY



**SUBJECT
PROPERTY**



Exclusively Listed by:

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SHADOW SHOPPING CENTER ADJACENT TO WALMART SUPERCENTER



HIGH TRAFFIC SHOPPING CENTER

- \$73K Average Household Income within 1 Mile
- 21,105 Average Cars Per Day @ Keyser Avenue
- Less than 1 mile from Natchitoches Regional Medical Center (96 beds)
- 2 miles from Northwestern State University
- Monthly Visits: 220,000+
Estimated Annual Visits: 2.6 million+
Traffic Ranking: Top 15% nationally for foot traffic (per Placer.ai)
- Adjacent to only Walmart within 30 miles

AVAILABLE SUITES

- Suite D 6,000 SF (15' x 120')
- Suite E 1,600 SF (20' x 80')
- Suite G 1,200 SF (15' x 80')
- Suite H & I 4,960 SF (62' x 80')
- Suite J 1,200 SF (15' x 80')

TENANTS

- SHOE DEPT.
- Hibbett Sports
- AT&T
- Wing Stop
- Go Auto
- Best Nails & Spa
- Lucky Village Super Buffet
- Rent-A-Center
- Cricket Wireless
- T-Mobile

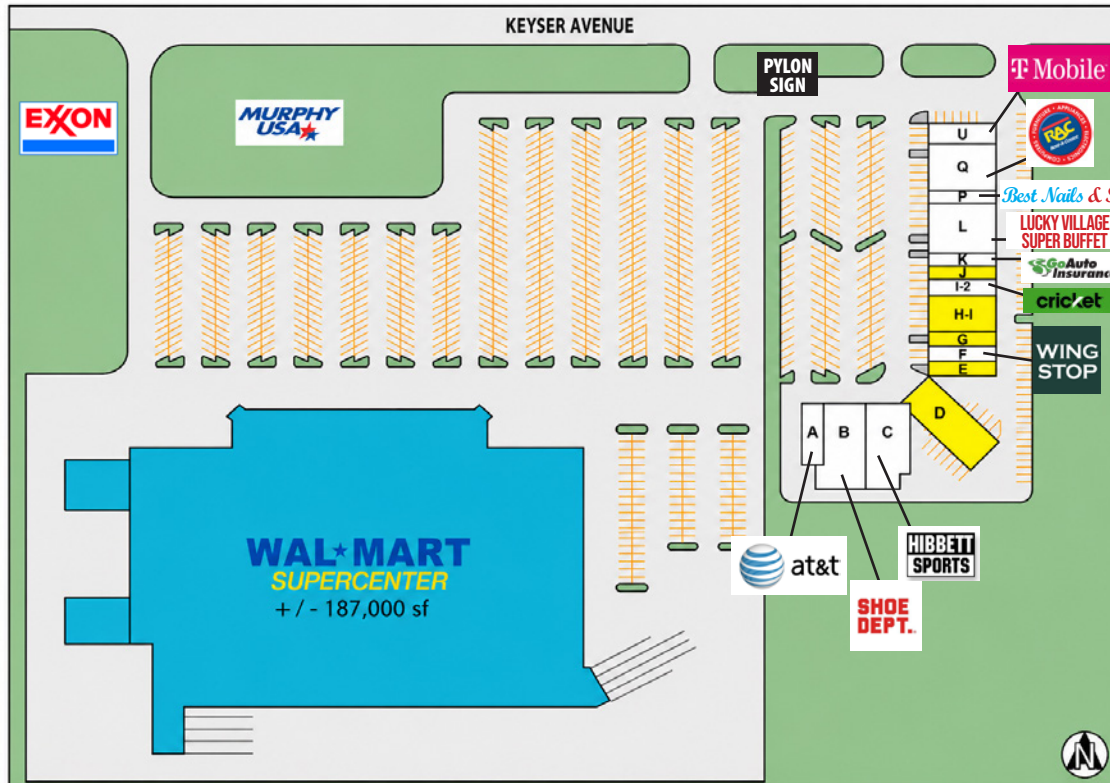


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A - AT&T	2,200 SF	
B - SHOE DEPT.	6,000 SF	
C - Hibbett Sports	5,510 SF	
D - AVAILABLE	6,000 SF	50' x 120'
E - AVAILABLE	1,600 SF	20' x 80'
F - Wingstop	1,600 SF	
G - AVAILABLE	1,200 SF	15' x 80'
H&I - AVAILABLE	4,960 SF	62' x 80'
I-2 - Cricket Wireless	1,600 SF	
J - AVAILABLE	1,200 SF	15' x 80'
K - GoAuto Insurance	1,200 SF	
L - Lucky Village Super Buffet	5,000 SF	
P - Best Nails & Spa	1,280 SF	
Q - Rent-A-Center	4,640 SF	
U - T-Mobile	1,920 SF	

Available Ste. D 6,000 sf



Available Ste. H&I 4,960 sf



Available Ste. E 1,200 sf



Available Ste. G 1,200 sf



Available Ste. J 1,200 sf





NATCHITOCHEES, LA

Natchitoches is one of the South's most distinctive small markets, offering a rare blend of stable local demand drivers and year-round tourism. As the oldest permanent settlement in the Louisiana Purchase, its historic downtown along the Cane River Lake serves as a major draw for visitors with year-round festivals, weddings, and heritage tourism.

Natchitoches is home to Northwestern State University (8,500+ students), which provides a steady population of students, faculty, and staff that underpin demand for housing, food service, and daily-needs retail.

Additionally, Natchitoches Regional Medical Center serves the communities of Natchitoches, Winn, and Sabine parishes. NRMC's 96-bed flagship hospital offers emergency care, broad medical and surgical services, intensive care with 24-hour Critical Care Medicine physicians, obstetrics, inpatient psychiatric care, dialysis services, radiological and laboratory diagnostics, respiratory care, and rehabilitation services. NRMC also operates the parish's EMS service.



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