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FOR LEASE



ALEXANDRIA, LA

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PROPERTY DESCRIPTION

MacArthur Village Shopping Center is bounded by MacArthur Drive, Jackson Street and Dorchester Drive; three of the most traveled thoroughfares in Alexandria. The area immediately surrounding the shopping center includes the greatest concentration of the high income population of Alexandria. This has attracted high-end national, regional and local retailers to the area.

LOCATION

- Intersection of Jackson Street and MacArthur Drive (Highways 71, 165 and 167)

AVAILABLE

- Suite 3613 (660-1990 SF) \$24PSF nnn
- Suite 1420 (1,858-4,147 SF) \$24-28/SF
- Outparcel Land - 0.483 Acres, \$250,000

AREA BUSINESSES

- Walmart Supercenter
- Target
- Sam's Club
- Hobby Lobby
- Dillard's
- JCPenney
- Books-A-Million
- Boot Barn
- Burlington Coat Factory
- Office Depot
- Lowe's
- Shoe Carnival
- Petco
- Marshalls
- Old Navy
- Michaels
- Harley Davidson
- Cavender's
- Texas Roadhouse
- Chick Fil A
- Kroger





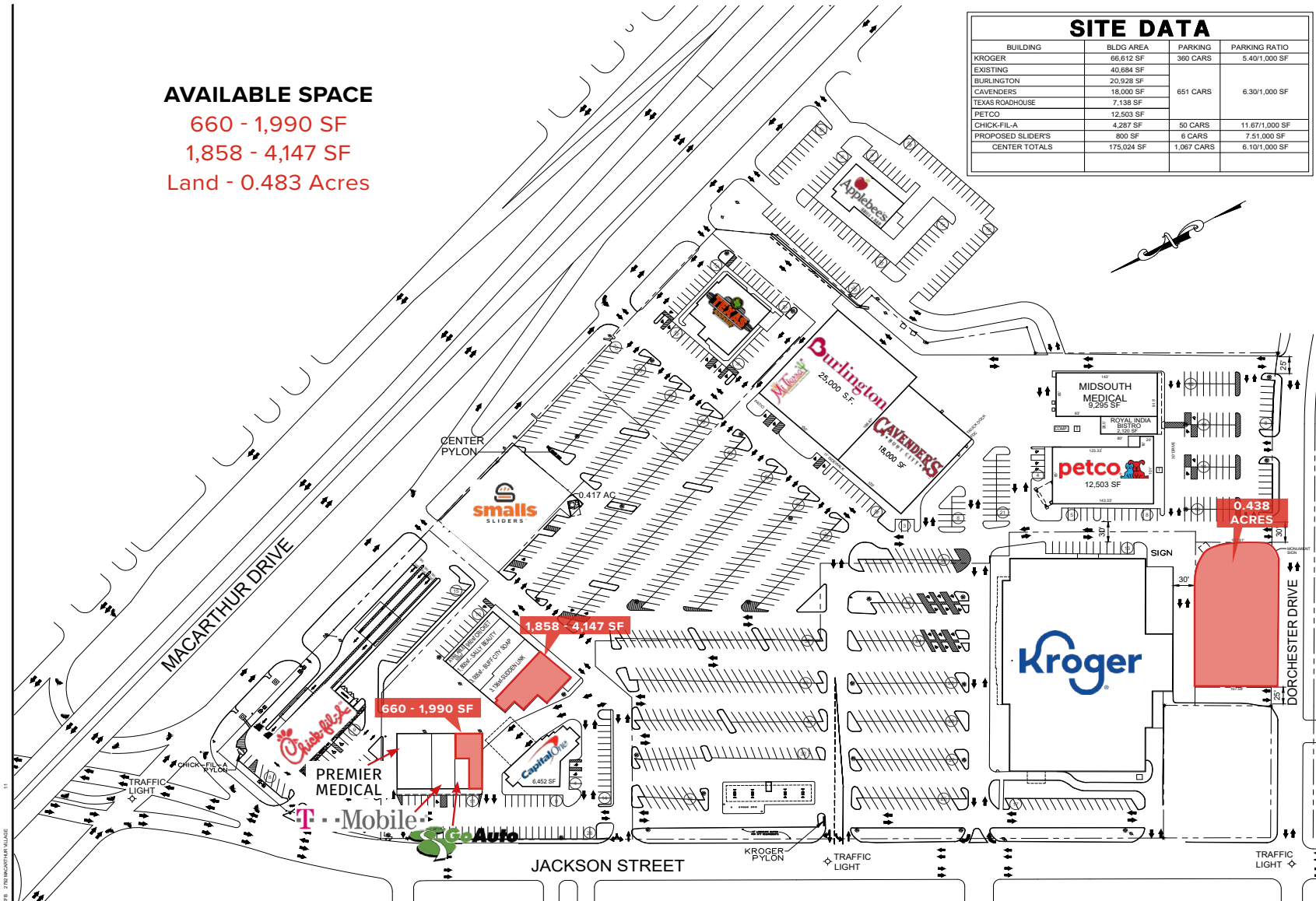
AVAILABLE SPACE

660 - 1,990 SF

1,858 - 4,147 SF

Land - 0.483 Acres

SITE DATA			
BUILDING	BLDG AREA	PARKING	PARKING RATIO
KROGER	66,612 SF	360 CARS	5.40/1,000 SF
EXISTING	40,684 SF	651 CARS	6.30/1,000 SF
BURLINGTON	20,928 SF		
CAVENDERS	18,000 SF		
TEXAS ROADHOUSE	7,138 SF		
PETCO	12,503 SF		
CHICK-FIL-A	4,287 SF	50 CARS	11.67/1,000 SF
PROPOSED SLIDER'S	800 SF	6 CARS	7.51/1,000 SF
CENTER TOTALS	175,024 SF	1,067 CARS	6.10/1,000 SF



MacArthur Village
Alexandria, Louisiana

stirling
100 North Blvd, Suite 300
Alexandria, LA 70433
(888) 888-2021
OWNER/DEVELOPER

ZITO-RUSSELL
ARCHITECTS P.C.
100 North Blvd, Suite 300
Alexandria, LA 70433
(888) 888-2021
ARCHITECT

FILE 2200
DATE 03.21.23
SHEET

P-9

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SETH CITRON
Office: 337-234-4481
Direct: 337-572-0273
scitron@stirlingprop.com

RANKIN BIHM
Office: 337-234-4481
Direct: 337-572-0276
rbihm@stirlingprop.com

MACARTHUR VILLAGE SHOPPING CENTER

Jackson Street at MacArthur Drive, Alexandria, LA

SUMMARY

AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

RETAIL AERIAL



SUMMARY

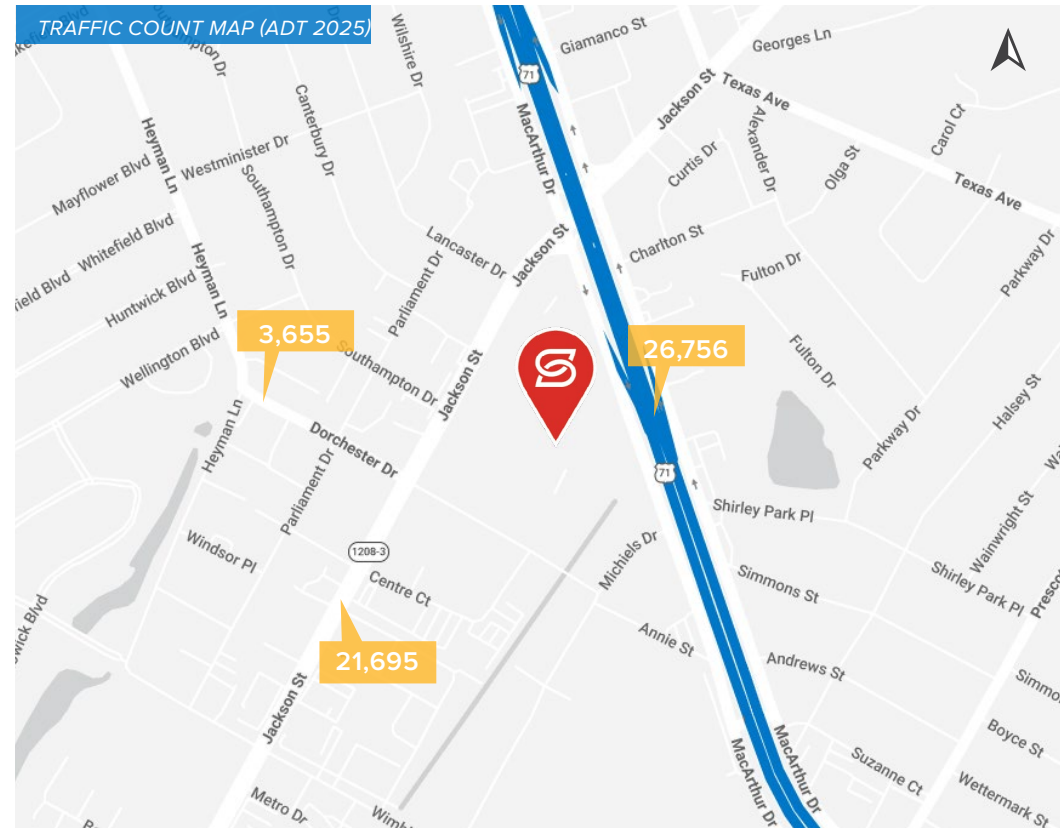
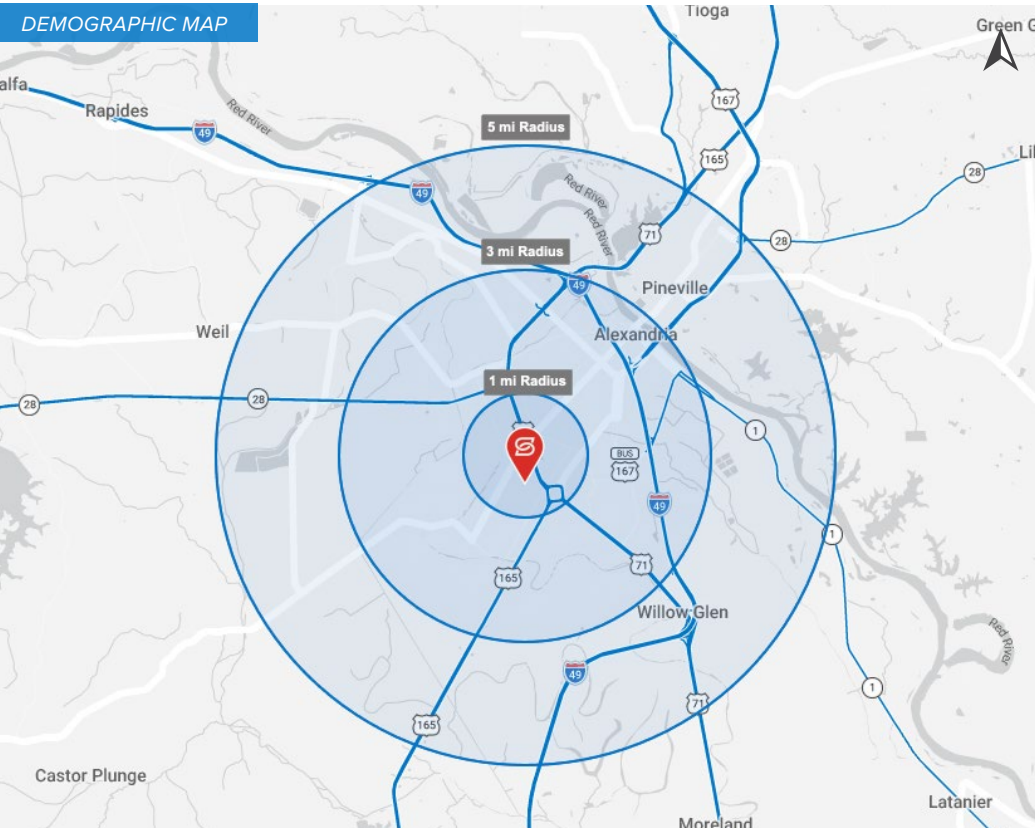
AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

RETAIL AERIAL



2025 DEMOGRAPHICS



POPULATION

1 MI	3 MI	5 MI
6,690	43,057	58,200



AVG. HH INCOME

1 MI	3 MI	5 MI
\$97,841	\$79,033	\$75,457



HOUSEHOLDS

1 MI	3 MI	5 MI
2,941	17,199	23,227

