

SUMMARY

RETAIL COMPETITION

SITE PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Pecanland Commons is a retail destination for the Monroe area. It is anchored by Target and shares cross access with The Home Depot and Conn's Appliances. Within close proximity to Pecanland Mall, the only regional mall within 80 miles, the Center provides great visibility from Interstate 20, top traffic counts, easy accessibility and ample parking.

APPROXIMATE GLA

- 250,000 SF

TENANTS

- Target
- Ross Dress For Less
- Bed Bath & Beyond
- Sally Beauty
- Catherines
- VIP Nails
- Overstock Furniture

AVAILABLE SUITES

- Suite 1 - 12,830 SF
- Suite 2 - 8,000 SF
- Suite 5 - 6,000 SF
- Suite 6 - 5,580 SF
- Suite 8 - 1,600 SF
- Suite 10 - 1,440
- Suite 12 - 1,452 SF
- Suite 13 - 3,596 SF

AREA RETAIL & LANDMARKS

- Outparcel Restaurants: Wasabi Sushi Bar, IHOP, and Sonic
- Pecanland Plaza: Kohl's, Best Buy, Michaels, T.J. Maxx, PetSmart
- Pecanland Mall: Belk, Dillard's, JCPenney, Dick's Sporting Goods, H&M, Old Navy
- Sam's Club, Lowe's, The Home Depot, and Conn's HomePlus
- Monroe Regional Airport



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TENANTS

1. Overstock (Temp)	12,830 SF
2. Overstock (Temp)	8,000 SF
3. Ross Dress For Less	30,187 SF
4. Bed Bath & Beyond	20,000 SF
5. Available	6,000 SF
6. Available	5,580 SF
7. VIP Nails	1,328 SF
8. Available	1,600 SF
9. Sally Beauty	1,600 SF
10. Available	1,440 SF
11. Catherines	4,000 SF
12. Available	1,452 SF
13. Available	3,596 SF

KEY

Available: ■

Leased: ■

Not a Part: ■

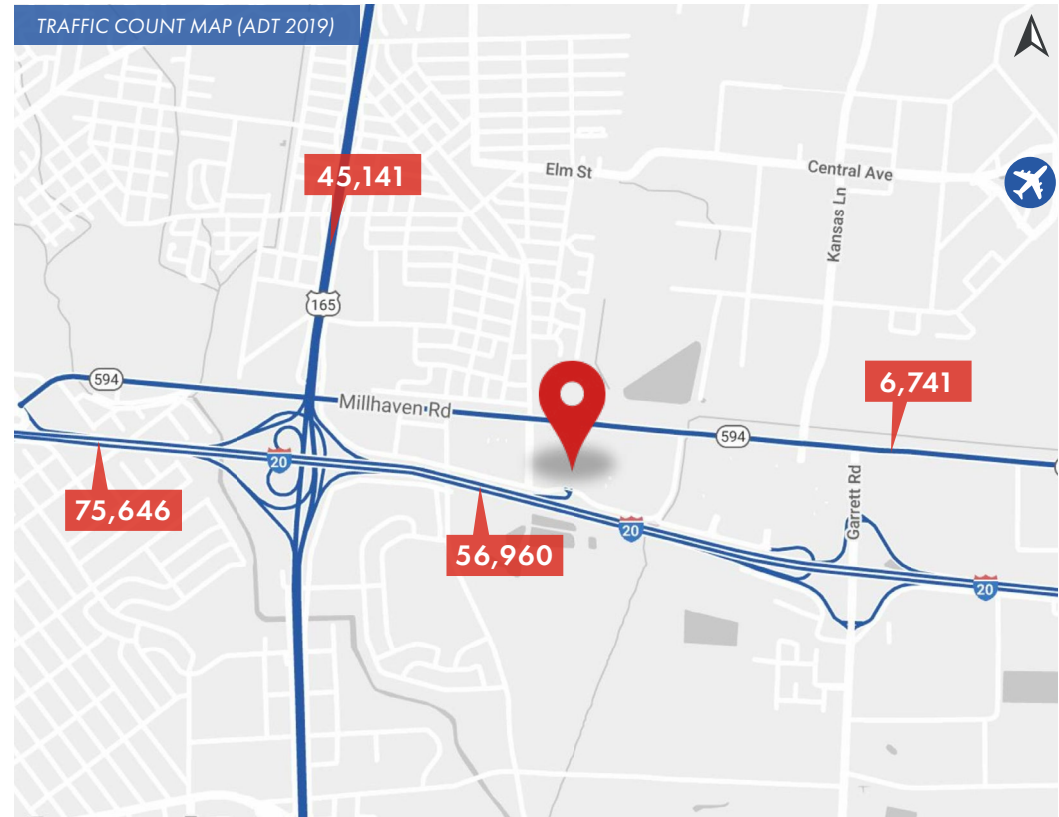
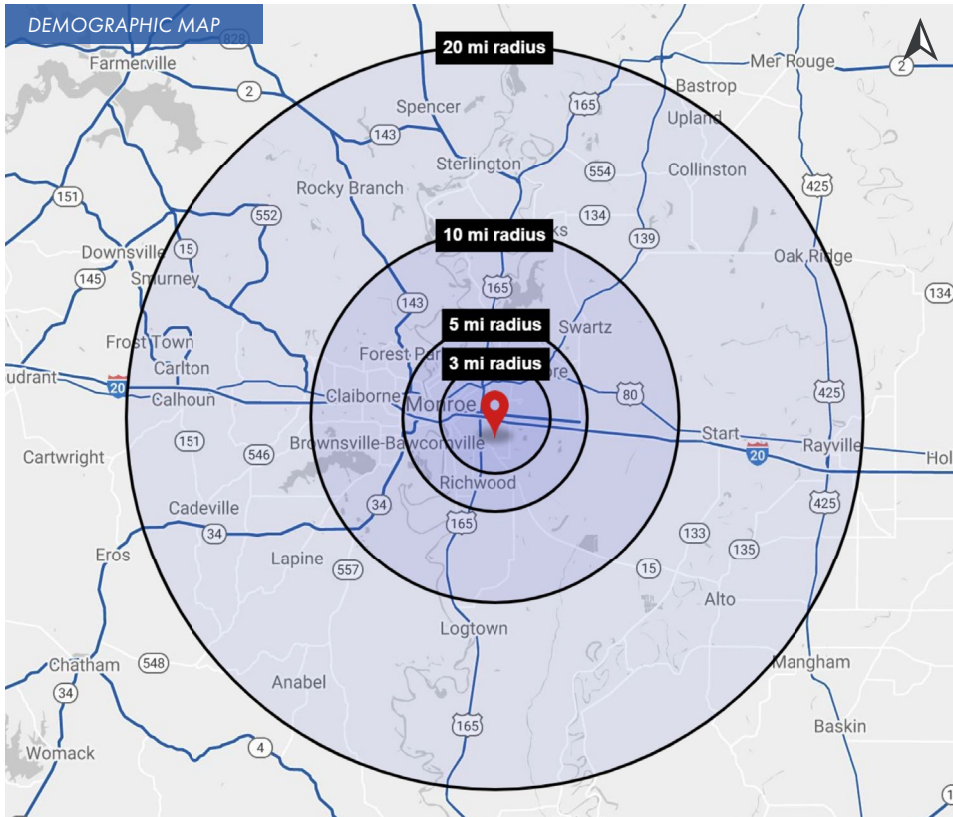
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2020 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	20 MILE		3 MILE	5 MILE	10 MILE	20 MILE		3 MILE	5 MILE	10 MILE	20 MILE
 POPULATION	33,088	73,233	126,332	171,825	 DAYTIME POPULATION	44,604	79,756	115,206	141,655	 AVG. HH INCOME	\$35,632	\$54,395	\$60,342	\$63,588