

Licensed in IA Office: 318-797-4393 Cell: 318-453-6005 kmcelroy@stirlingprop.com

STACY ODOM

Licensed in LA & TX Cell: 318-560-6487 Direct: 318-703-2362 sodom@stirlingprop.com

WASABI SUSHI BAR & GRILL



4103-4301 Pecandland Mall Drive, Monroe, LA

Suite 6

5.580 SF

000 SF | Suite 8

Interstate 20 (56,960 ADT 2019)

SUMMARY

RETAIL COMPETITION

Millhaven Road

TARGET

SITE PLAN

DEMOGRAPHICS

1,600 SF

KOHĽS

Suite 13

FOR LEASE

PROPERTY OVERVIEW

Pecanland Commons is a retail destination for the Monroe area. It

APPROXIMATE GLA

• 250,000 SF

TENANTS

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

AVAILABLE SUITES

- Suite 2 8,000 SF
- Suite 5 6,000 SF
- Suite 6 5,580 SF
- Suite 13 3.596 SF





20

Pecanland Mall Drive



Member of

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.

- Suite 1 12,830 SF

- Suite 8 1,600 SF
- Suite 10 1,440
- Suite 12 1,452 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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SUMMARY SITE PLAN **DEMOGRAPHICS RETAIL COMPETITION** MONROE **REGIONAL Pecanland Mall AIRPORT bolk** Dillard's JCPenney DICKS #M **Pecanland Plaza Pecanland** SHOE DEPT. ENCORE carter's ACTUE Buckle 3 KOHL'S Michaels BEST BUY Commons T-J-MOX FIVE BELOW BED BATH & ULTA KIRKLAND'S ME TORRID Rainbow maurices CHAMPS target ROSS *onn's* PETSMART LONGHORN MCALISTER'S SEPHORA claire's HIBBETT VICTORIA'S SECRET CHUCK E. **SALLY** BEAUTY CHEESE'S NODELAR TREE PLATOS Foot Locker ZUMICZ AMERICAN EAGLE Millhaven Rd Bath&BodyWorks △ Ashlev SONIC IHOP LOUISIANA STATE GOVERNMENT **OFFICES** LOWE'S sam's club







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SUMMARY

RETAIL COMPETITION

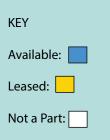
SITE PLAN

DEMOGRAPHICS



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







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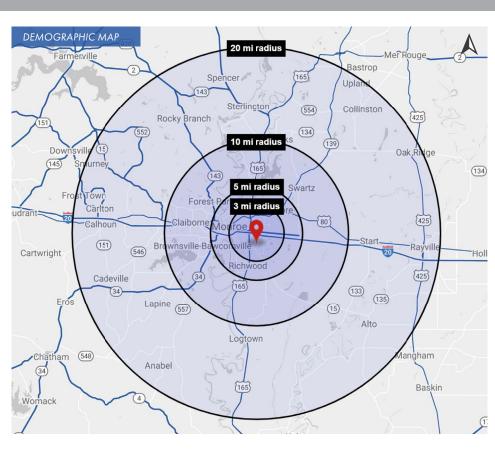
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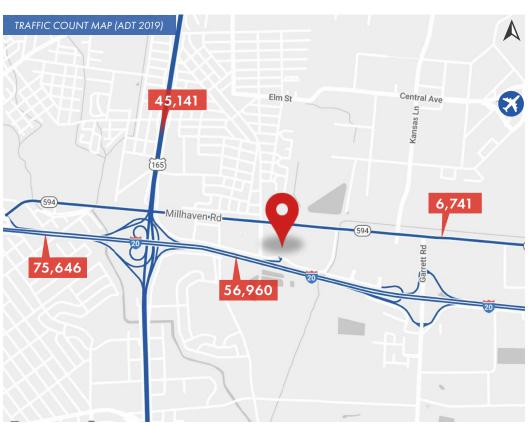
SUMMARY

RETAIL COMPETITION

SITE PLAN

DEMOGRAPHICS





2020 DEMOGRAPHICS

STIRLINGPROPERTIES.COM

_	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