

SUMMARY

RETAIL AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

GLA

- Approximately 45,190 SF

AVAILABLE

- Suite F - 1,600 SF, Former In & Out Smart Repair (20' x 80')
- Suite G - 1,200 SF, Former GNC (15' x 80')
- Suite H & I - 4,960 SF, Former rue21 (62' x 80')

TENANTS

- SHOE DEPT.
- Rainbow
- Hibbett Sports
- Sally Beauty
- Lucky Village Super Buffet
- Rent-A-Center
- AT&T
- Best Nails & Spa
- GoAuto Insurance
- GameStop
- Cricket Wireless

MARKET AREA

Walmart Plaza is an excellent high traffic shadow center, adjacent to the Walmart Supercenter in Natchitoches. The city is home to Northwestern State University of Louisiana with 11,447 students enrolled (as of Fall 2020). The campus is located less than two miles away. Join Hibbett Sports, AT&T, SHOE DEPT., Sally Beauty, Rainbow, Rent-A-Center, GameStop and more in this great location.

TRAFFIC COUNT (ADT 2019)

- On Keyser Avenue, east of site: 17,937



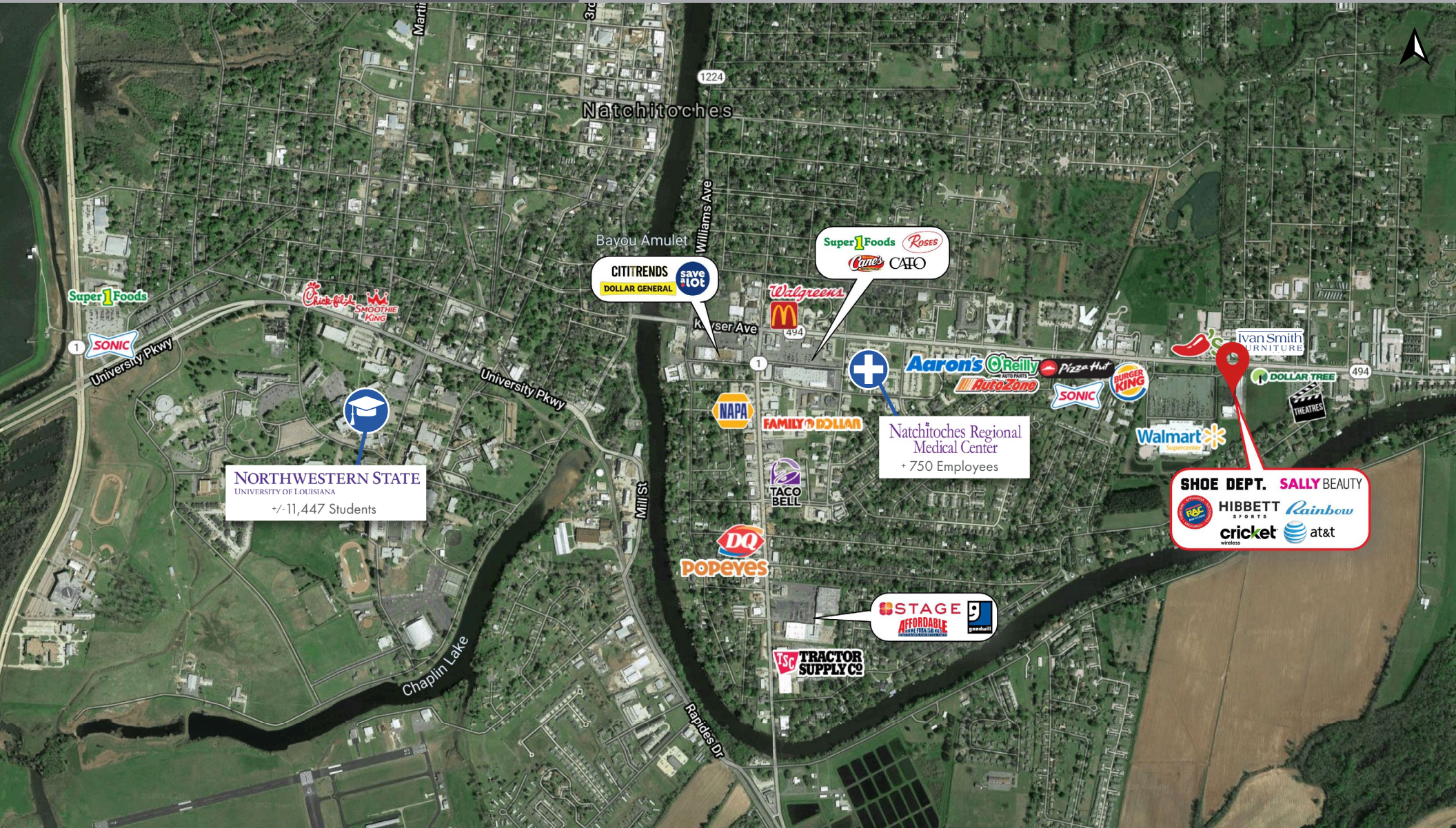
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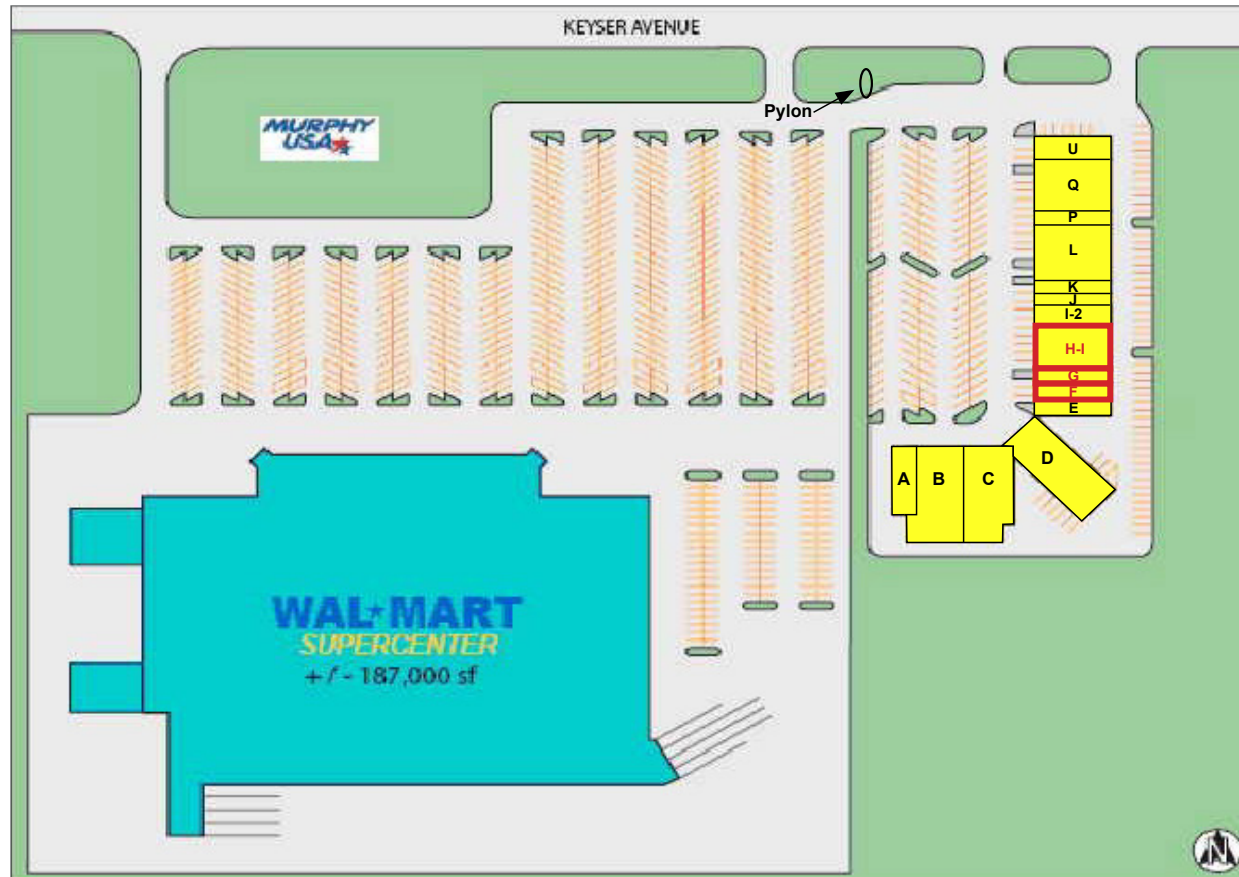
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TENANTS

A - AT&T		2,200 SF
B - SHOE DEPT.		6,000 SF
C - Hibbett Sports		5,510 SF
D - Rainbow		6,000 SF
E - Sally Beauty Supply		1,600 SF
F - AVAILABLE	(20' x 80')	1,600 SF
	(Former In & Out Smart Repair)	
G - AVAILABLE	(15' x 80')	1,200 SF
	(Former GNC)	
H & I - AVAILABLE	(62' x 80')	4,960 SF
	(Former rue 21)	
I-2 - Cricket Wireless		1,600 SF
J - GameStop		1,200 SF
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 - In LOI Negotiations	(24' x80')	1,920 SF
	(Former Orange Leaf Frozen Yogurt)	

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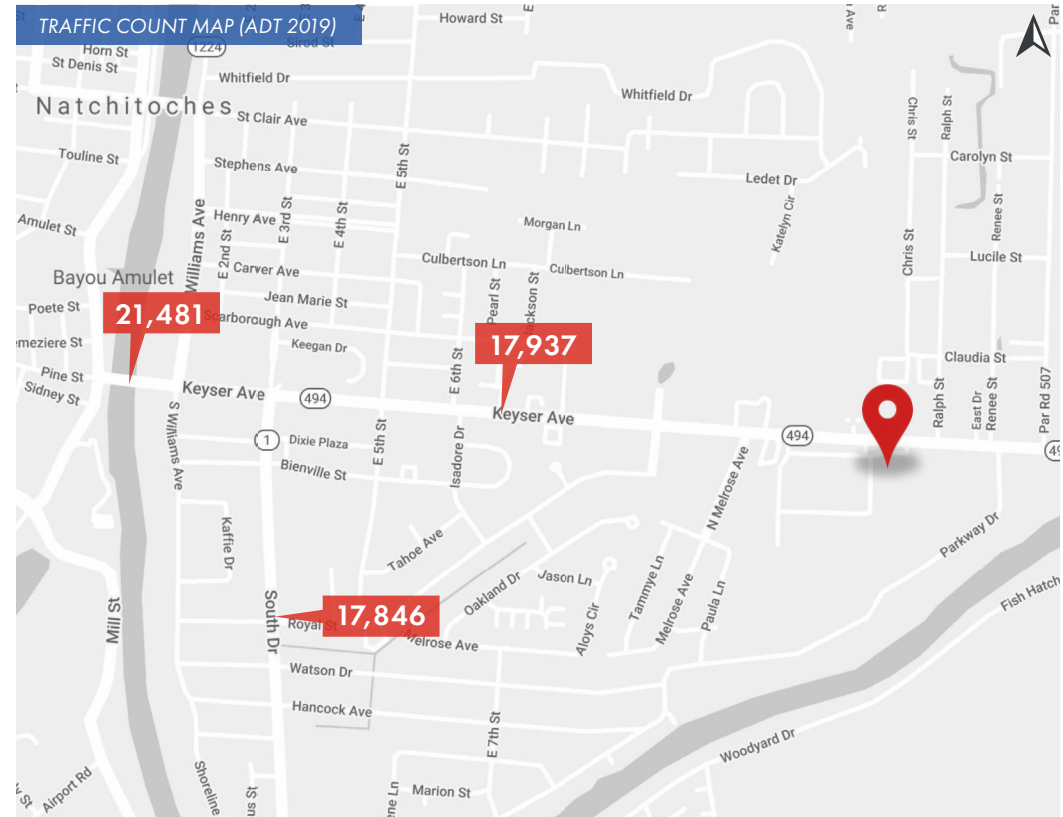
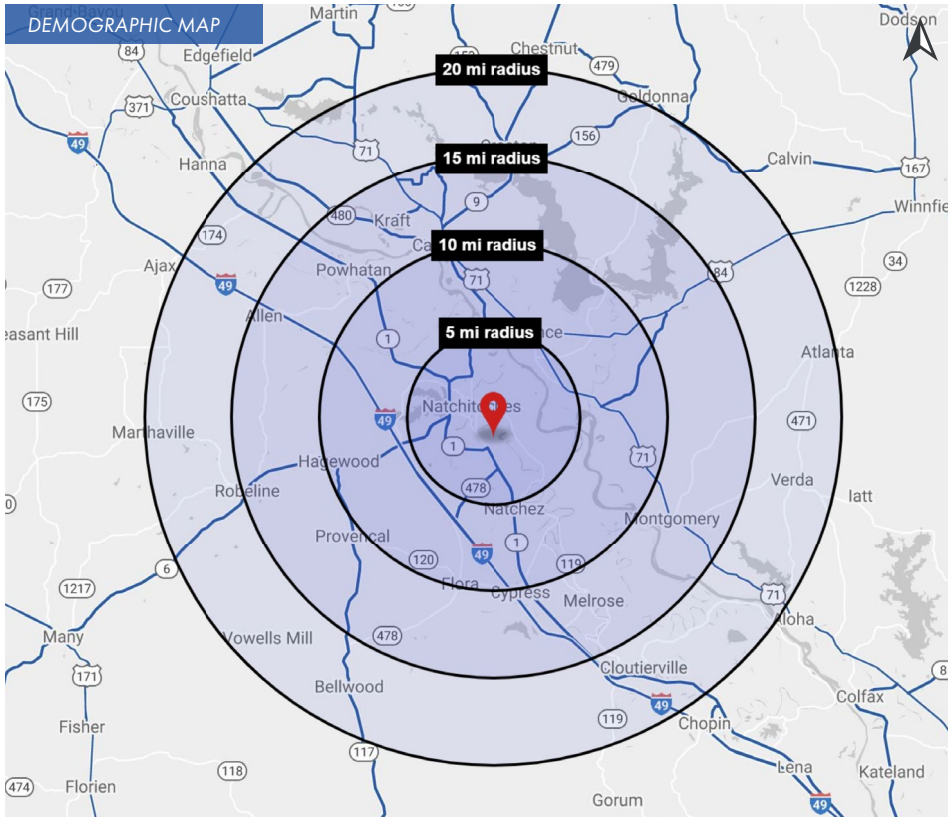
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2020 DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE	20 MILE	5 MILE	10 MILE	15 MILE	20 MILE
 POPULATION	22,868	28,551	35,162	42,828				
 AVG. HH INCOME					\$40,279	\$43,616	\$44,211	\$44,558