

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 HomePlus. 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

AVAILABLE SUITES

- Suite 4 - 20,000 SF
- Suite 6 - 5,580 SF
- Suite 7 - 1,328 SF
- Suite 11 - 4,000 SF
- Suite 12 - 1,452 SF

TENANTS

- Target
- Ross Dress For Less
- Boot Barn
- pOpshelf
- Sally Beauty
- Legacy Nail Bar
- Buff City Soap
- Xfinity by Comcast
- Hibbet Sports

AREA RETAIL & LANDMARKS

- Outparcel Tenants: The Might Crab, IHOP, Sonic, Skechers Warehouse Outlet, and Squires Formalware
- Pecanland Plaza: Kohl's, Best Buy, Michaels, T.J.Maxx
- Pecanland Mall: Belk, Dillard's, JCPenney, Dick's Sporting Goods, H&M, Old Navy
- Sam's Club, Lowe's, The Home Depot, Conn's HomePlus, Canvender's
- Monroe Regional Airport & Louisiana State Gov't Offices



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TENANTS

1. Boot Barn	12,830 SF
2. pOpshelf	8,000 SF
3. Ross Dress For Less	30,187 SF
4. Available	20,000 SF
5. Hibbet Sports	6,000 SF
6. Available	5,580 SF
7. Available	1,328 SF
8. Legacy Nail Bar	1,600 SF
9. Sally Beauty	1,600 SF
10. Xfinity by Comcast	1,440 SF
11. Available	4,000 SF
12. Available	1,452 SF
13. Buff City Soap	3,596 SF

KEY

- Available: ■
- Leased: ■
- Not a Part: ■

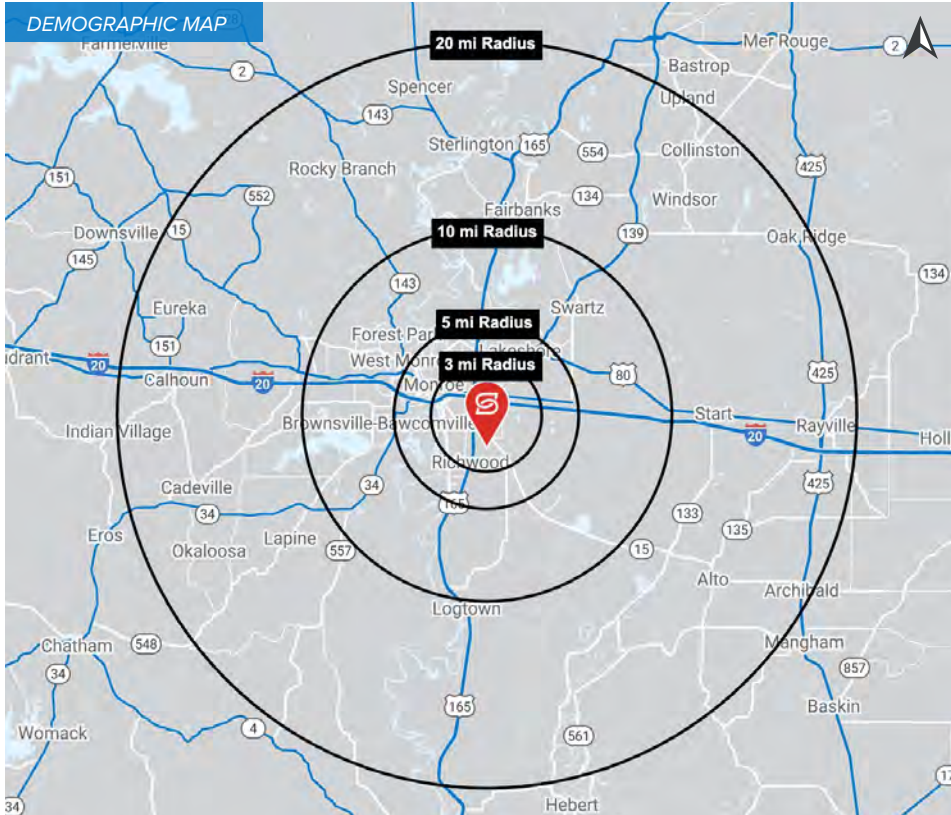
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2025 DEMOGRAPHICS

	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	33,676	75,557	130,913	177,171	 DAYTIME POPULATION	44,326	78,290	108,272	132,346	 AVG. HH INCOME	\$44,615	\$64,872	\$77,331	\$59,756