



**KINGS COUNTRY
VILLAGE**
SHOPPING CENTER

PINEVILLE, LA



stirling

COVER

OVERVIEW

AERIAL

SITE PLAN

PHOTOS

AREA MAP

DEMOS

FOR LEASE

PROPERTY OVERVIEW

Kings Country Village has been an integral part of the Pineville retail landscape and greater Alexandria/Pineville MSA. This shopping center is located at the busiest quadrant in the city at the intersection of state highways 165 & Hwy 167. The KCV shopping center offers a great co-tenant mix with both local and national alike and also offers excellent site lines and signal access for more than 50,000 cars per day. Area employers such as Louisiana Christian University (LCU), Cleco Power, Proctor & Gamble, Plasti-Pak, Pinecrest Services & School, and the Camp Beauregard Louisiana National Guard Training Center provide Pineville with a strong economic foundation.

AVAILABLE

- Suite 108 (2,000 SF)

TENANTS

- Lowe's
- Bealls
- Dollar General
- AutoZone
- Petsense
- Rapides Regional Physician Group
- Firestone Complete Auto Care
- Agilus Health
- Red River Restaurant

NEARBY RETAILERS

- Walmart Supercenter
- Super 1 Foods
- Shipley's Do-Nuts
- Taco Bell
- Body Roque Fitness
- Cenla Dentistry
- Annie's Frozen Yogurt
- Lagniappe Audiology
- United Built Homes
- Verizon
- GNC
- Subway



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**SUITE 108
2,000 SF**

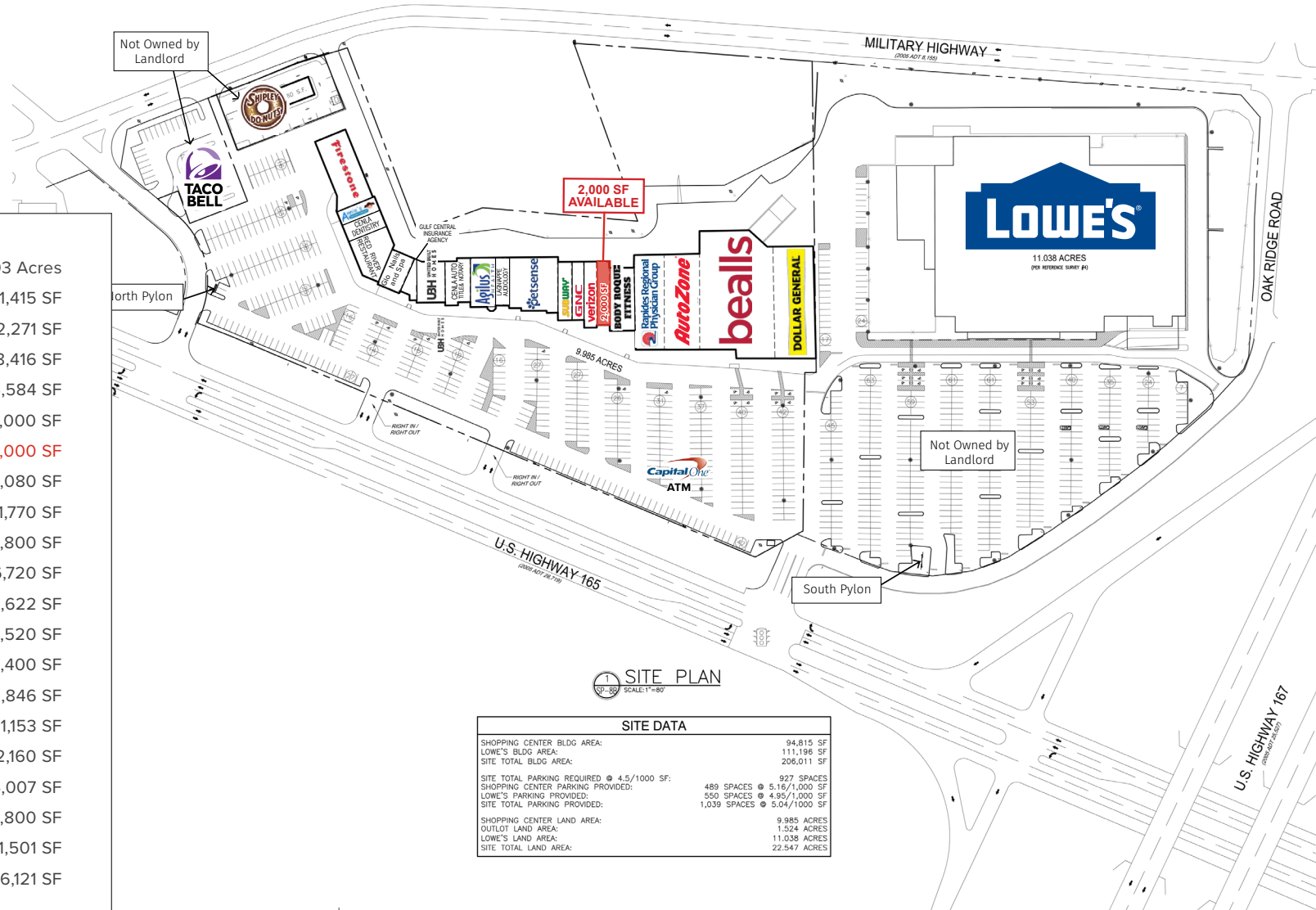
**Highway 165
(30,153 - ADT 2024)**

**(22,195 ADT 2024)
Highway 167**

Click image for larger view

TENANTS

1. Lowe's	11.03 Acres
2. Dollar General	11,415 SF
3. Bealls	22,271 SF
4. Autozone	8,416 SF
5. Rapides Physicians Group	6,584 SF
6. Body Roque Fitness	4,000 SF
7. AVAILABLE	2,000 SF
8. Verizon	2,080 SF
9. GNC	1,770 SF
10. Subway	1,800 SF
11. Petsense	6,720 SF
12. Lagniappe Audiology	1,622 SF
13. Agilus Health	4,520 SF
14. Cenla Auto Title and Notary	1,400 SF
15. United Built Homes	2,846 SF
16. Gulf Central Insurance Agency	1,153 SF
17. Glo Nails and Spa	2,160 SF
18. Red River Restaurant	4,007 SF
19. Cenla Dentistry	1,800 SF
20. Annie's Frozen Yogurt	1,501 SF
21. Firestone Auto Care	6,121 SF



1 SITE PLAN
SCALE: 1"=80'

SITE DATA	
SHOPPING CENTER BLDG AREA:	94,815 SF
LOWE'S BLDG AREA:	111,196 SF
SITE TOTAL BLDG AREA:	206,011 SF
SITE TOTAL PARKING REQUIRED @ 4.5/1000 SF:	927 SPACES
SHOPPING CENTER PARKING PROVIDED:	489 SPACES @ 5.16/1,000 SF
LOWE'S PARKING PROVIDED:	550 SPACES @ 4.95/1,000 SF
SITE TOTAL PARKING PROVIDED:	1,039 SPACES @ 5.04/1,000 SF
SHOPPING CENTER LAND AREA:	9.985 ACRES
OUTLOT LAND AREA:	1.524 ACRES
LOWE'S LAND AREA:	11.038 ACRES
SITE TOTAL LAND AREA:	22.547 ACRES

COVER

OVERVIEW

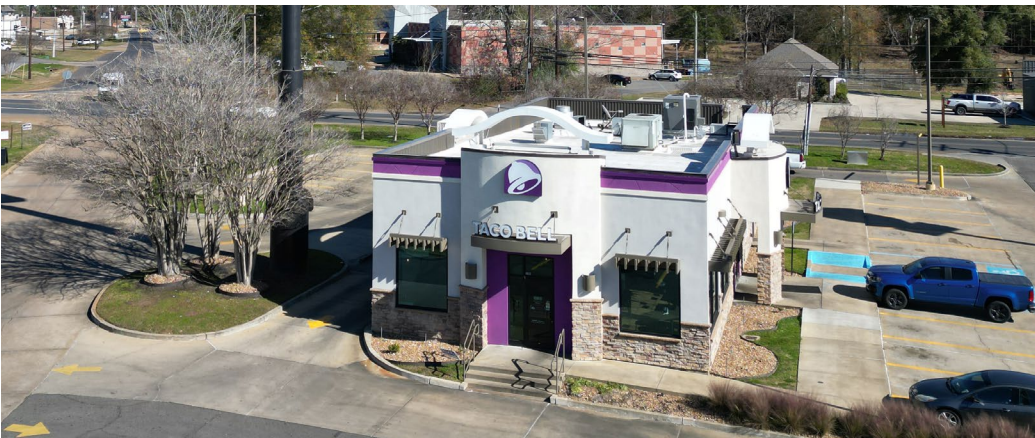
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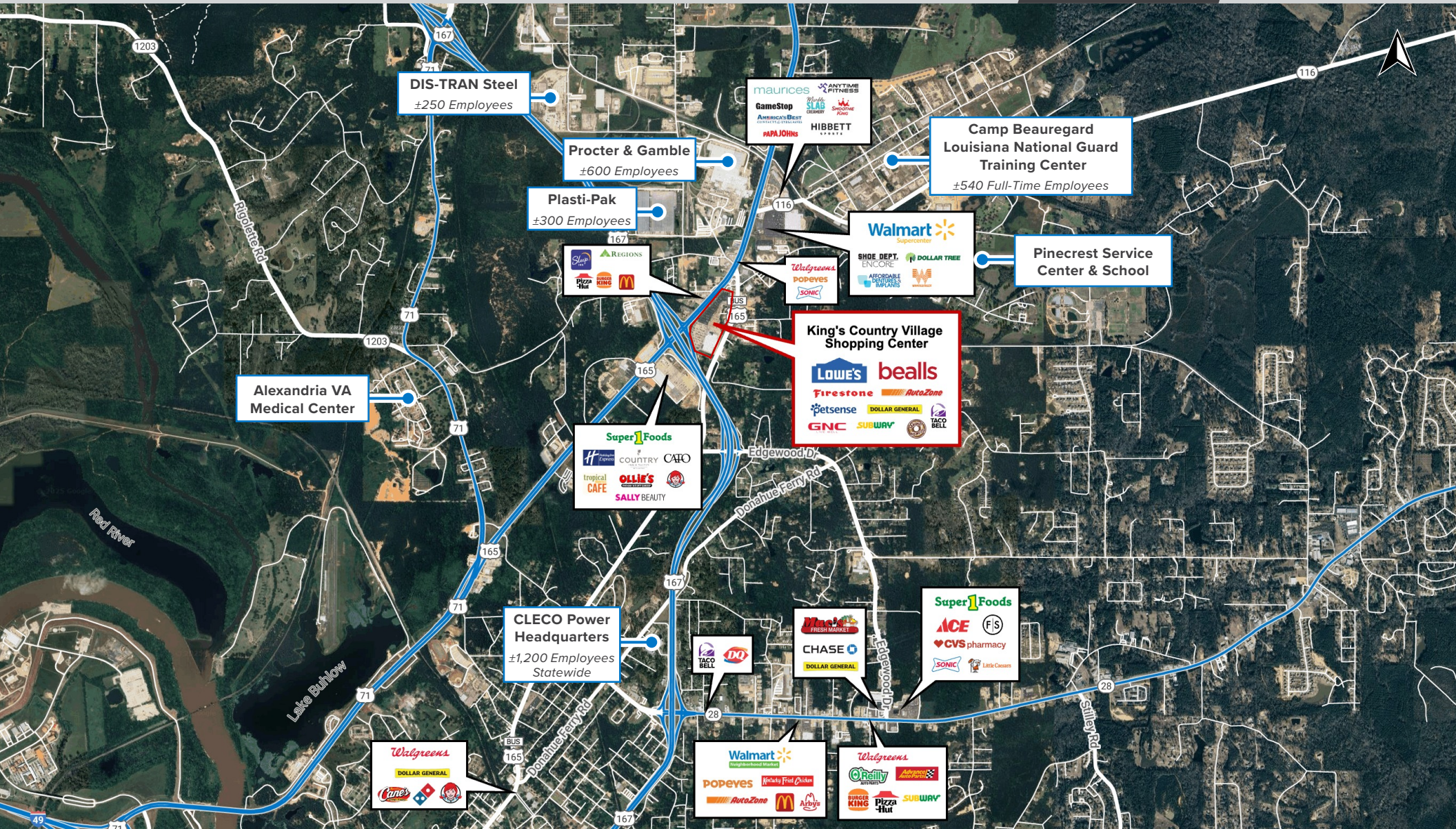
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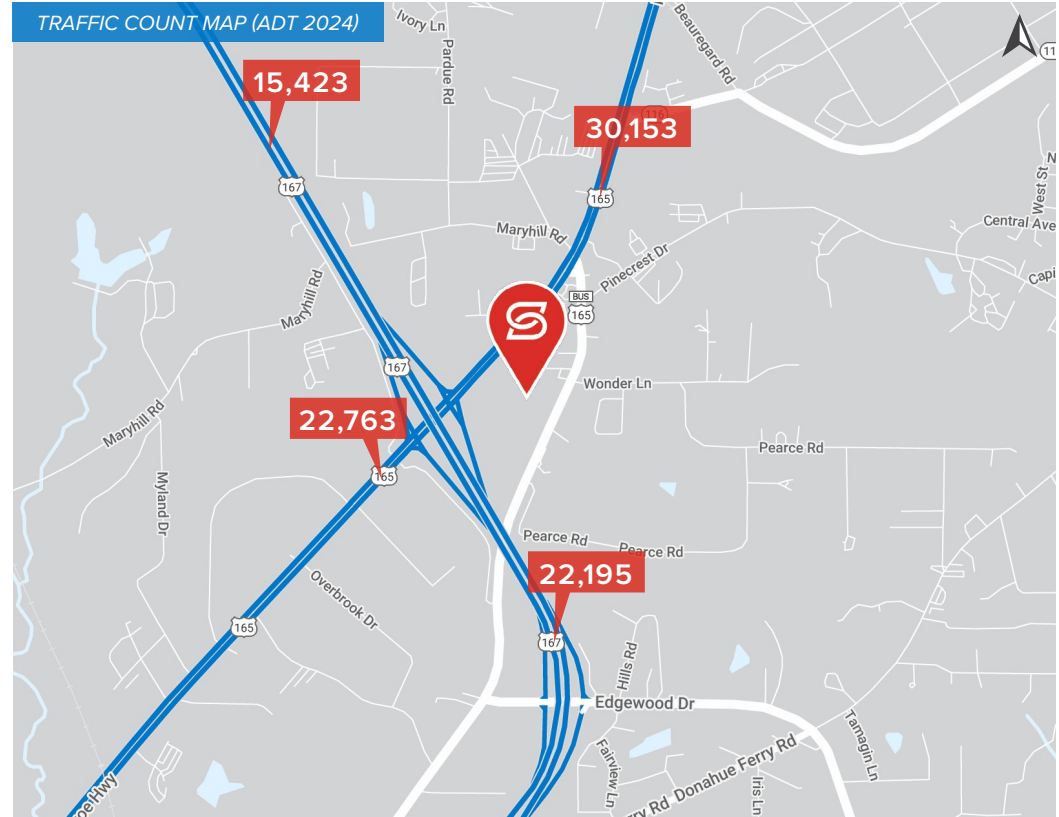
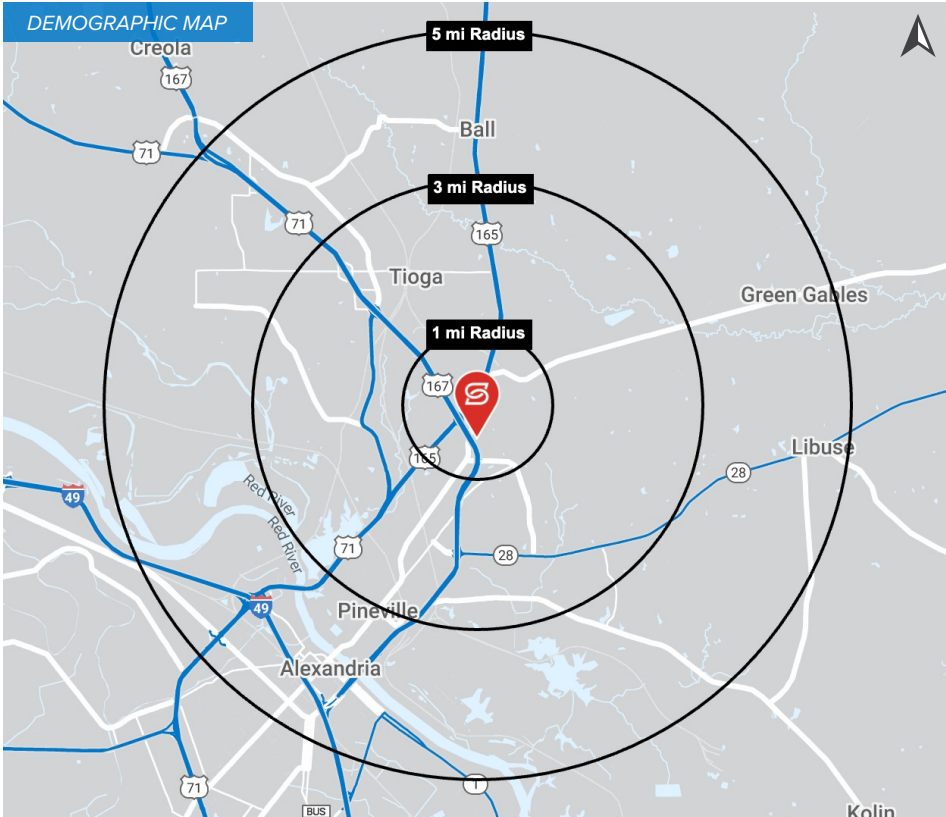
AERIAL

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DEMOS



2024 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE



POPULATION

35,511

99,047

257,779

3 MILE

5 MILE

10 MILE



AVG. HH INCOME

\$57,207

\$64,693

\$66,335

3 MILE

5 MILE

10 MILE



HOUSEHOLDS

13,650

41,483

105,357