

#### KAREN McELROY, CCIM

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#### STACY ODOM

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# PECANLAND MARKET

4750 Frontage Road, Monroe, LA

**SUMMARY** 

PROPOSED SITE PLAN

**RETAIL COMPETITION** 

**DEMOGRAPHICS** 

# **FOR LEASE**

#### PROPERTY DESCRIPTION

- Within close proximity to Pecanland Mall (the only regional mall within 80 miles), major concentration of national and regional retailers, hotels and restaurants.
- Great visibility and accessibility from Interstate 20
- Top traffic counts businesses around the proposed development include Sam's Club, several hotels, casual sit-down restaurants, Kohl's, Target, Best Buy, Bed Bath & Beyond, The Home Depot, and more.

## PROPOSED ADDITIONAL LEASABLE AREA 180,890 SF

#### **HIGHLIGHTS**

- Build-to-suit opportunities (minimum of 10,000 SF)
- Ground lease pad sites available (0.72 to 1 acre)

#### **NOTABLE AREA RETAILERS**

- Lowe's & Sam's Club
- Pecanland Mall Belk, Dillard's, Dick's Sporting Goods, H&M, JCPenney, Old Navy
- Monroe Regional Airport
- Target, Bed Bath & Beyond, Ross Dress For Less
- Kohl's, T.J.Maxx, Best Buy
- The Home Depot, Conn's, Ashley Furniture HomeStore











STIRLINGPROPERTIES.COM

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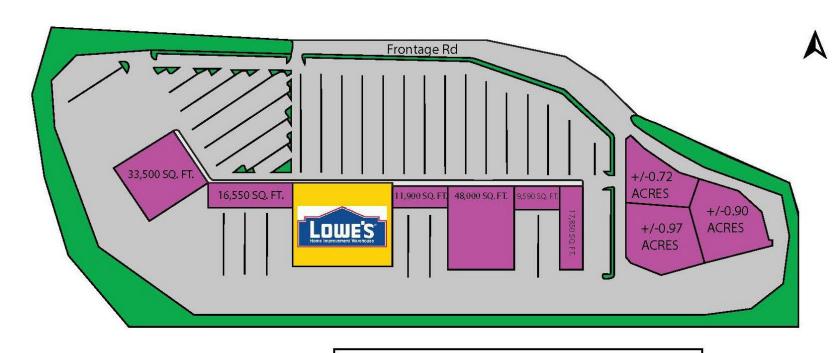
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KEY
Available:
Leased:
Future Site:

1. Lowe's 125,357 sq. ft.

2. Proposed Future 180,890 sq. ft.
Build Area



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**SUMMARY** PROPOSED SITE PLAN RETAIL COMPETITION **DEMOGRAPHICS 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 NODELAR TREE PLATOS Foot Locker ZUMICZ AMERICAN EAGLE Millhaven Rd Bath&BodyWorks **△**Ashley 9,400 (ADT 2021) 62,624 (ADT 2021) SONIC IHOP LOUISIANA STATE GOVERNMENT **OFFICES** 



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sam's club



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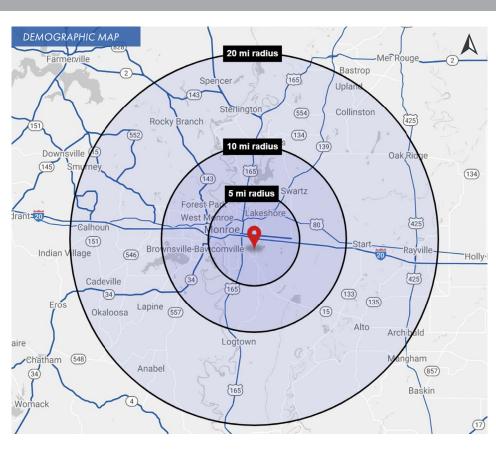
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## 2022 DEMOGRAPHICS

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3 MILE 3 MILE **20 MILE** 5 MILE 10 MILE **20 MILE** 3 MILE 5 MILE 10 MILE **20 MILE** 5 MILE 10 MILE  $\odot$ 30.825 70.031 128.585 178.788 118.812 145.595 31.623 76.086 \$28.200 \$46,280 \$57.164 \$61.857 POPULATION AVG. HH INCOME