

## 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



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KEY	
Available:	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span>
Leased:	<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>
Future Site:	<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span>

SITE SUMMARY	
1. Lowe's	125,357 sq. ft.
2. Proposed Future Build Area	180,890 sq. ft.



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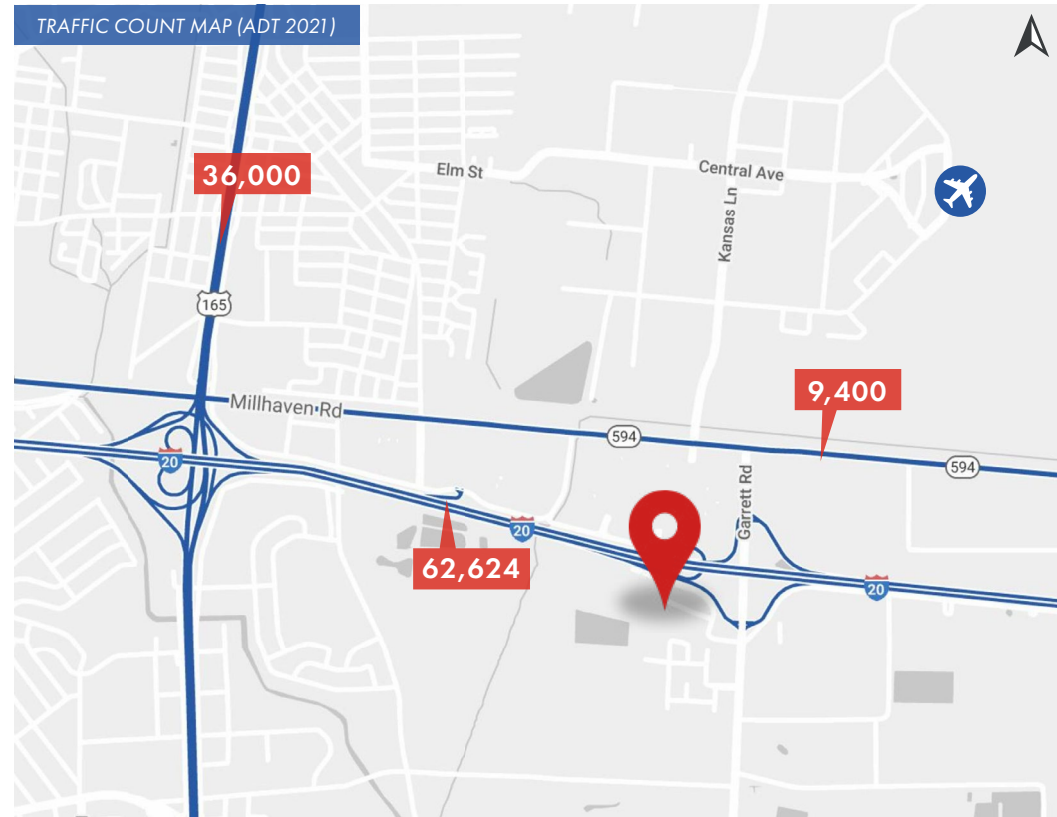
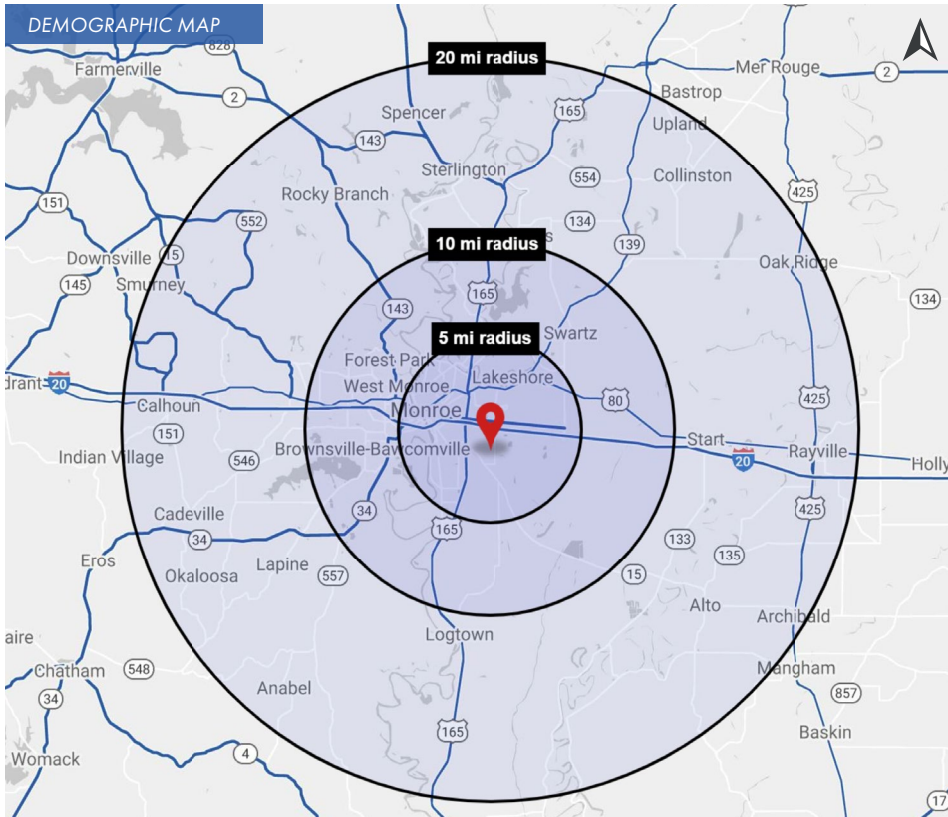


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## 2022 DEMOGRAPHICS

	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	30,825	70,031	128,585	178,788	 DAYTIME POPULATION	31,623	76,086	118,812	145,595	 AVG. HH INCOME	\$28,200	\$46,280	\$57,164	\$61,857