



OFFERING
MEMORANDUM

FREESTANDING RETAIL SHOPPING STRIP

2260 S MACARTHUR DR, ALEXANDRIA, LA 71301

Marcus & Millichap

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MARCUS & MILLICHAP

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SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary

Investment Highlights

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OFFERING SUMMARY

ASHFORD PLACE



Listing Price
\$1,100,000



Cap Rate
8.63%



Net Operating Income
\$94,888

PROPERTY DETAILS

| | |
|---------------------------|------------|
| Price/ SF | \$196.04 |
| Blended Rent/ SF (Annual) | \$16.49 |
| Year Built/ Renovated | 2015/ 2020 |
| Gross Leasable Area(GLA) | 5,611 SF |
| Lot Size | 1.31 Acres |

SITE DESCRIPTION

| | |
|-------------------------|---------------------|
| Assessors Parcel Number | 1011131908 |
| Property Type | Freestanding Retail |
| Zoning | C-2 |
| Number of Suites | 2 |
| Ownership | Fee Simple Interest |

PARKING

| | |
|--------------------------|---------------|
| Number of Parking Spaces | 30 |
| Parking | Concrete |
| Parking Ratio | 5.34:1,000 SF |



INVESTMENT OVERVIEW

— FREESTANDING RETAIL SHOPPING STRIP

Marcus & Millichap is pleased to present 2260 S MacArthur Drive, a standout retail investment opportunity in Alexandria, Louisiana. Combining location desirability, recent property enhancements, full tenancy, and strategic land use, the asset is well-positioned in the growing Louisiana North Area Submarket. Coupled with substantial parking and flexible zoning, the property offers steady returns and the potential for value growth, making this freestanding retail asset a promising addition to any investment portfolio.

The property is strategically situated along S MacArthur Drive (Highway 71) with a heavy traffic volume in excess of 20,000 cars per day and near Highway 165, which sees 37,000 cars per day. Moreover, Alexandria International Airport is just northwest of the property, offering ample connectivity to the surrounding region and beyond. This freestanding retail shopping center also benefits from the presence of numerous nationally acclaimed retail brands, with businesses in proximity including Walmart, Sam's, Target, Albertson's, Home Depot, Lowe's, Best Buy, PetSmart, Marshall's, Chase, Anytime Fitness, Starbuck's, Chick Fil La, Mc Donald's, Taco Bell, KFC, Sonic, and more.

INVESTMENT HIGHLIGHTS

Prime Location

Nestled in a suburban area, the property benefits from its direct frontage on S MacArthur Dr, ensuring high visibility and accessibility for tenants and customers alike.

Recent Renovations

The building underwent significant renovations within the last two years, enhancing its appeal and functionality to meet and exceed modern retail demands.

100 Percent Leased

This multi-tenant retail asset is fully occupied, providing immediate and consistent revenue generation. Its 100 Percent lease status underscores the property's desirability in the market.

Optimal Size and Specifications

With a total RSF of 5,611 SF situated on 1.31 acres, the property is well-suited to accommodate a variety of retail operations.

Stable Tenancy

The presence of reputable tenants like Sleep Number and Graf Orthodontics, coupled with their long-term lease commitments, presents a low-risk investment opportunity.

Predictable Revenue Growth

Scheduled rent increases and option periods ensure an upward revenue trajectory and protect against inflation.

Diverse Tenant Mix

With tenants from the retail and healthcare sectors, the property benefits from a mix that can attract a broad customer base, enhancing its resilience against market fluctuations.

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SECTION 2

02

PROPERTY INFORMATION

Regional Map

Local Map

Retailer Map

Tenant Details

Property Photos

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REGIONAL MAP

 FREESTANDING RETAIL SHOPPING STRIP



Freestanding Retail Shopping Strip

LOCAL MAP

 FREESTANDING RETAIL SHOPPING STRIP



RETAILER MAP

— FREESTANDING RETAIL SHOPPING STRIP



TENANT DETAILS

FREESTANDING RETAIL SHOPPING STRIP

Graf Orthodontics in Louisiana is known for providing exceptional orthodontic care to patients of all ages, focusing on creating beautiful smiles with braces and Invisalign. Their practice emphasizes the importance of trust from patients and the local dental community, highlighting their passion for orthodontics and their commitment to delivering extraordinary results conveniently and affordably. They offer services in various locations including Bossier City, Minden, Natchitoches, Many, Shreveport, and Alexandria.

LEASE SUMMARY

| | |
|------------------|--|
| Tenant | Graf Orthodontics LLC |
| Use | Medical - Dental Facility |
| Lease Type | Modified Gross |
| Primary Term | 5 years |
| Lease Start | Estimated February 2024 (Upon Occupancy) |
| Lease Expiration | January 2029 (End Of 5-Year Term) |
| Lease Rate | \$4,200/ Month (\$50,400/ Year) |
| Rental Increases | 10% Increase Every 5-Year Renewal Term |
| Renewal Options | 2 x 5 years (10% increase per term) |
| Website | grafortho.com |
| Space Occupied | 2,800 SF |

Notes: Tenant responsible for utilities, internal maintenance; landlord covers structure, parking, and landscaping. Tenant covers utilities and HVAC up to \$2,500

RENT SCHEDULE

| Lease Years | Annual Rent |
|-------------|-------------|
| 2023-2028 | \$50,400 |
| 2028-2033 | \$55,440 |
| 2033-2038 | \$60,984 |



TENANT DETAILS

— FREESTANDING RETAIL SHOPPING STRIP

Graf Orthodontics in Louisiana is known for providing exceptional orthodontic care to patients of all ages, focusing on creating beautiful smiles with braces and Invisalign. Their practice emphasizes the importance of trust from patients and the local dental community, highlighting their passion for orthodontics and their commitment to delivering extraordinary results conveniently and affordably. They offer services in various locations including Bossier City, Minden, Natchitoches, Many, Shreveport, and Alexandria.

LEASE SUMMARY

| | |
|--------------------------------|--|
| Tenant | Sleep Number Corporation |
| Lease Type | NN |
| Parking, Landscape & Structure | Landlord |
| Primary Term | 5 years |
| Lease Start | January 1, 2026 (Option Period 1A Exercised) |
| Lease Expiration | December 31, 2028 |
| Lease Rate | \$3,865.13/ Month (\$46,381.56/ Year) |
| Rental Increases | \$4,251.64/ Month during Option Period 2 (Lease Years 11-15) |
| Additional Rent (NNN) | \$1,604.49/ Month (\$19,253.88/ Year) |
| Total Gross Rent: | \$5,469.62/ Month (\$65,635.44/ Year) |
| Renewal Options | 1 x 2 Years + 1 x 5 Years Remaining |
| Website | sleepnumber.com |
| Space Occupied | 2,811 SF |

Notes: Tenant pays share of CAM, taxes, and insurance as defined in lease Articles 7, 11, and 15.

RENT SCHEDULE

| Lease Years | Annual Rent | Exp Reimbursment |
|-------------|-------------|------------------|
| 2020-2025 | \$42,165.00 | \$18,693.00 |
| 2025-2028 | \$46,381.50 | \$18,693.00 |
| 2033-2038 | \$51,019.65 | \$18,693.00 |





SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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FINANCIAL ANALYSIS

FREESTANDING RETAIL SHOPPING STRIP

As of July,2025

| TENANT NAME | SUITE | SQUARE FEET | % BLDG SHARE | LEASE DATES | | Annual RENT PER SQ. FT. | CURRENT TOTAL RENT PER MONTH | CURRENT TOTAL RENT PER YEAR | CHANGES ON | CHANGES TO | LEASE TYPE | EXPENSE REIMBURSEMENTS | RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION |
|---------------------|-------|-------------|--------------|-----------------------|----------|-------------------------|------------------------------|-----------------------------|------------|------------|----------------|------------------------|--|
| | | | | COMM. | EXP. | | | | | | | | |
| Graf Orthodontics | 1 | 2,800 | 49.9% | 5/11/23 | 5/11/28 | \$18.00 | \$4,200 | \$50,400 | Jan-2026 | \$55,440 | Modified Gross | \$1,800 | Two (2) 5-year options |
| Sleep Number | 2 | 2,811 | 50.1% | 7/31/20 | 12/31/25 | \$15.00 | \$3,514 | \$42,168 | Jan-2026 | \$46,382 | NN | \$18,693 | Two (2) 5-year options |
| Total | | 5,611 | | | | \$16.50 | \$7,714 | \$92,568 | | | | \$20,493 | |
| Occupied Tenants: 2 | | | | Unoccupied Tenants: 0 | | Occupied GLA: 100.00% | | Unoccupied GLA: 0.00% | | | | | |

FINANCIAL ANALYSIS

FREESTANDING RETAIL SHOPPING STRIP

| INCOME | Year 1 | PER SF | Year 2 | PER SF |
|-------------------------------|-----------|---------|-----------|---------|
| Scheduled Base Rental Income | 97,195 | 17.32 | 101,822 | 18.15 |
| Expense Reimbursement Income | | | | |
| CAM | 20,493 | 3.65 | 21,054 | 3.75 |
| Total Reimbursement Income | \$20,493 | 89.9% | \$21,054 | 92.3% |
| | | | | |
| Effective Gross Revenue | \$117,688 | \$20.97 | \$122,875 | \$21.90 |
| | | | | |
| OPERATING EXPENSES | Year 1 | PER SF | Year 2 | PER SF |
| Common Area Maintenance (CAM) | | | | |
| CAM | 18,693 | 3.33 | 19,254 | 3.43 |
| Other Expenses | 4,107 | 0.73 | 3,546 | 0.63 |
| Total Expenses | \$22,800 | \$4.06 | \$22,800 | \$4.06 |
| Expenses as % of EGR | 19.4% | | 18.6% | |
| Net Operating Income | \$94,888 | \$16.91 | \$100,076 | \$17.84 |

FINANCIAL ANALYSIS

FREESTANDING RETAIL SHOPPING STRIP

SUMMARY

| | | |
|---------------------------|-------------|------|
| Price | \$1,100,000 | |
| Down Payment | \$1,100,000 | 100% |
| Number of Suites | 2 | |
| Price Per SqFt | \$196.04 | |
| Gross Leasable Area (GLA) | 5,611 SF | |
| Lot Size | 1.31 Acres | |
| Year Built/Renovated | 2015/2020 | |
| Occupancy | 100.00% | |

RETURNS

| | Year 1 | Year 2 |
|--------------|--------|--------|
| CAP Rate | 8.63% | 9.10% |
| Cash-on-Cash | 8.63% | 9.10% |

OPERATING DATA

INCOME

| | | Year 1 | | Year 2 |
|------------------------------|-------|------------|-------|------------|
| Scheduled Base Rental Income | | \$97,195 | | \$101,822 |
| Total Reimbursement Income | 21.1% | \$20,493 | 20.7% | \$21,054 |
| Potential Gross Revenue | | \$117,688 | | \$122,875 |
| Effective Gross Revenue | | \$117,688 | | \$122,875 |
| Less: Operating Expenses | 19.4% | (\$22,800) | 18.6% | (\$22,800) |
| Net Operating Income | | \$94,888 | | \$100,076 |
| Net Cash Flow | | \$94,888 | | \$100,076 |
| Total Return | 8.63% | \$94,888 | 9.10% | \$100,076 |

OPERATING EXPENSES

| | Year 1 | Year 2 |
|----------------|----------|----------|
| CAM | \$18,693 | \$19,254 |
| Other Expenses | \$4,107 | \$3,546 |
| Total Expenses | \$22,800 | \$22,800 |
| Expenses/SF | \$4.06 | \$4.06 |

SECTION 4

04

SALE COMPARABLES

Sales Comps Map

Sales Comps Summary

Sales Comps

Marcus & Millichap



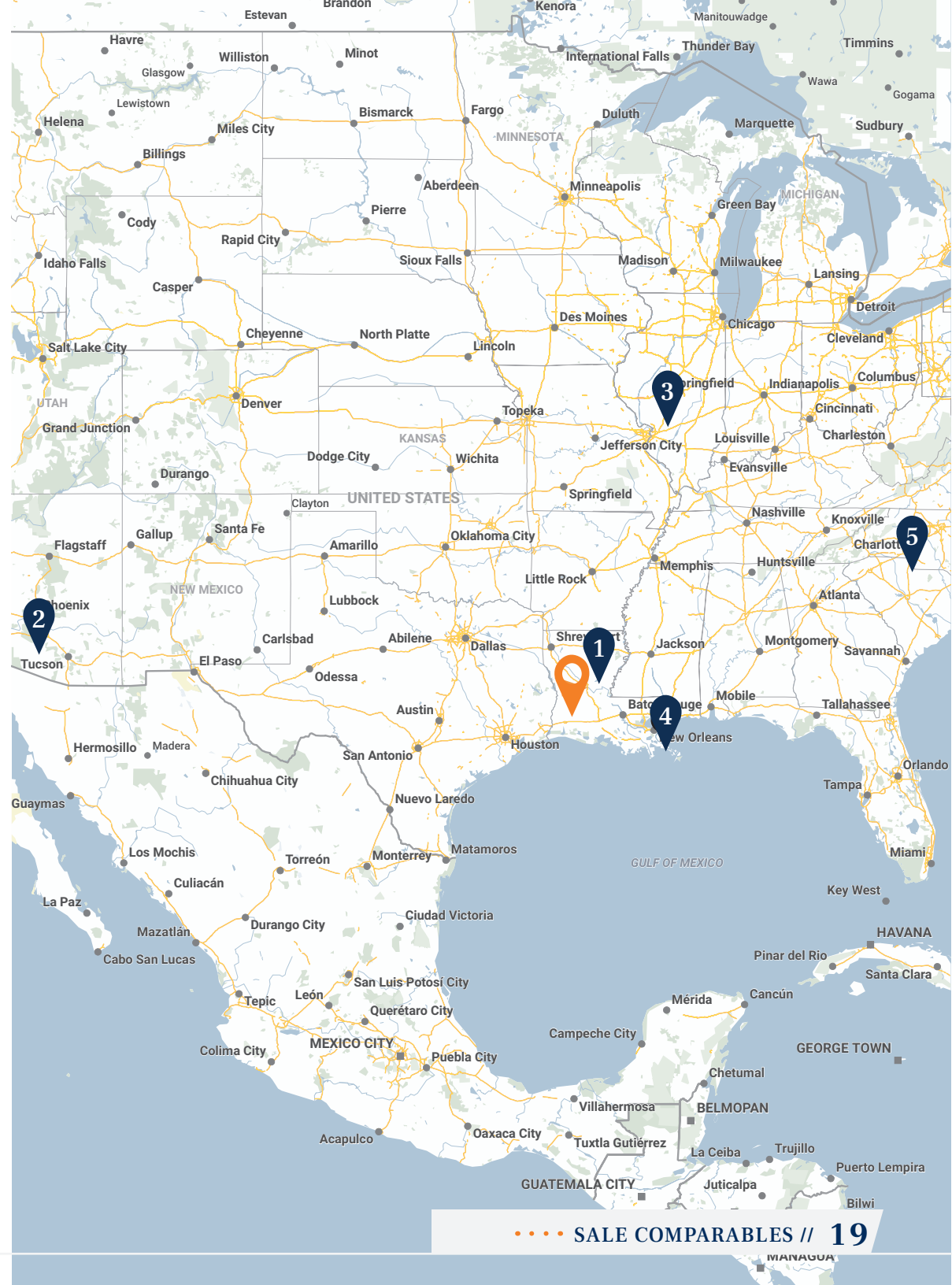
SALES COMPS MAP

— FREESTANDING RETAIL SHOPPING STRIP









Freestanding Retail Shopping Strip

- 1 DeSiard Plaza
- 2 Shopping Center
- 3 Dirksen Shopping Strip
- 4 Aspen Dental & Stanton Optical
- 5 Panera & Aspen Dental | Rent 5 Increases in 2025



SALES COMPS SUMMARY

FREESTANDING RETAIL SHOPPING STRIP

| | SUBJECT PROPERTY | SALE PRICE | GROSS SF | PRICE/ SF | CAP RATE | COE |
|---|--|--------------------|------------------|-----------------|--------------|------------|
|  | Freestanding Retail Shopping Strip 2260 S Mac Arthur Dr, Alexandria, LA 71301 | \$1,100,000 | 5,611 SF | \$196.04 | 8.63% | On Market |
| | SALE COMPARABLES | SALE PRICE | GROSS SF | PRICE/ SF | CAP RATE | COE |
|  | DeSiard Plaza 7904 Desiard Street, Monroe, LA 71203 | \$2,500,000 | 65,439 SF | \$38.20 | 5.81% | 10/12/2023 |
|  | Shopping Center 3333 E Baseline Rd, Phoenix, AZ 85042 | \$1,962,000 | 3,161 SF | \$620.69 | 6.20% | 10/30/2023 |
|  | Dirksen Shopping Strip 2701 N Dirksen Pkwy, Springfield, IL 62702 | \$3,850,000 | 15,680 SF | \$245.54 | 7.45% | 10/31/2023 |
|  | Aspen Dental & Stanton Optical 1677 Gause Blvd, Slidell, LA 70458 | \$4,625,000 | 6,781 SF | \$682.05 | 5.52% | 11/08/2023 |
|  | Panera & Aspen Dental Rent Increases in 2025 140 Turnersburg Hwy, Statesville, NC 28625 | \$4,940,000 | 7,180 SF | \$688.02 | 6.50% | 11/21/2023 |
| | AVERAGES | \$3,575,400 | 19,648 SF | \$454.90 | 6.30% | |

SALES COMPS

FREESTANDING RETAIL SHOPPING STRIP



Freestanding Retail Shopping Strip
2260 S Mac Arthur Dr, Alexandria, LA 71301

| | |
|----------------|-------------|
| Sale Price | \$1,100,000 |
| Price/SF: | \$196.04 |
| Year Built: | 2015 |
| COE: | On Market |
| Gross SF: | 5,611 SF |
| Property Type: | Retail |
| Lot Size: | 1.31 Acres |
| Cap Rate: | 8.63% |



DeSiard Plaza
7904 Desiard Street Monroe, LA 71203

| | |
|----------------|-------------|
| Sale Price | \$2,500,000 |
| Price/SF: | \$38.20 |
| Year Built: | 1982 |
| COE: | 10/12/2023 |
| Gross SF: | 65,439 SF |
| Property Type: | Retail |
| Cap Rate: | 5.81% |

SALES COMPS

FREESTANDING RETAIL SHOPPING STRIP



2 Shopping Center
3333 E Baseline Rd, Phoenix, AZ 85042

| | |
|----------------|-------------|
| Sale Price | \$1,962,000 |
| Price/SF: | \$620.69 |
| Year Built: | 2023 |
| COE: | 10/30/2023 |
| Gross SF: | 3,161 SF |
| Property Type: | Retail |
| Lot Size: | 1.1 Acres |
| Cap Rate: | 6.20% |



3 Dirksen Shopping Strip
2701 N Dirksen Pkwy, Springfield, IL 62702

| | |
|----------------|-------------|
| Sale Price | \$3,850,000 |
| Price/SF: | \$245.54 |
| Year Built: | 2010 |
| COE: | 10/31/2023 |
| Gross SF: | 15,680 SF |
| Property Type: | Retail |
| Cap Rate: | 7.45% |

SALES COMPS

FREESTANDING RETAIL SHOPPING STRIP



4 Aspen Dental & Stanton Optical
1677 Gause Blvd, Slidell, LA 70458

| | |
|----------------|-------------|
| Sale Price | \$4,625,000 |
| Price/SF: | \$682.05 |
| Year Built: | 2019 |
| COE: | 11/08/2023 |
| Gross SF: | 6,781 SF |
| Property Type: | Retail |
| Lot Size: | 0.72 Acres |
| Cap Rate: | 5.52% |



5 Panera & Aspen Dental | Rent 5 Increases in 2025
140 Turnersburg Hwy, Statesville, NC 28625

| | |
|----------------|-------------|
| Sale Price | \$4,940,000 |
| Price/SF: | \$688.02 |
| Year Built: | 2020 |
| COE: | 11/21/2023 |
| Gross SF: | 7,180 SF |
| Property Type: | Retail |
| Lot Size: | 1.59 Acres |
| Cap Rate: | 6.50% |

SECTION 6

MARKET OVERVIEW

Market Overview

Demographics

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ALEXANDRIA, LOUISIANA

Market Overview

Alexandria, located in the heart of Central Louisiana along the banks of the Red River, serves as a regional center for commerce, healthcare, education, and government. With a population of approximately 43,000 residents in the city and more than 150,000 in the metro, Alexandria is the ninth-largest city in the state and the largest in the Central Louisiana region with over 58,000 households in the area. The city is also the parish seat of Rapides Parish and exists as a key connector between northern and southern Louisiana, positioned in almost the exact geographic center of the state. Alexandria's prime location at the intersection of major highways offers direct access to Shreveport (125 miles north) and Lafayette (85 miles south) via Interstate 49, U.S. Highway 71, and U.S. Highway 167. Moreover, Alexandria International Airport (AEX) connects the city to the surrounding region with commercial service and support for air cargo, military operations, and business aviation.

The city's economy is anchored by a mix of public and private sector employers. Major healthcare providers such as CHRISTUS St. Frances Cabrini Hospital and Rapides Regional Medical Center are two of the area's largest employers and support a distinguished medical services industry. Other top employers include Cleco (a regional electric utility company), Procter & Gamble's large manufacturing facility, and various local, state, and federal government entities. Alexandria is also home to Louisiana State University of Alexandria (LSUA), which enrolled a record-breaking 5,405 students in Spring 2024, and Central Louisiana Technical Community College. The city maintains its focus on revitalization projects downtown and continued infrastructure improvements aimed at promoting a high quality of life and supporting growth in retail, housing, and tourism sectors.

HIGHLIGHTS:

Strategic Location & Access: Situated along I-49 and the Red River, Alexandria serves as a central hub connecting northern and southern Louisiana.

Healthcare & Education Anchors: Major institutions like Rapides Regional Medical Center, CHRISTUS St. Frances Cabrini, and LSUA drive employment and economic activity.

Downtown Revitalization: Ongoing infrastructure and commercial development projects are enhancing Alexandria's historic downtown and riverfront appeal.



DEMOGRAPHICS

FREESTANDING RETAIL SHOPPING STRIP

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|---------------|----------------|----------------|
| 2029 Projection | | | |
| Total Population | 5,782 | 41,933 | 55,800 |
| 2024 Estimate | | | |
| Total Population | 5,779 | 41,767 | 55,570 |
| 2020 Census | | | |
| Total Population | 5,943 | 42,788 | 56,896 |
| 2010 Census | | | |
| Total Population | 6,094 | 45,524 | 60,307 |
| Daytime Population | | | |
| 2024 Estimate | 12,868 | 55,943 | 72,787 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2029 Projection | | | |
| Total Households | 2,476 | 17,935 | 23,704 |
| 2024 Estimate | | | |
| Total Households | 2,451 | 17,724 | 23,416 |
| Average (Mean) Household Size | 2.2 | 2.3 | 2.3 |
| 2010 Census | | | |
| Total Households | 2,416 | 17,433 | 23,020 |
| 2010 Census | | | |
| Total Households | 2,419 | 17,796 | 23,188 |
| Occupied Units | | | |
| 2029 Projection | 2,731 | 20,474 | 27,151 |
| 2024 Estimate | 2,703 | 20,221 | 26,804 |
| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
| 2024 Estimate | | | |
| \$150,000 or More | 9.1% | 12.3% | 10.8% |
| \$100,000-\$149,999 | 14.8% | 14.2% | 13.3% |
| \$75,000-\$99,999 | 7.3% | 10.5% | 10.4% |
| \$50,000-\$74,999 | 24.6% | 17.1% | 17.6% |
| \$35,000-\$49,999 | 13.2% | 11.5% | 11.2% |
| Under \$35,000 | 31.0% | 34.4% | 36.8% |
| Average Household Income | \$70,943 | \$80,139 | \$75,703 |
| Median Household Income | \$56,524 | \$60,457 | \$57,088 |
| Per Capita Income | \$31,061 | \$34,085 | \$32,114 |

| HOUSEHOLDS BY EXPENDITURE | 1 Mile | 3 Miles | 5 Miles |
|---|---------------|----------------|----------------|
| Total Average Household Retail Expenditure | \$143,777 | \$148,274 | \$143,549 |
| Consumer Expenditure Top 10 Categories | | | |
| Housing | \$17,247 | \$17,686 | \$17,151 |
| Transportation | \$9,576 | \$9,742 | \$9,481 |
| Food | \$6,967 | \$7,145 | \$6,965 |
| Personal Insurance and Pensions | \$5,667 | \$5,913 | \$5,674 |
| Cash Contributions | \$2,203 | \$2,338 | \$2,199 |
| Entertainment | \$2,048 | \$2,184 | \$2,109 |
| Apparel | \$1,456 | \$1,508 | \$1,467 |
| Education | \$599 | \$671 | \$639 |
| Personal Care Products and Services | \$590 | \$608 | \$586 |
| Tobacco Products and Smoking Supplies | \$413 | \$405 | \$405 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2024 Estimate Total Population | 5,779 | 41,767 | 55,570 |
| Under 20 | 25.1% | 26.9% | 27.0% |
| 20 to 34 Years | 20.4% | 18.7% | 19.2% |
| 35 to 39 Years | 6.4% | 6.3% | 6.3% |
| 40 to 49 Years | 10.9% | 11.6% | 11.5% |
| 50 to 64 Years | 18.2% | 19.1% | 18.8% |
| Age 65+ | 18.9% | 17.6% | 17.2% |
| Median Age | 39.0 | 38.0 | 38.0 |
| Population 25+ by Education Level | | | |
| 2024 Estimate Population Age 25+ | 3,922 | 27,833 | 36,948 |
| Elementary (0-8) | 3.4% | 4.2% | 4.7% |
| Some High School (9-11) | 7.4% | 10.3% | 10.7% |
| High School Graduate (12) | 30.5% | 33.6% | 34.7% |
| Some College (13-15) | 20.6% | 18.9% | 19.1% |
| Associate Degree Only | 8.0% | 5.8% | 5.7% |
| Bachelor's Degree Only | 19.8% | 16.4% | 15.5% |
| Graduate Degree | 10.3% | 10.8% | 9.6% |

DEMOGRAPHICS

FREESTANDING RETAIL SHOPPING STRIP



POPULATION

In 2024, the population in your selected geography is 55,570. The population has changed by -7.85 percent since 2010. It is estimated that the population in your area will be 55,800 five years from now, which represents a change of 0.4 percent from the current year. The current population is 52.9 percent male and 47.1 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 708 people per square mile.



EMPLOYMENT

In 2024, 22,715 people in your selected area were employed. The 2010 Census revealed that 59.1 percent of employees are in white-collar occupations in this geography, and 16.5 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 18.00 minutes.



HOUSEHOLDS

There are currently 23,416 households in your selected geography. The number of households has changed by 0.98 percent since 2010. It is estimated that the number of households in your area will be 23,704 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.3 people.



HOUSING

The median housing value in your area was \$180,703 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 12,661.00 owner-occupied housing units and 10,527.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$57,088, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 73.66 percent since 2010. It is estimated that the median household income in your area will be \$63,623 five years from now, which represents a change of 11.4 percent from the current year.

The current year per capita income in your area is \$32,114, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$75,703, compared with the U.S. average, which is \$101,307.



EDUCATION

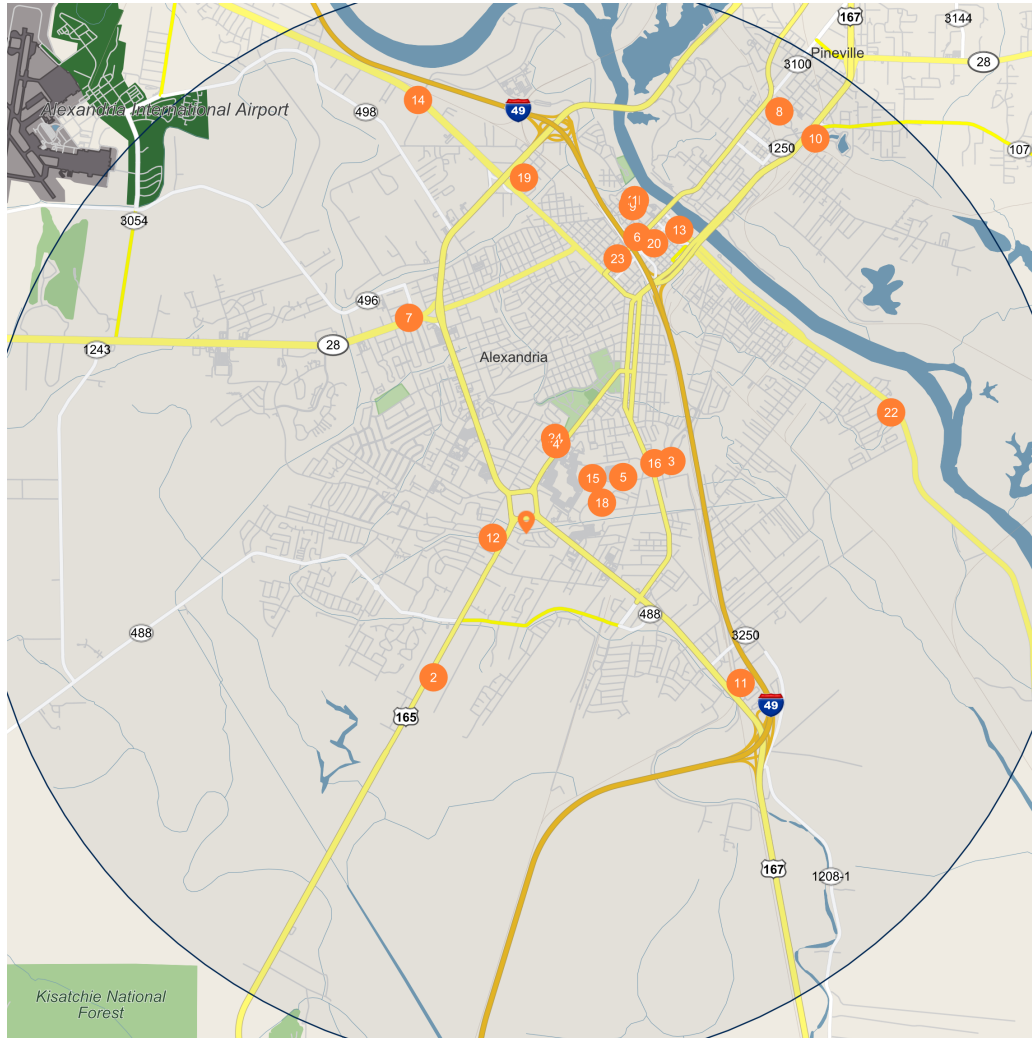
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 24.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.7 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.9 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS

FREESTANDING RETAIL SHOPPING STRIP



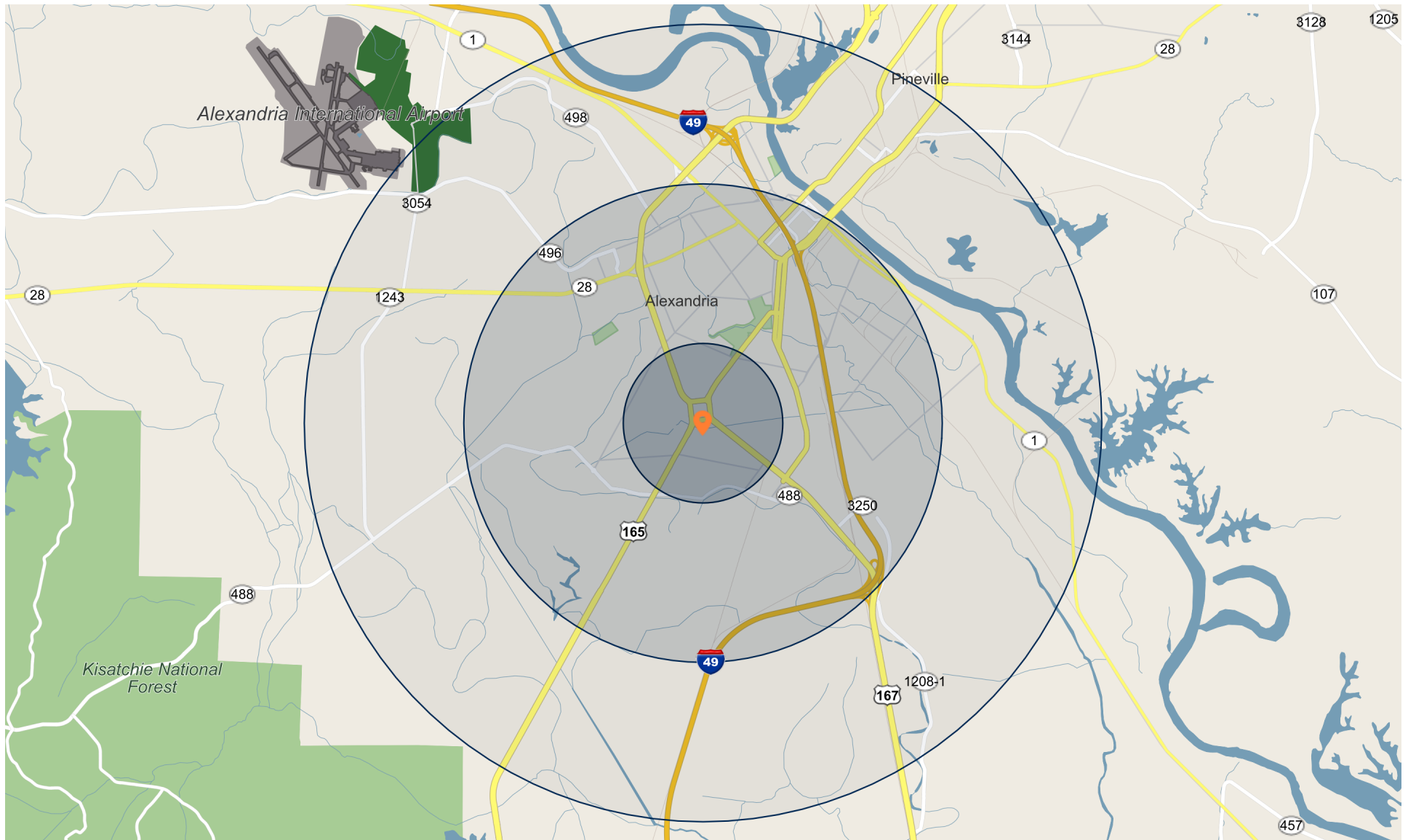
Major Employers

Employees

| | | |
|----|--|-------|
| 1 | Rapides Healthcare System LLC-Rapides Regional Medical Ctr | 1,642 |
| 2 | Linetec Services LLC-Branch - Cmcs | 1,230 |
| 3 | Mid-State Supply Company LLC | 1,222 |
| 4 | Christus Health Central La-CHRISTUS ST FRANCES CABRINI H | 979 |
| 5 | Walmart Inc-Walmart | 877 |
| 6 | Grifols Usa LLC | 436 |
| 7 | Protective Prerty Cslty Insur-Lyndon Property Insurance | 390 |
| 8 | Louisiana College-Louisiana Christian University | 355 |
| 9 | Reston Hospital Center LLC-Columbia HCA | 311 |
| 10 | Stine Lumber-Stine Contractors Supply | 306 |
| 11 | Gilchrist Construction Co LLC | 286 |
| 12 | Home Depot USA Inc-Home Depot The | 258 |
| 13 | Alexandria Newspapers Inc-Alexandria Daily Town Talk | 250 |
| 14 | Westside Habilitation Center | 247 |
| 15 | Tobacco Plus Inc-Tobacco Plus 16 | 238 |
| 16 | Afco Industries Inc-Afco Millwork Products Div | 206 |
| 17 | Dubuis Health System Inc-Dubuis Hospital of Alexandria | 198 |
| 18 | Lowes Home Centers LLC-Lowes | 180 |
| 19 | United States Dept of Navy | 175 |
| 20 | Parish of Rapides-Rapides Parish Police Jury | 175 |
| 21 | Capital One National Assn | 174 |
| 22 | Pecan Grove Training Center | 165 |
| 23 | Gulf Cast Tchng Fmly Svcs Inc-Alexandria Regional Office | 161 |
| 24 | Christus Health Central La | 161 |
| 25 | Christus Health Central La-Cabrini Center For Cancer Care | 161 |

DEMOGRAPHICS

 FREESTANDING RETAIL SHOPPING STRIP



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BROKER OF RECORD

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