



±0.901 ACRES FOR SALE

247 MacArthur Dr

Alexandria, LA 71303

Presented By:

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PROPERTY DESCRIPTION

Westgate Shopping Center is a 173,000 square foot community retail center strategically positioned along the MacArthur Dr./ US Hwy 71, one of Alexandria's busiest commercial corridors. The center enjoys outstanding frontage, strong daily traffic, and convenient access for shoppers making both quick-stop and destination trips. Positioned only 2 miles from I-49, Westgate offers exceptional regional connectivity, drawing customers from across Alexandria and the nearby community of Pineville.

Located in Opportunity Zone 2.0 and situated on the corner of MacArthur Dr. at Monroe St., this ±0.901 acre (39,231 sq ft) outparcel offers excellent visibility to passing traffic and prominent signage opportunities, supporting tenants' brand exposure and sales performance.

Westgate features a complementary mix of national, regional, and local retailers that drive consistent, daily-needs traffic. High-profile co-tenants and neighboring brands include Super 1 Foods, Sutherland's HomeBase, McDonald's, Firehouse Subs, AutoZone, H&R Block, Aaron's, Dollar General, and more. The trade mix makes the center an ideal location for soft goods, medical/service, fitness, specialty retail, and quick-service concepts seeking a visible, high-performing location.

OFFERING SUMMARY

Sale Price:	\$392,316.20
Price Per Square Foot:	\$10.00
Lot Size:	0.901 acres
Lot Frontage:	258 Ft
Traffic Count:	41,442 ADT
Foot Traffic:	77,815 AMV
Zoning:	C-2, Commercial District General
Flood Zone:	X - Area of Minimal Flood Risk
Property Taxes:	\$1,177.82
Electrical:	City - AUS
Water & Sewer:	City - AUS
Gas:	City - AUS

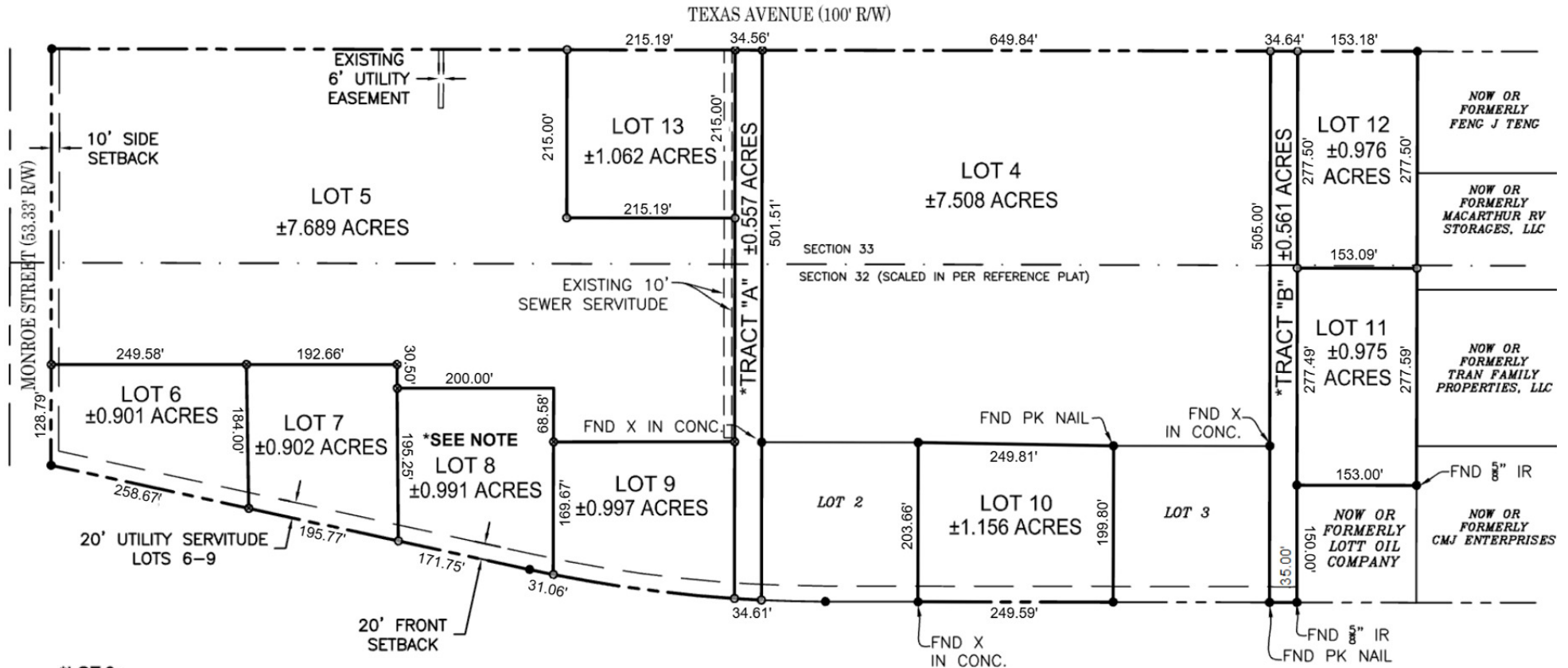
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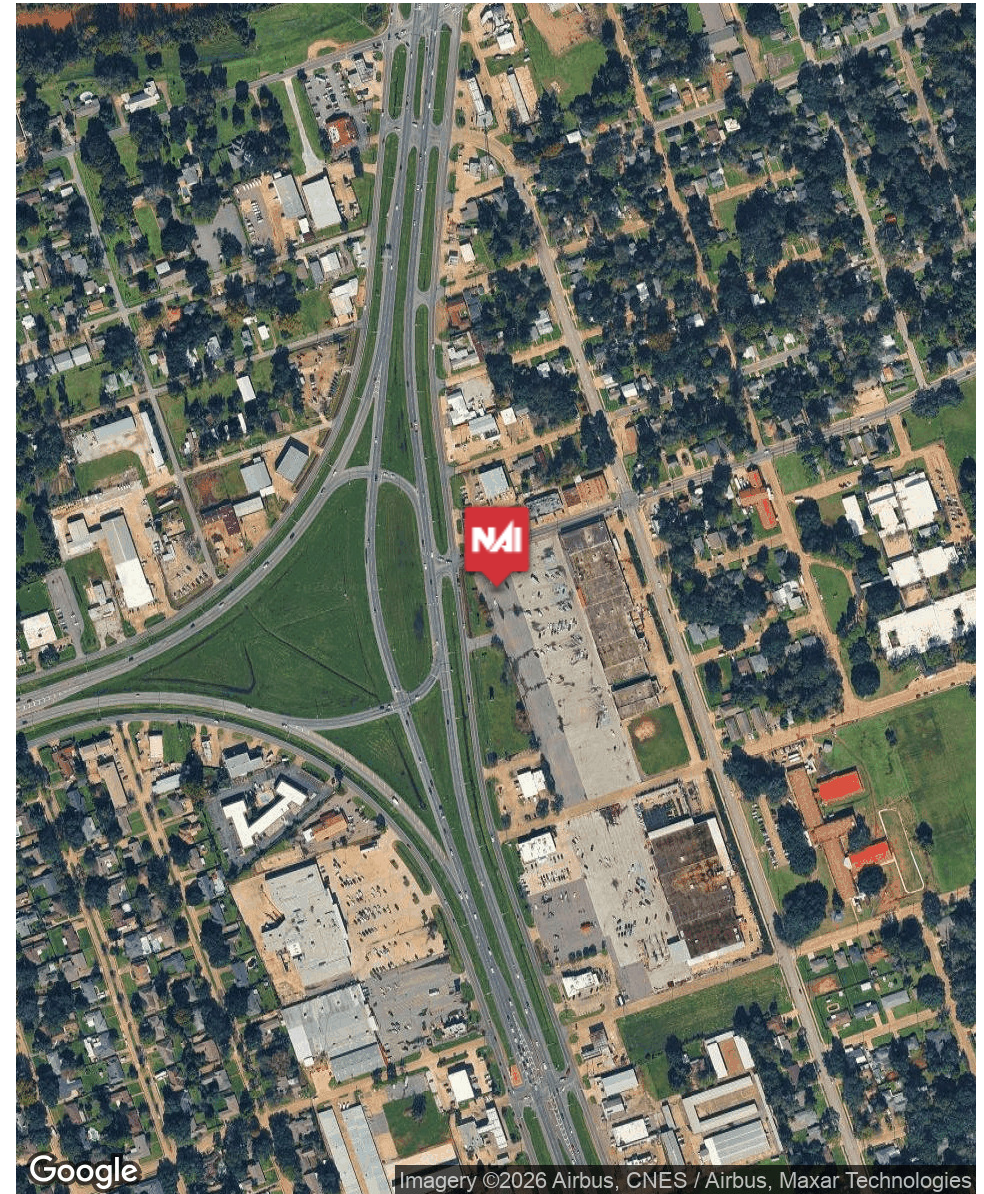
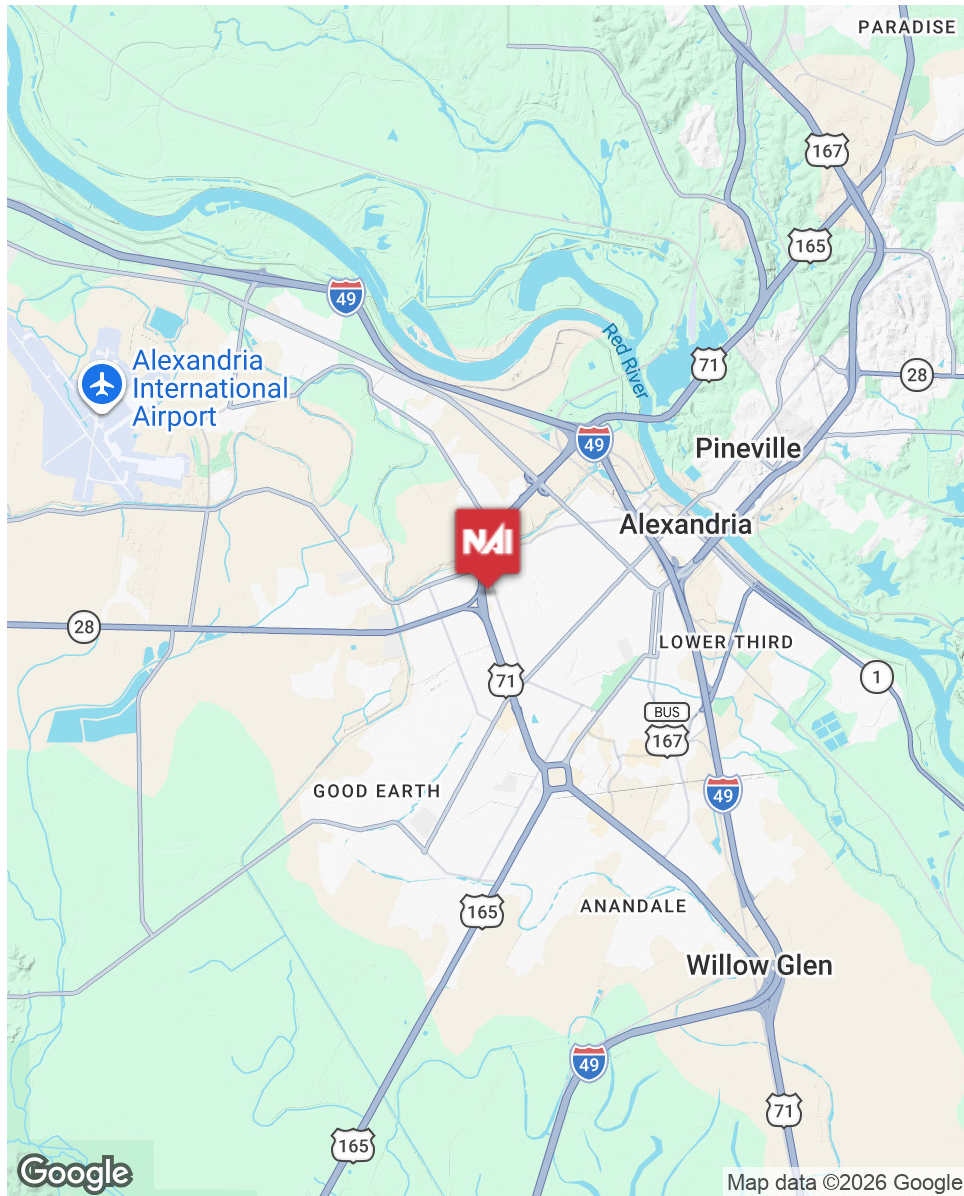


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***LOT 8:**
ACCESS FOR LOT 8 SHALL BE FROM LOT 7 OR LOT 9

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SPENDING POWER

Westgate Shopping Center Alexandria, LA

Drive time of 10 minutes

KEY FACTS (2026)



52,022

Total Population



21,969

Total Households



\$51,759

Median Household Income



39.7

Median Age



2.30

Average Household Size



\$43,636

Median Disposable Income



-0.4%

2026-2031 Growth Rate: Population



-0.1%

2026-2031 Growth Rate: Households



2.2%

2026-2031 Growth Rate: Median HH Inc

TOTAL SPENT (2026)



\$36,916,757

Apparel/ Services



\$63,203,003

Food Away from Home



\$121,318,977

Health Care



\$62,034,383

Entertainment/ Recreation



\$340,222,872

Finance/ Insurance Sales



\$40,848,470

HH Furnishings/ Equipment



\$16,167,054

Personal Care Products/ Services



\$3,921,488

Large Appliance Expenditures



For More Information:

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