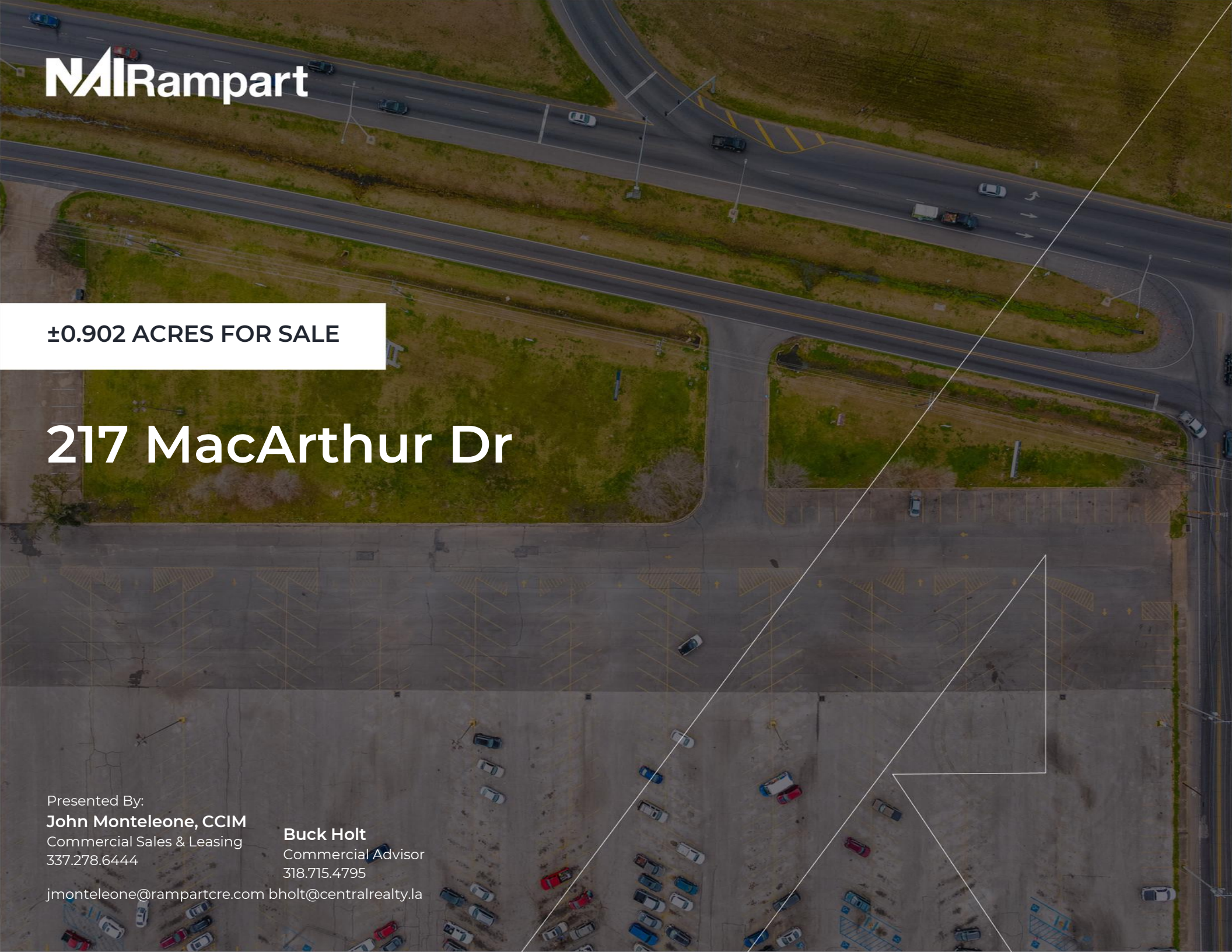




NARampart

±0.902 ACRES FOR SALE

217 MacArthur Dr

Presented By:

John Monteleone, CCIM

Commercial Sales & Leasing
337.278.6444

jmonteleone@rampartcre.com

Buck Holt

Commercial Advisor
318.715.4795

bholt@centralrealty.la



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, this ±0.902 acre (39,342 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:	\$393,426.80
Price Per Square Foot:	\$10.00
Lot Size:	0.902 Acres
Lot Frontage:	195 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

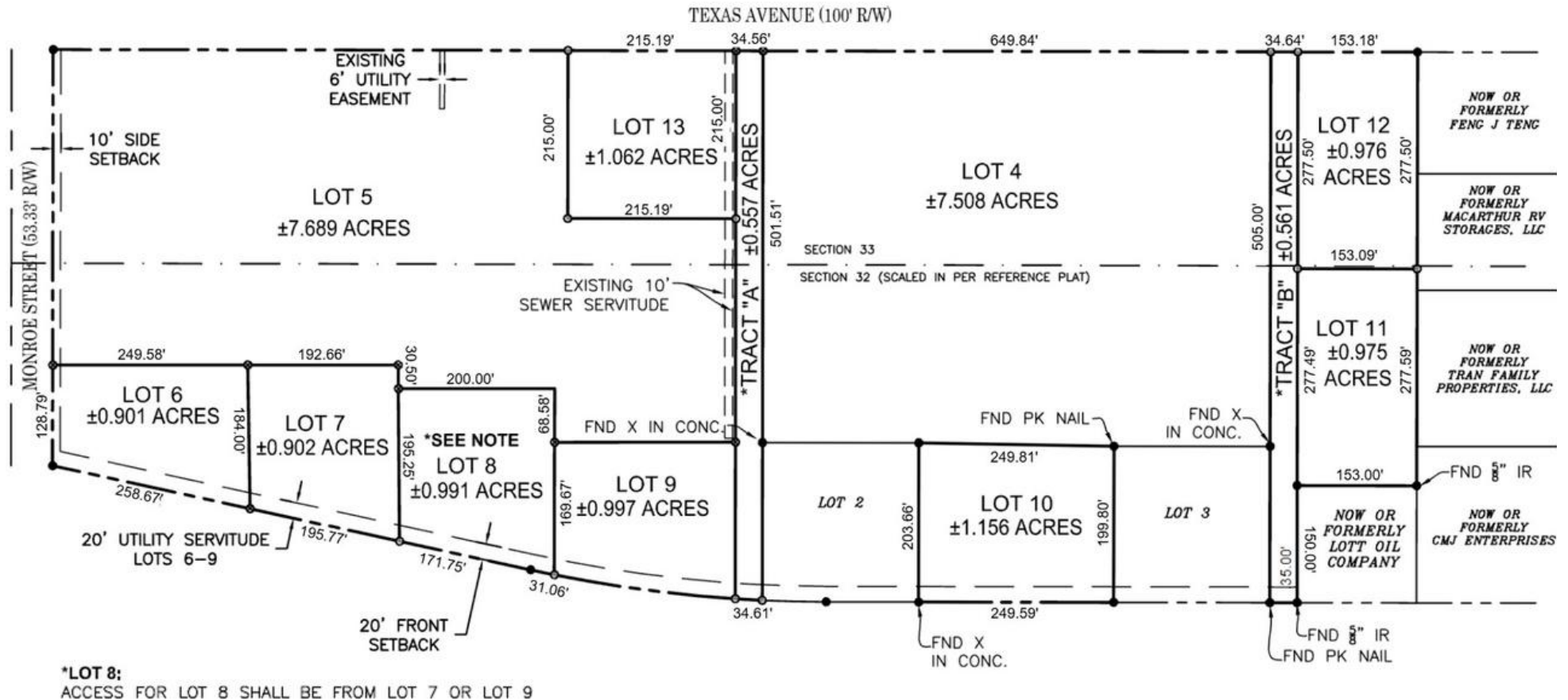
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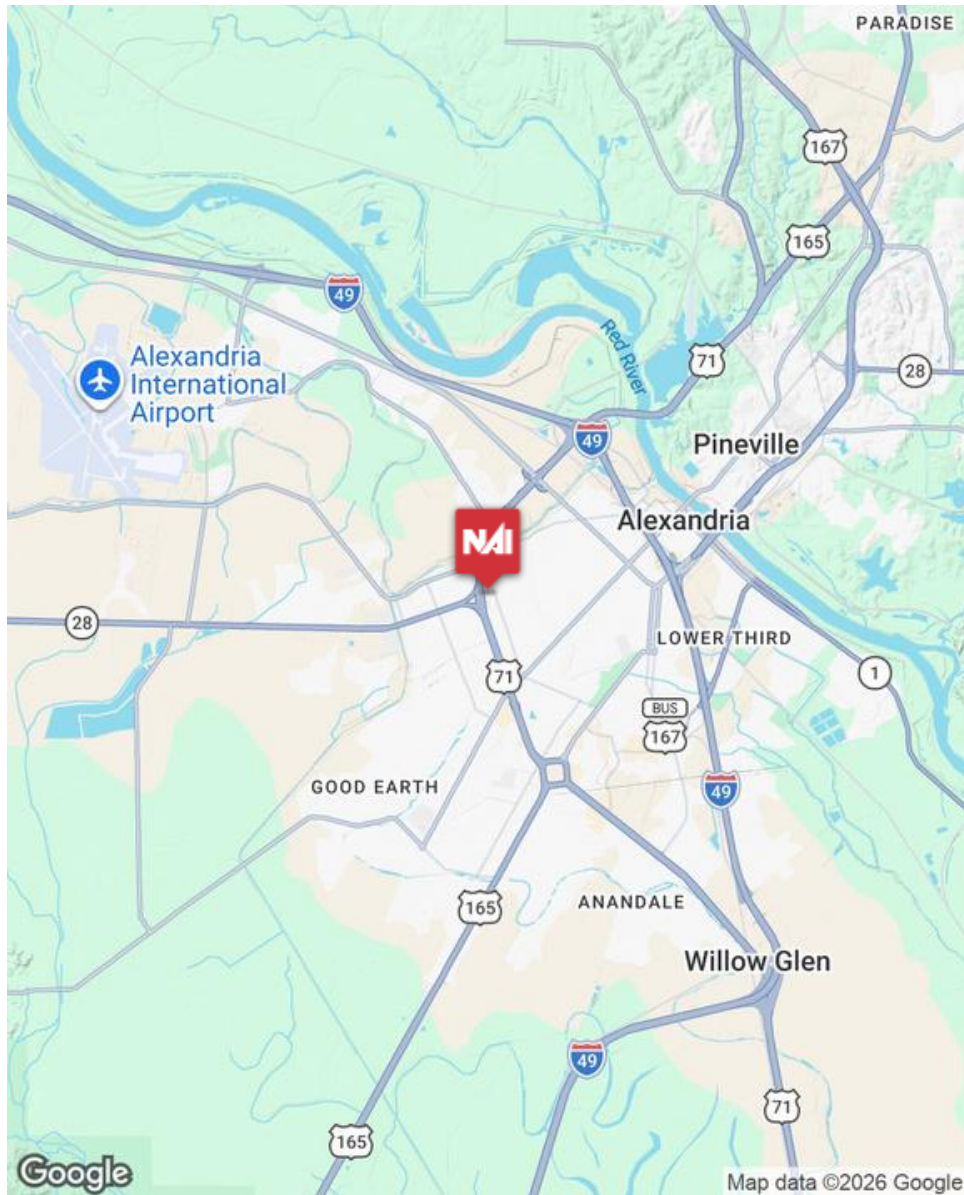
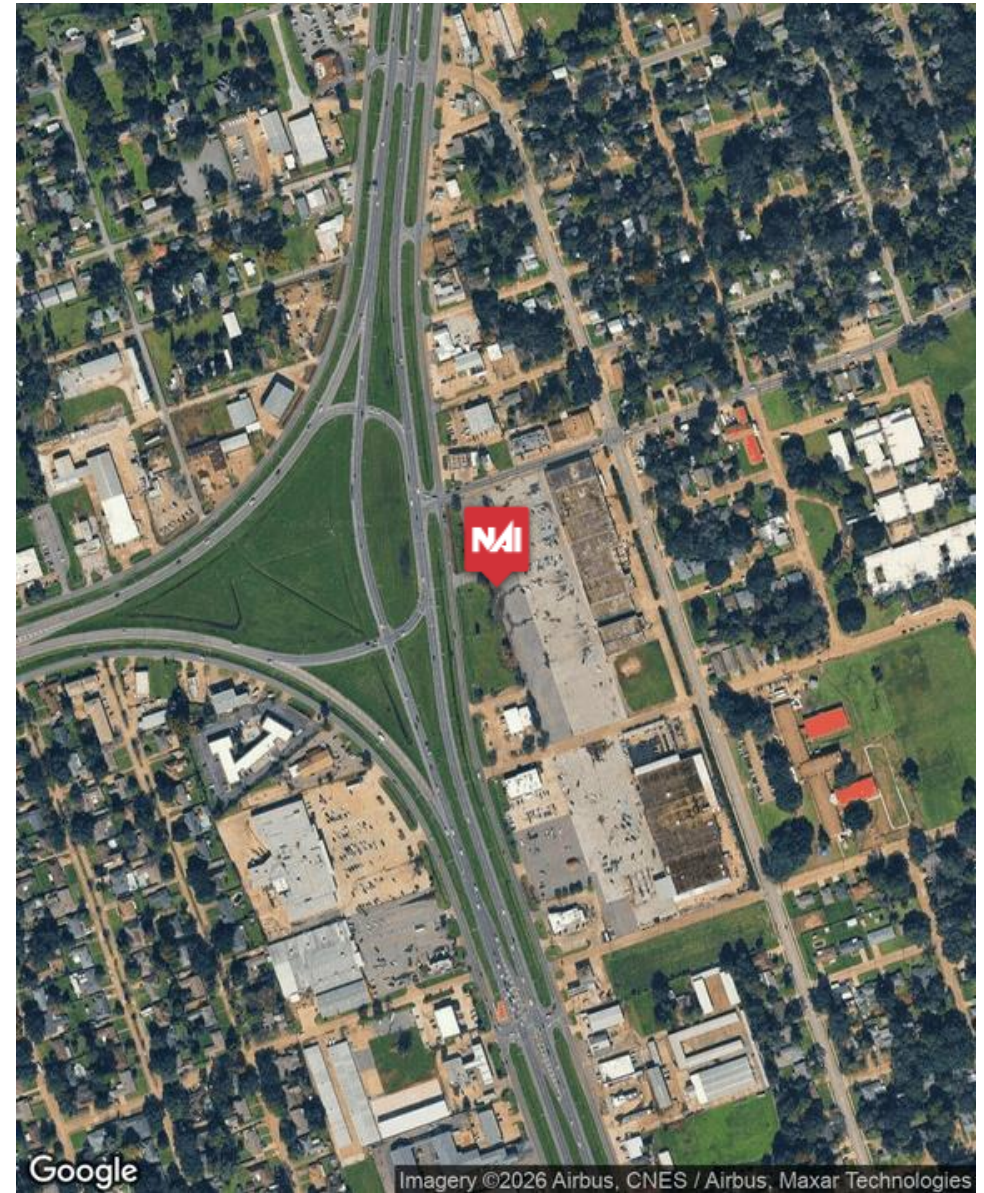
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SPENDING POWER

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



68,505

Total Daytime Population



39,793

Daytime Pop: Workers



\$205,388

Median Home Value

2026 POTENTIAL SPEND



\$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

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HEART OF LOUISIANA

ALEXANDRIA / PINEVILLE

MARKET HIGHLIGHTS

 Historic Kent & Riverfront Sites

 Hiking, Nature & Paddle Trails

Lifestyle & Cultural Magnet

Central Louisiana's destination for Kent Plantation House, Alexandria Zoo, River Oaks Arts Center, Forts Randolph & Buhlow, and premier Mardi Gras and Cella festivals.



Workforce & Talent Pipeline

66,000+ regional labor force

Robust talent pipeline anchored by LSU Alexandria, Louisiana Christian University, CLTC, and customized training through LED FastStart.

Regional Healthcare Hub

\$1.37B annual healthcare revenue

Anchored by Rapides Regional Medical Center and CHRISTUS St. Frances Cabrini Hospital.

8,600+ students

+11.9% INCREASE

LSUA Healthcare Education Campus

With a \$43M medical education investment, LSUA is pioneering workforce development in advanced simulation laboratories and high-tech robotics training.

\$3.6B investment

NEW AI MEGA PROJECT

Applied Digital AI Data Center Campus

Massive Rapides Parish campus generating high-tech jobs, major tax revenues for local schools, and Cleco grid upgrades that lower rates and strengthen regional power reliability.

Population & Purchasing Power

58,000+

combined city population

120,000+

Rapides Parish & MSA

A major retail, dining, and healthcare crossroads driving steady, resilient demand.



Key employers & investors: [Applied Digital](#) • [Procter & Gamble](#) • [RoyOMartin](#) • [Crest Industries](#) • [Plastipak](#) • [Coca-Cola](#) • [CHRISTUS Health](#) • [Rapides Regional](#) • [Cleco](#) • [LSU Alexandria](#)

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400 East Kaliste Saloom Rd., Ste 8100
Lafayette, LA 70508
www.rampartcre.com