

stirling

FOR LEASE



ALEXANDRIA, LA

SUMMARY

AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

RETAIL AERIAL

PROPERTY DESCRIPTION

MacArthur Village Shopping Center is bounded by MacArthur Drive, Jackson Street and Dorchester Drive; three of the most traveled thoroughfares in Alexandria. The area immediately surrounding the shopping center includes the greatest concentration of the high income population of Alexandria. This has attracted high-end national, regional and local retailers to the area.

AVAILABLE FOR LEASE

- Suite 3613 (660-1990 SF) \$24 PSF NNN
- Suite 1416 (3,000 SF) \$28 PSF NNN
- Suite 1420 (1,887 SF) \$28 PSF NNN

AVAILABLE FOR SALE

- Outparcel Land - 0.483 Acres, \$250,000

CO-TENANTS

- Burlington Coat Factory
- Petco
- Cavender's
- Texas Roadhouse
- Chick-Fil-A
- Kroger
- Small's Sliders
- Buff City Soap
- Optimum
- Midsouth Medical Supply
- T-Moblie
- Capital One
- Premier Medical

PLACER AI HIGHLIGHTS (2025)

- Placer shows MacArthur Village as the most visited shopping center in 50 miles, with 4.27 Million Visits in 2025.
- MacArthur Village's Texas Roadhouse is the #1 most visited in LA.
- MacArthur Village's Kroger is the #1 most visited / sq ft in LA.
- MacArthur Village's Burlington is the #2 most visited in LA.
- Chick Fil A: 82% Nationally
- Capital One: 87% Nationally
- Cavender's: 60% Nationally





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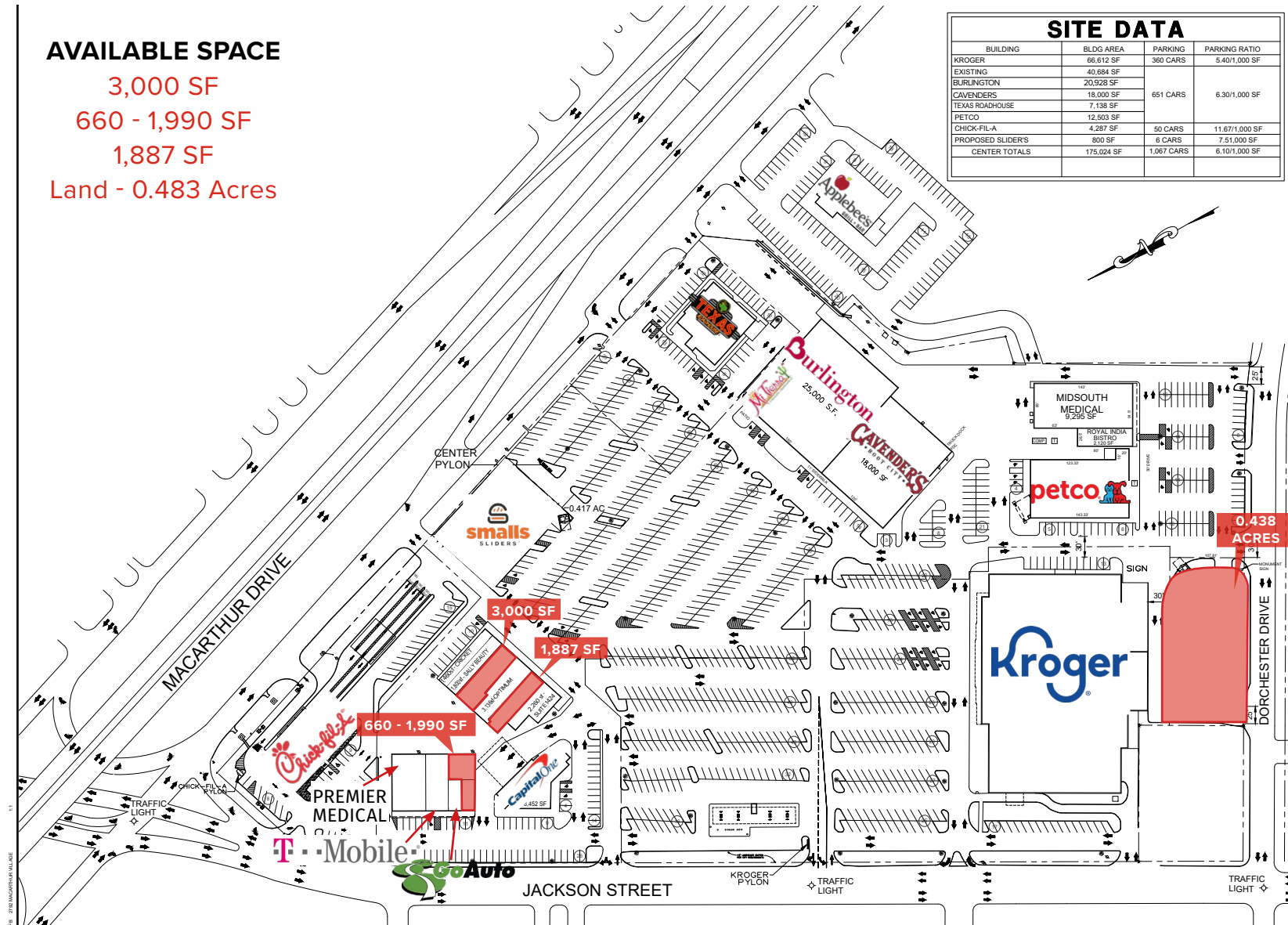
RETAIL AERIAL

AVAILABLE SPACE

3,000 SF
660 - 1,990 SF
1,887 SF
Land - 0.483 Acres

SITE DATA

BUILDING	BLDG AREA	PARKING	PARKING RATIO
KROGER	66,612 SF	360 CARS	5.40/1,000 SF
EXISTING	40,684 SF		
BURLINGTON	20,928 SF		
CAVENDERS	18,000 SF	651 CARS	6.30/1,000 SF
TEXAS ROADHOUSE	7,136 SF		
PETCO	12,503 SF		
CHICK-FIL-A	4,287 SF	50 CARS	11.67/1,000 SF
PROPOSED SLIDERS	800 SF	6 CARS	7.51/000 SF
CENTER TOTALS	175,024 SF	1,067 CARS	6.10/1,000 SF



MacArthur Village

Alexandria, Louisiana

stirling
100 N. Highway 101, Suite 200
Covington, LA 70433
(985) 898-2072 / 109
OWNER/DEVELOPER

ZITO-RUSSELL
ARCHITECTS, P.C.
100 N. Highway 101, Suite 200
Covington, LA 70433
(985) 898-2072 / 109
ARCHITECT

FILE 2209
DATE 03.21.22
SHEET

P-9

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MACARTHUR VILLAGE SHOPPING CENTER

Jackson Street at MacArthur Drive, Alexandria, LA

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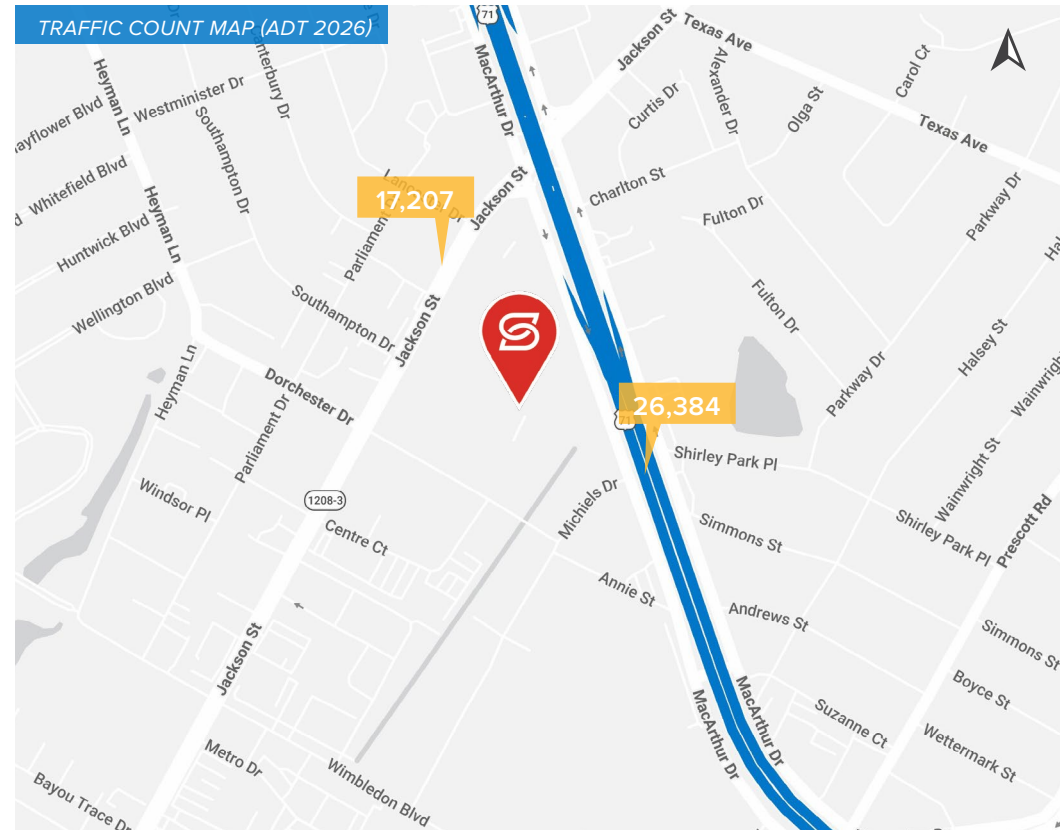
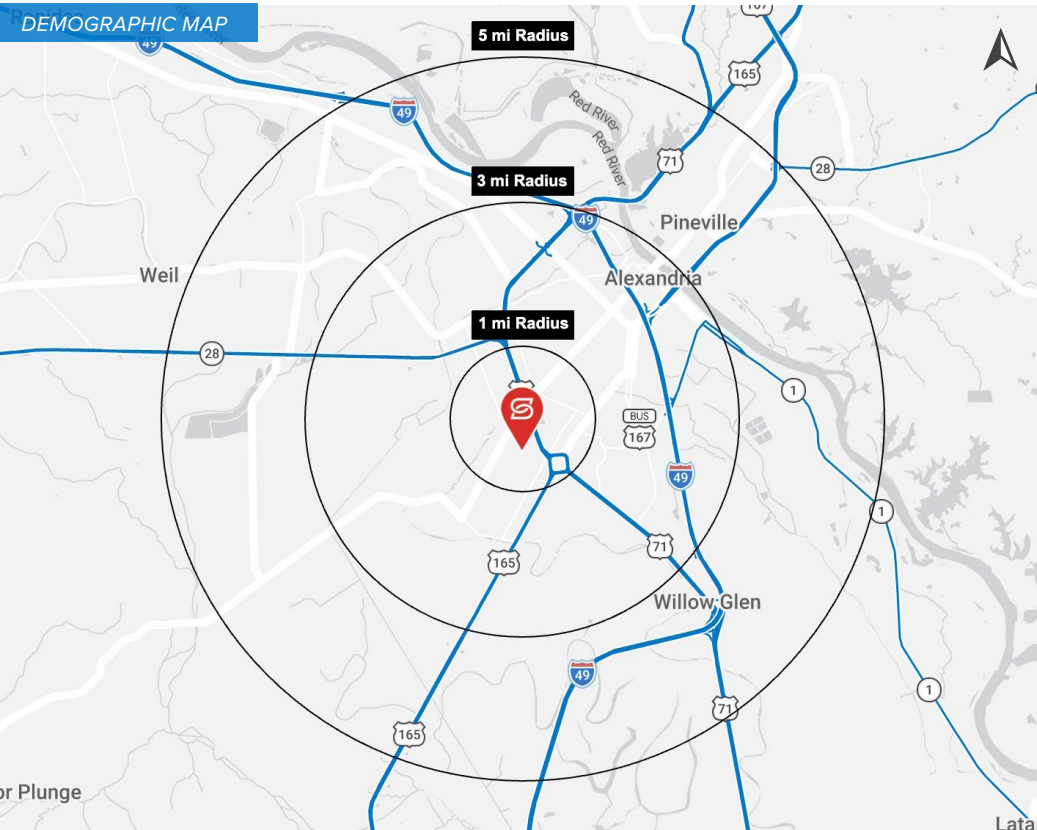
AERIAL

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2026 DEMOGRAPHICS



POPULATION

1 MI

6,740

3 MI

42,522

5 MI

57,609



AVG. HH INCOME

1 MI

\$99,619

3 MI

\$77,415

5 MI

\$74,001



HOUSEHOLDS

1 MI

2,966

3 MI

17,228

5 MI

23,279

