

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 3609 (2,669 SF) \$28 PSF NNN
- 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
- 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





AVAILABLE SPACE

3,000 SF

2,669 SF

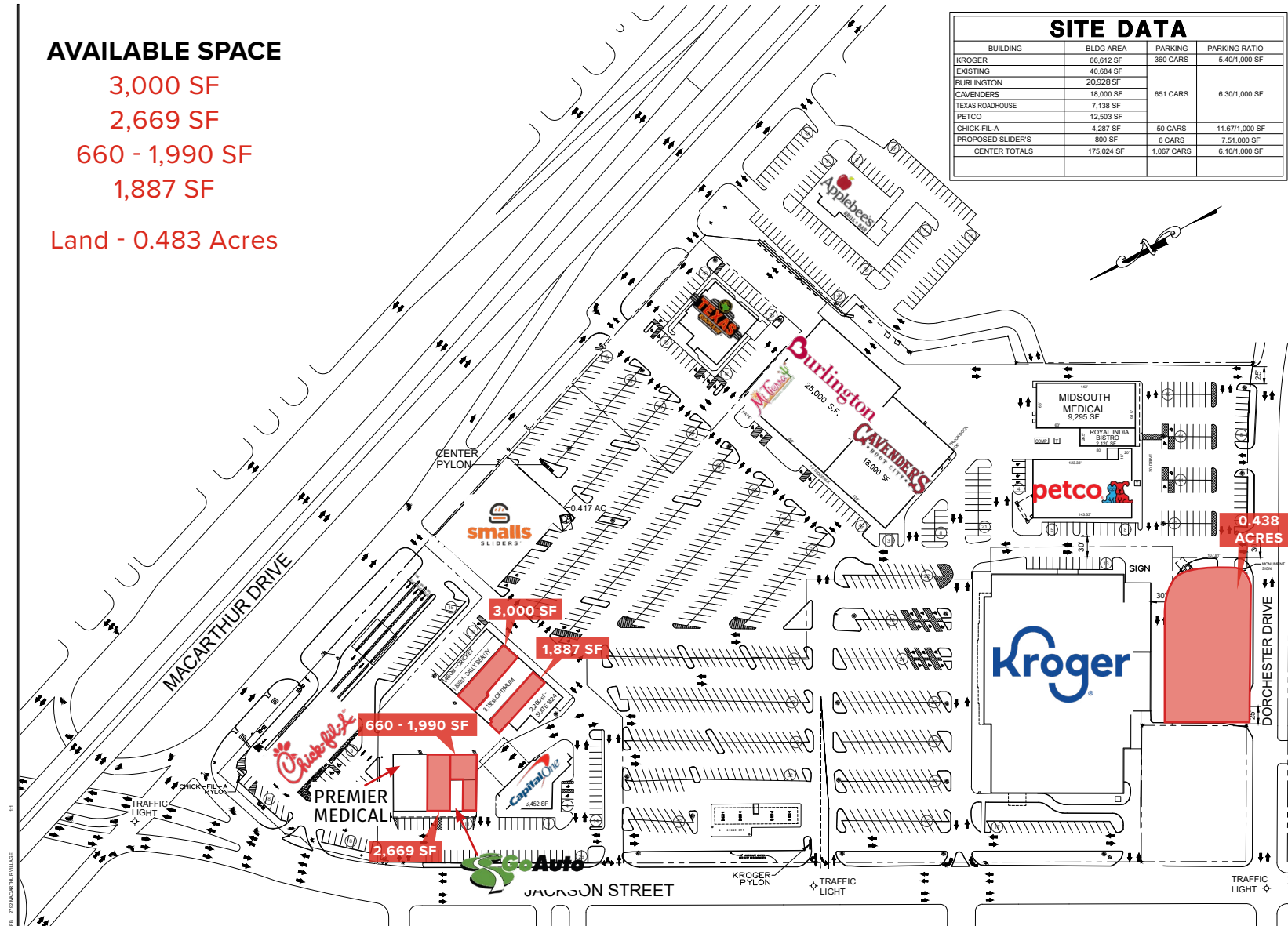
660 - 1,990 SF

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	7,138 SF		
PETCO	12,503 SF		
CHICK-FILA	4,287 SF	50 CARS	11.67/1,000 SF
PROPOSED SLIDERS	900 SF	6 CARS	7.51/1,000 SF
CENTER TOTALS	175,024 SF	1,067 CARS	6.10/1,000 SF



MacArthur Village
Alexandria, Louisiana

stirling
109 Norbank Blvd., Suite 300
Covington, LA 70433
(504) 896-8222 (10)
OWNER/DEVELOPER

ZITO-RUSSELL
ARCHITECTS, P.C.
1000 Poydras Street, Suite 2000
New Orleans, LA 70112
(504) 581-1111
ARCHITECT

FILE _____ 2009
DATE _____ 03.21.12
SHEET

P-9

stirling

SETH CITRON

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MACARTHUR VILLAGE SHOPPING CENTER

Jackson Street at MacArthur Drive, Alexandria, LA

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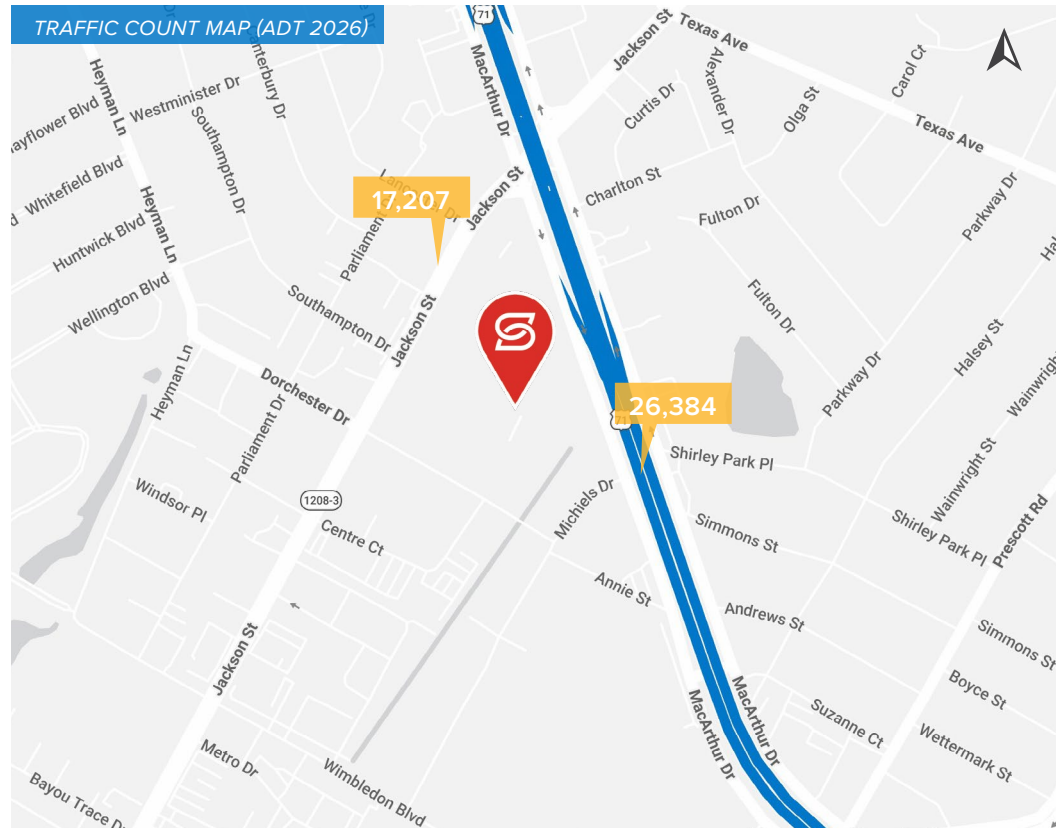
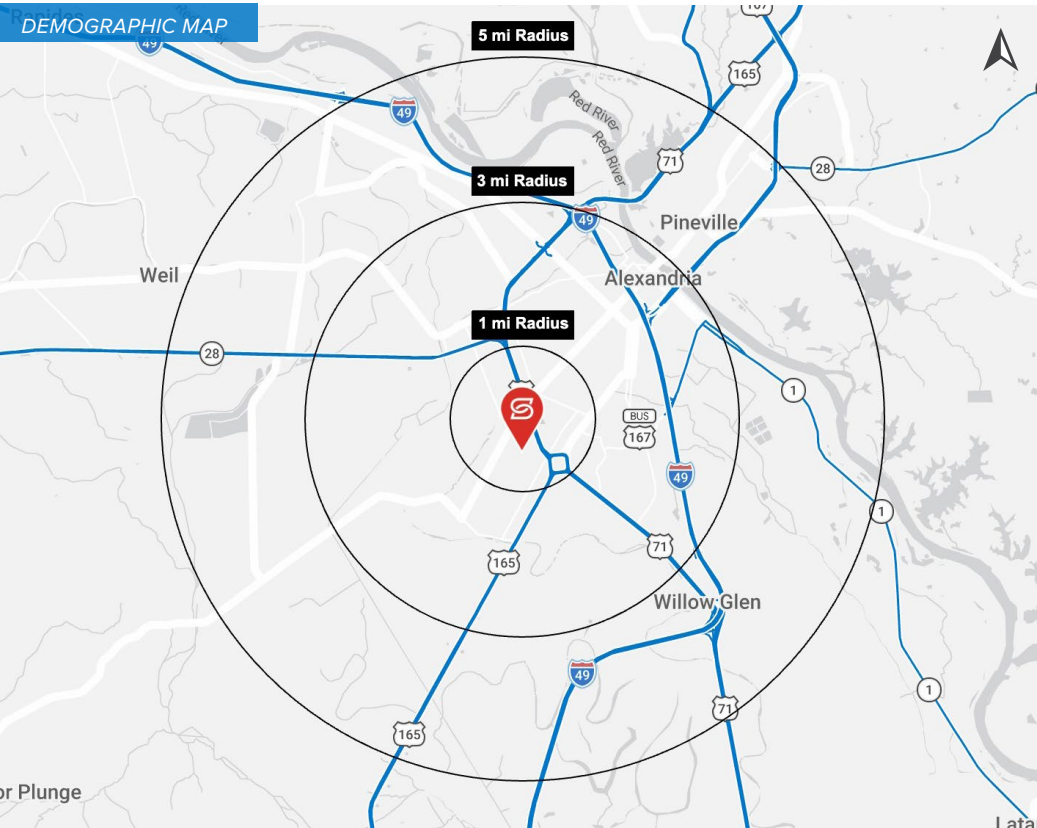
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2026 DEMOGRAPHICS



POPULATION

1 MI	3 MI	5 MI
6,740	42,522	57,609



AVG. HH INCOME

1 MI	3 MI	5 MI
\$99,619	\$77,415	\$74,001



HOUSEHOLDS

1 MI	3 MI	5 MI
2,966	17,228	23,279

