



MACARTHUR
VILLAGE

petco SHOPPING
CENTER

ALEXANDRIA, LA



stirling

FOR LEASE

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.

LOCATION

- Intersection of Jackson Street and MacArthur Drive (Highways 71, 165 and 167)

AVAILABLE

- 1,365 SF, \$12 PSF nnn
- 4,147 SF, \$24 PSF nnn
- Outparcel Land - 0.483 Acres, \$250,000

AREA BUSINESSES

- Walmart Supercenter
- Target
- Sam's Club
- Hobby Lobby
- Dillard's
- JCPenney
- Books-A-Million
- Boot Barn
- Burlington Coat Factory
- Office Depot
- Lowe's
- Shoe Carnival
- Petco
- Marshalls
- Old Navy
- Michaels
- Harley Davidson
- Cavender's
- Texas Roadhouse
- Chick Fil A
- Kroger





COVER

OVERVIEW

AERIAL

SITE PLAN

PHOTOS

DEMOS

RETAIL AERIAL

Click image for larger view

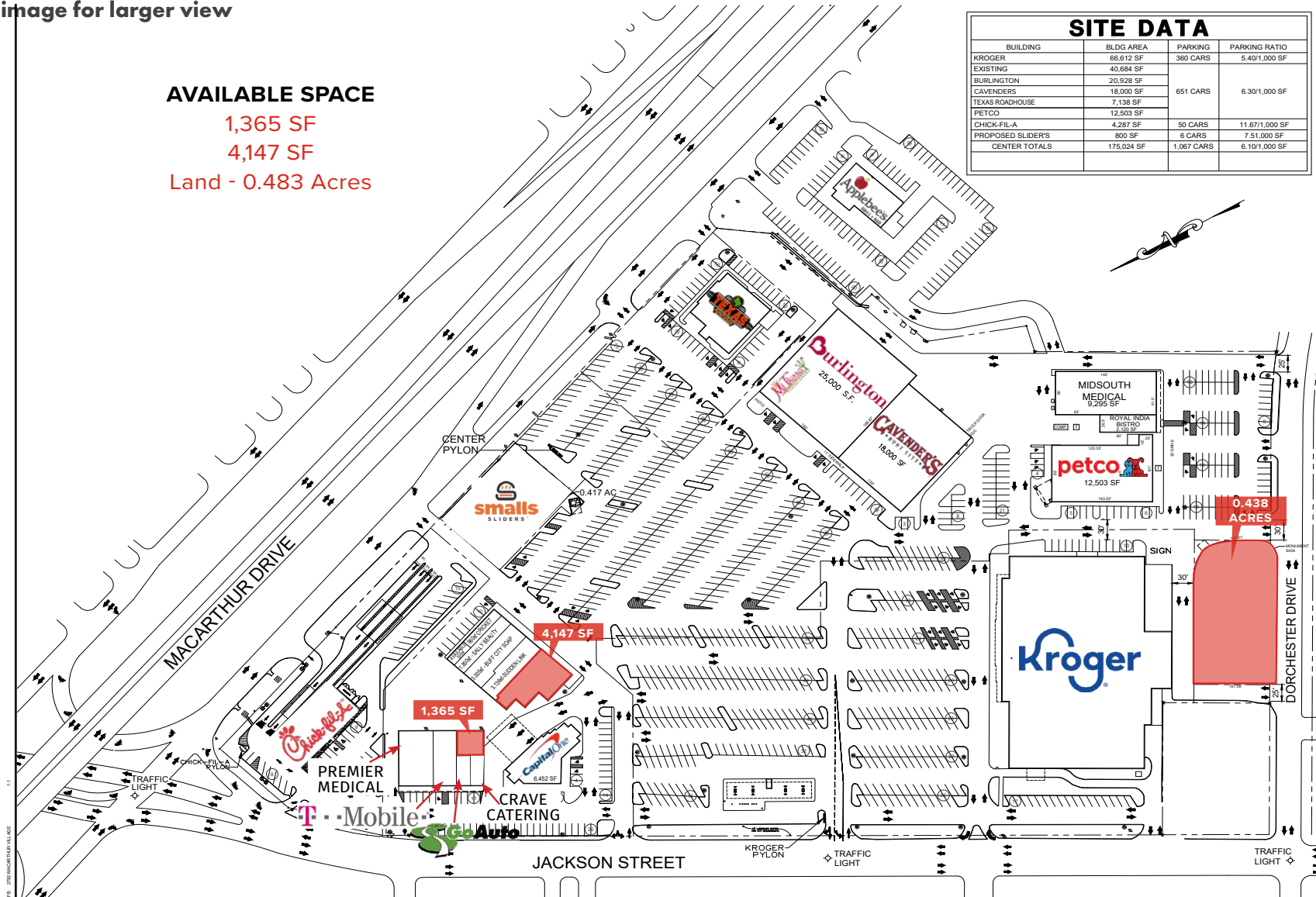
AVAILABLE SPACE

1,365 SF

4,147 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	651 CARS	6.30/1,000 SF
CAVENDERS	18,000 SF		
TEXAS ROADHOUSE	7,138 SF		
PETCO	12,503 SF		
CHICK-FILA	4,287 SF	50 CARS	11.67/1,000 SF
PROPOSED SLIDERS	800 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

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109 N. Main St., Suite 300
Alexandria, LA 71301
(504) 885-5022 / 109
OWNER/DEVELOPER

ZITO-RUSSELL
ARCHITECTS, P.C.

FILE: 2209
DATE: 03.21.23
SHEET: P-9

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SETH CITRON

Office: 337-234-4481

Direct: 337-572-0273

scitron@stirlingprop.com

RANKIN BIHM

Office: 337-234-4481

Direct: 337-572-0276

rbihm@stirlingprop.com

MACARTHUR VILLAGE SHOPPING CENTER

Jackson Street @ MacArthur Drive, Alexandria, LA

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OVERVIEW

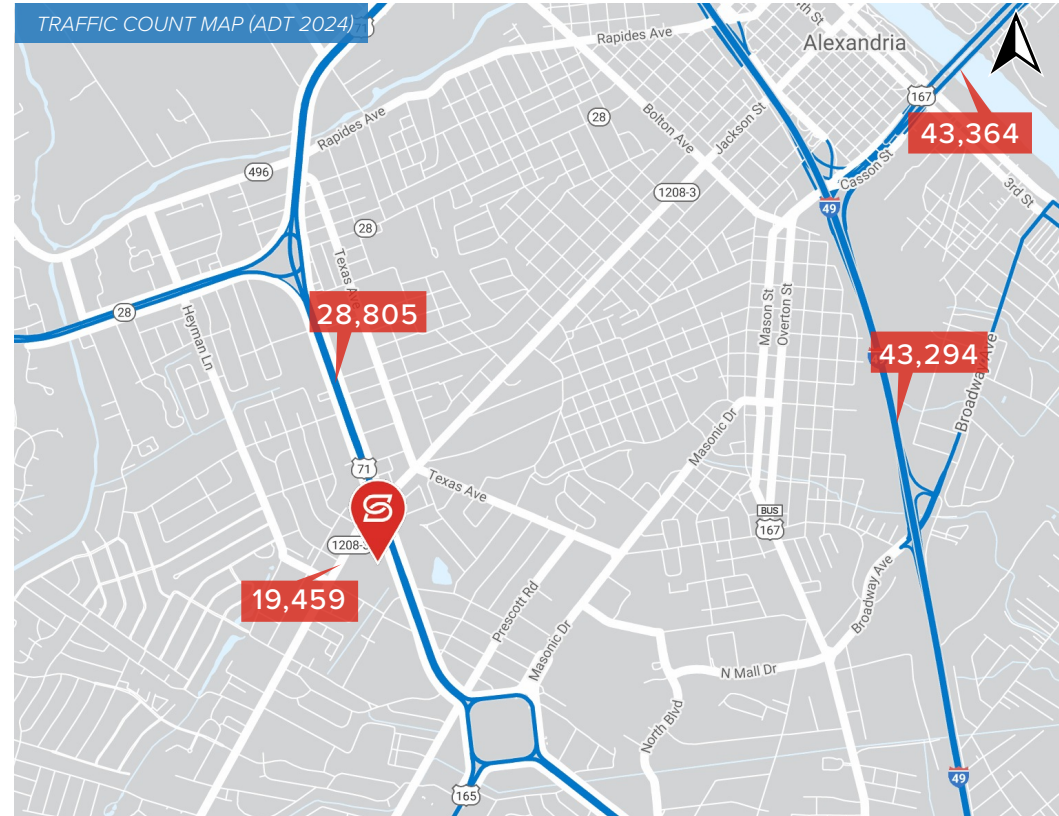
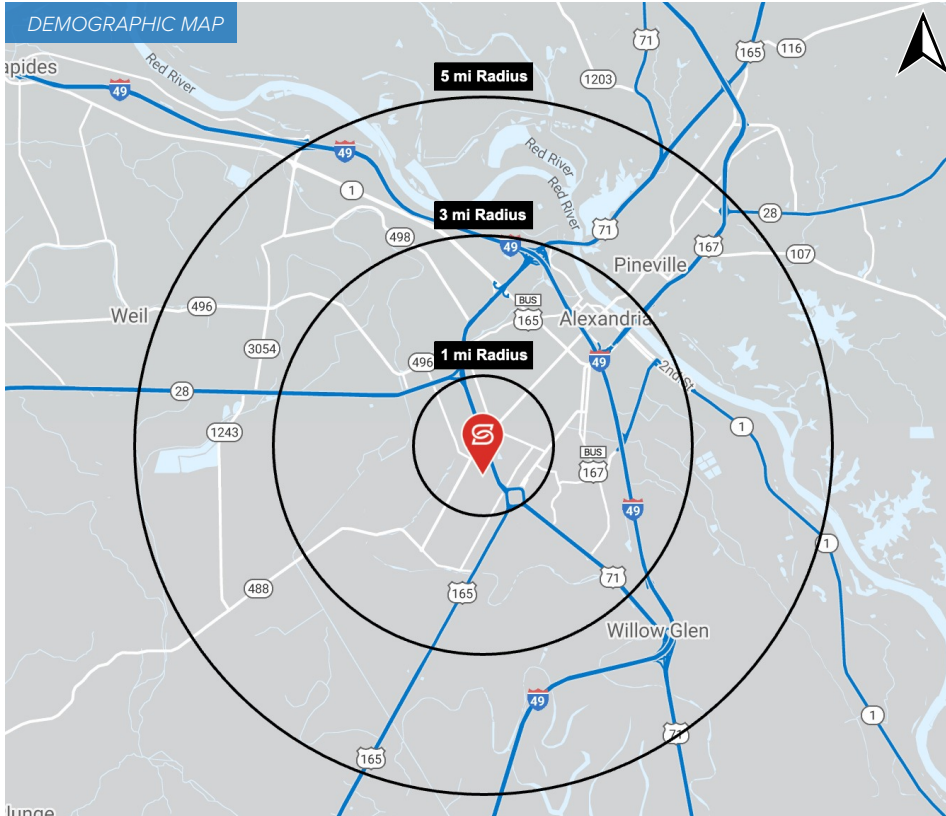
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2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

6,733

43,224

58,395

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$97,092

\$78,475

\$74,920

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

2,953

17,266

23,308

