KAREN McELROY, CCIM

Office: 318-797-4393 Direct: 318-453-6005 kmcelroy@stirlingprop.com STACY ODOM

Office: 318-797-4393 Direct: 318-560-6487 sodom@stirlingprop.com

FREE-STANDING RESTAURANT

224 Blanchard Street, West Monroe, LA 71291

SUMMARY

RETAIL COMPETITION

SITE PLAN

SURVEY

DEMOGRAPHICS

FOR SUBLEASE

MARKET OVERVIEW

Fronting I-20 in West Monroe, this former restaurant has great visibility and easy access from east and westbound traffic. It is surrounded by a plethora of retailers and restaurants and is located less than a mile from Glenwood Regional Medical Center and Medical Mall and is directly in front of Cinemark Tinseltown..

BUILDING SIZE

PARCEL SIZE

• 7,918 SF

1.701 Acres

PROPERTY HIGHLIGHTS

- Interstate 20 visibility
- 138 parking spaces
- · Large pylon sign available
- Surrounded by national retailers/restaurants/hotels

SURROUNDING RETAILERS

- Walmart
- Hobby Lobby
- · Cinemark Tinseltown
- Big Lots
- Academy Sports + Outdoors
- Office Depot
- Harbor Freight Tools
- Planet Fitness

SURROUNDING RESTAURANTS

- · Walk-On's Sports Bistreaux
- Buffalo Wild Wings
- Cracker Barrel
- Outback Steakhouse
- · Logan's Roadhouse
- Chili's
- IHOP
- Waffle House







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RETAIL COMPETITION Glenwood Regional **Medical Mall** FREE-STANDING Glenwood Office DEPOT BIG Regional **Medical Center** ALLY BEAUTY CATO **West Monroe** MCALISTER'S **High School** Walmart > **A**Cademy **Ike Hamilton Expo Center**



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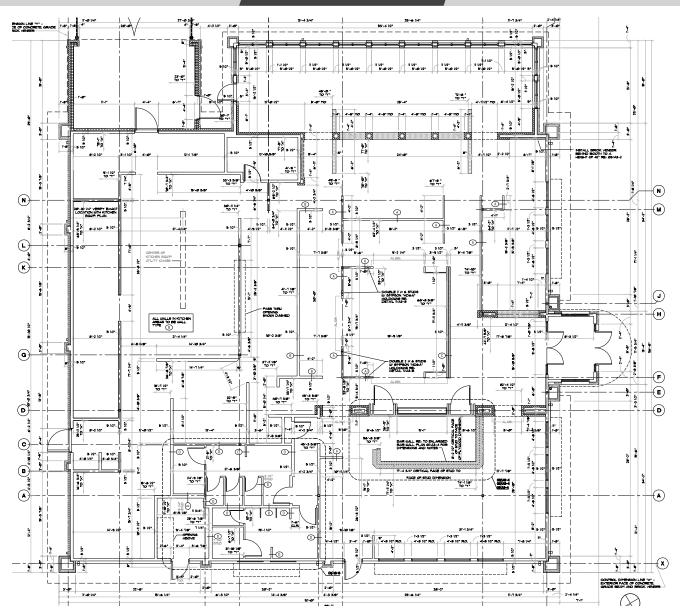
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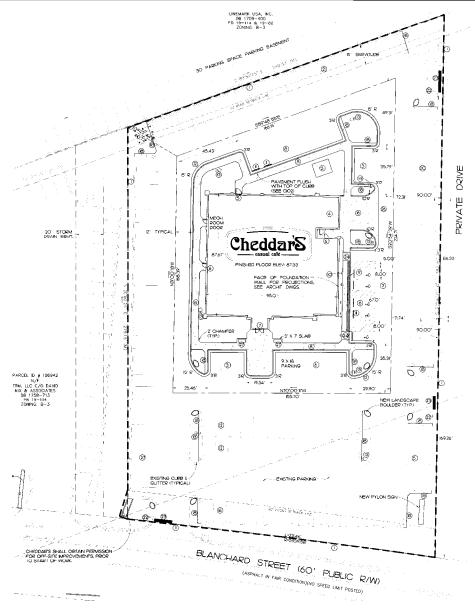
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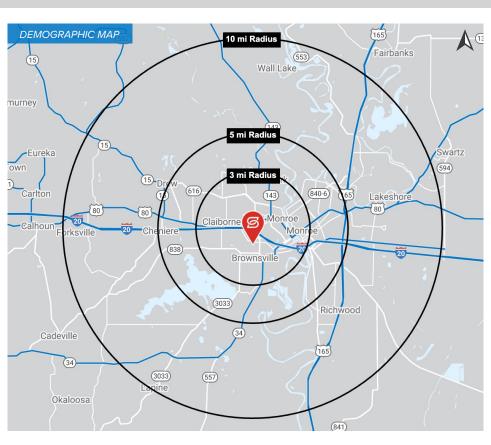
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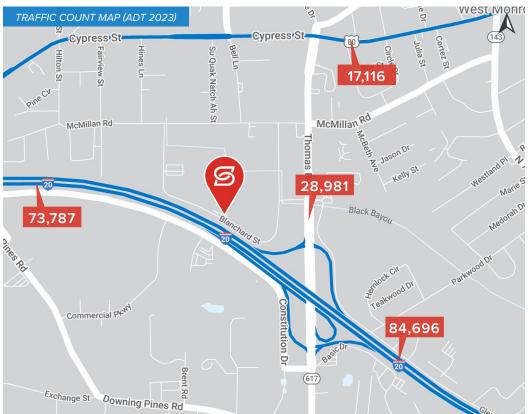
RETAIL COMPETITION

ITE PLAN

SURVEY

DEMOGRAPHICS





2024 DEMOGRAPHICS

_	3 MILE	5 MILE	10 MILE
POPULATION	38,285	76,466	132,233

	3 MILE	5 MILE	10 MILE
AVG. HH INCOME	\$67,013	\$74,950	\$75,228

_	3 MILE	5 MILE	10 MILE
HOUSEHOLDS	16,973	32,671	53,914