

SUMMARY

LOCATION AERIAL

SITE PLAN

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite 300: 1,200 SF - Shell condition
- Suite 400: 2,251 SF - 2nd generation
- Combined: 3,451 SF

PROPERTY OVERVIEW

Newly constructed retail center with spaces available separately or on a combined basis. Located on Walmart Supercenter's pad site facing Interstate 20. The center, with great visibility and accessibility, is prominently situated in Ruston's high traffic commercial corridor.

COTENANTS

McAlister's Deli, and Sally Beauty.

NEARBY RETAILERS

Walmart Supercenter, Lowe's, Dollar Tree, PetSense, Office Depot, Burke's Outlet, Hibbett Sports, McDonald's, Chick-fil-A, Panda Express, and Raisin' Cane's.

PROPERTY HIGHLIGHTS

- Pylon Sign facing Interstate 20
- Tenant Improvement Allowance
- Traffic counts: 22,081 (ADT 2023)

AREA HIGHLIGHTS

Ruston is home to Louisiana Tech University with average student enrollment of over 12,000 students and nearby Grambling State University with over 5,000 students.

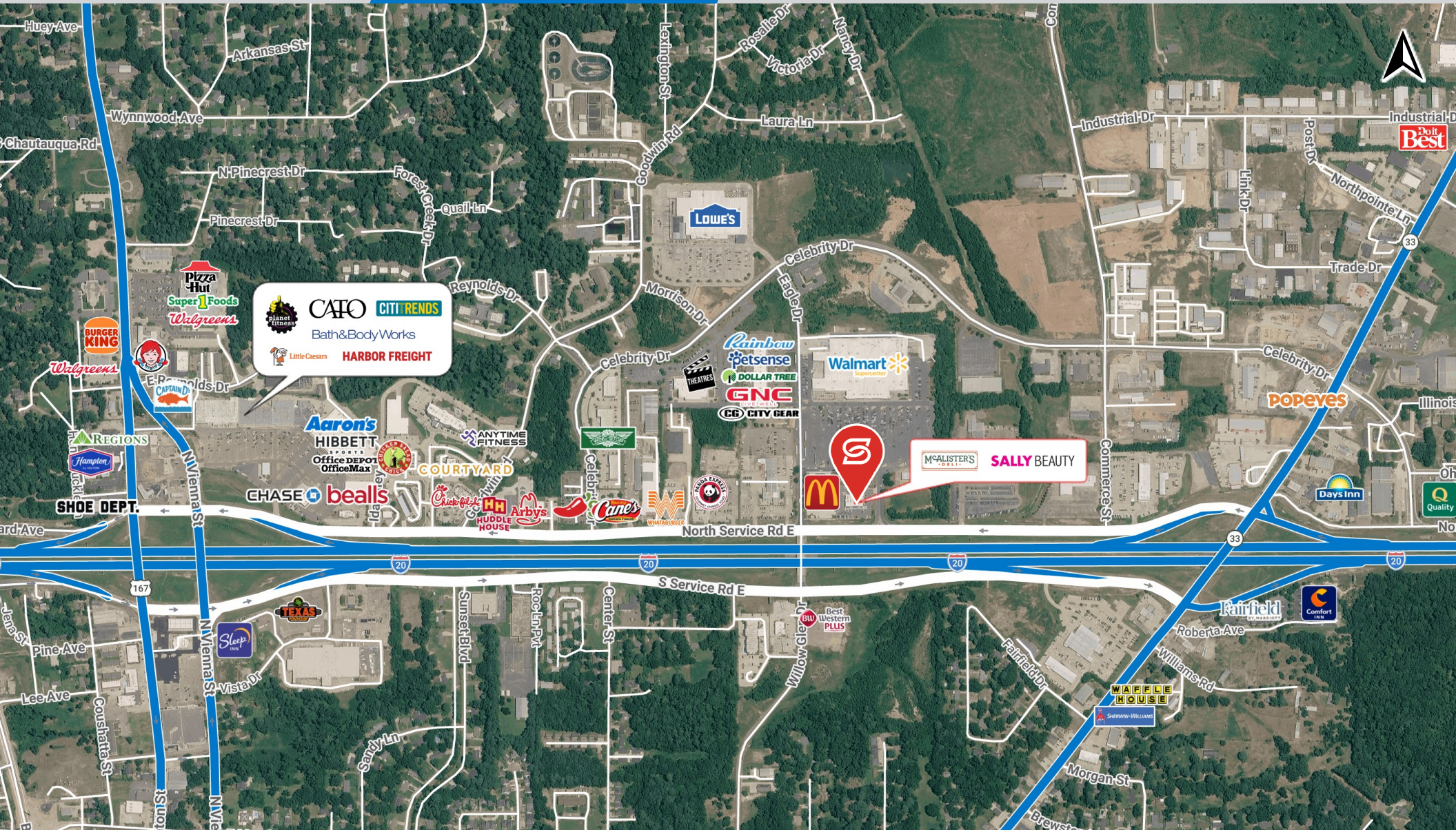


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PHOTOS

DEMOGRAPHICS

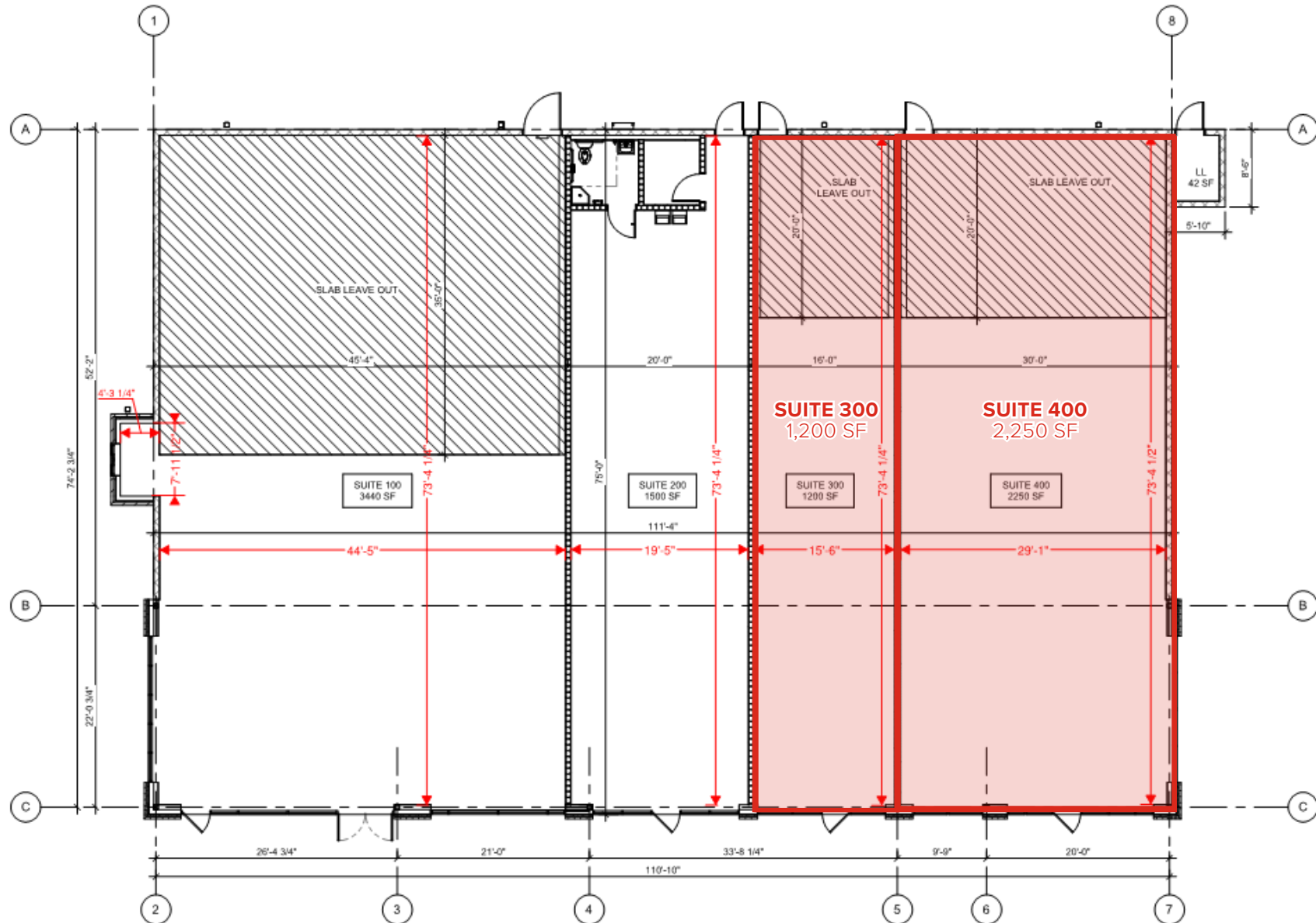


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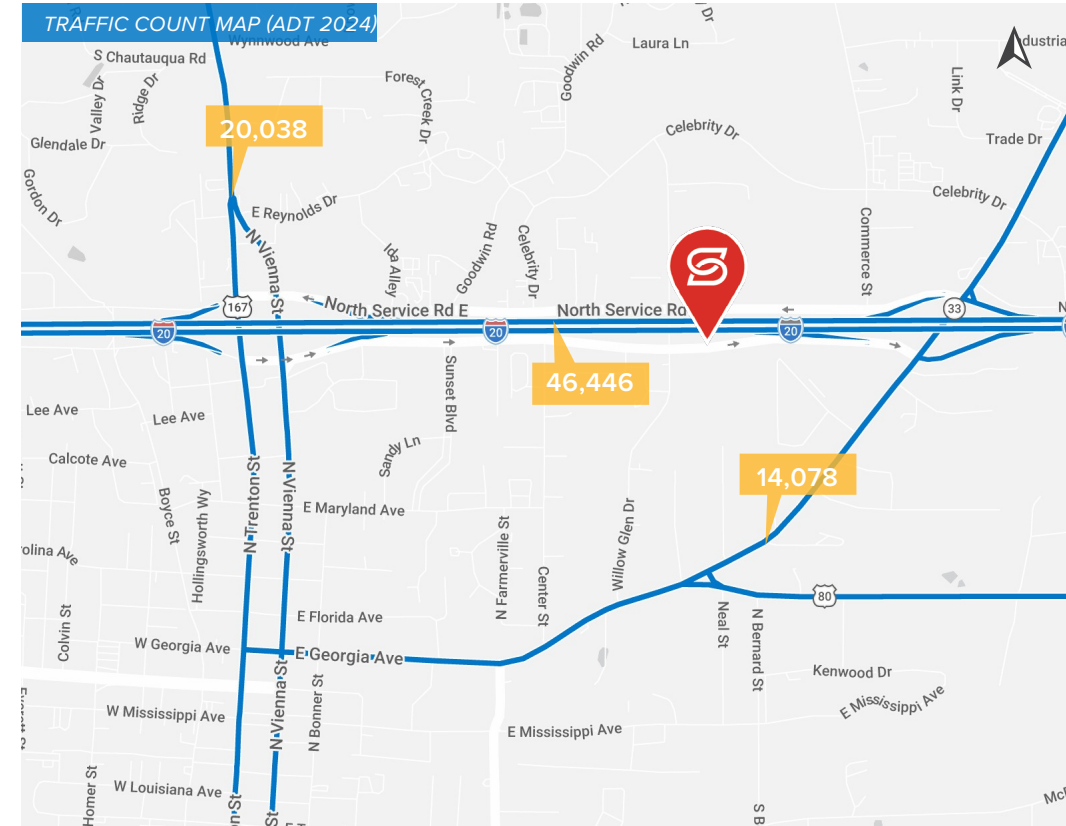
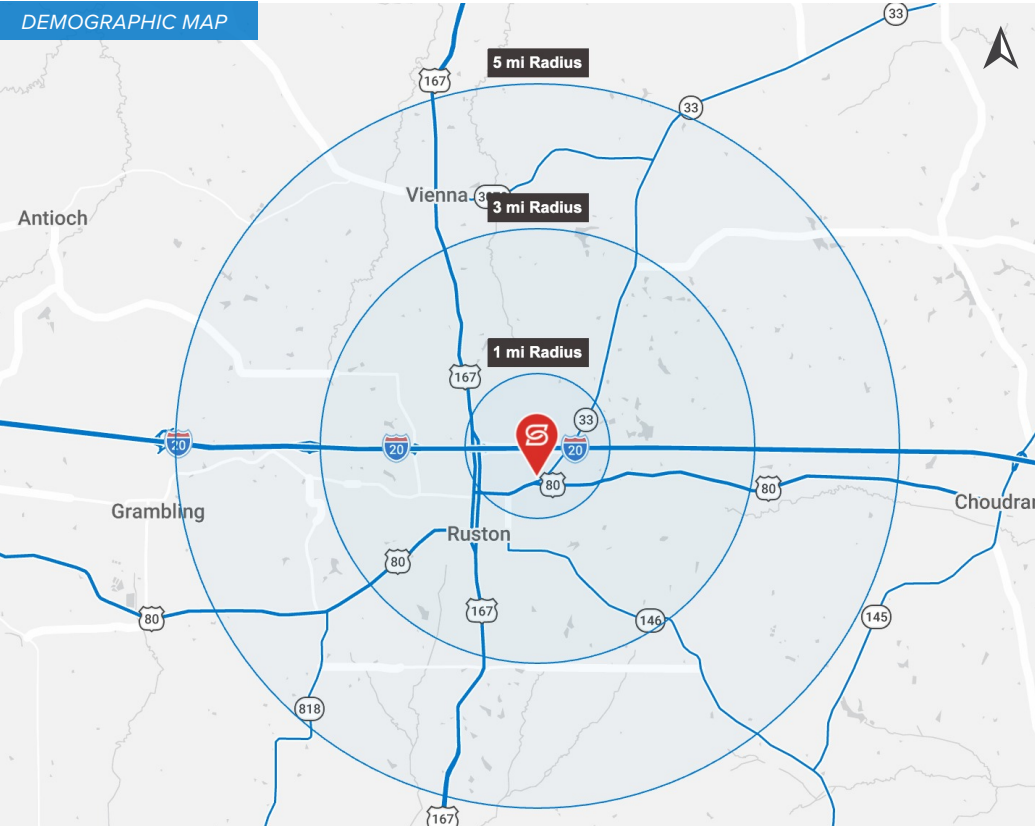


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2025 DEMOGRAPHICS

POPULATION

Radius	1 MI	3 MI	5 MI
Population	2,967	24,214	31,180

AVG. HH INCOME

Radius	1 MI	3 MI	5 MI
Avg. HH Income	\$67,134	\$63,861	\$67,033

HOUSEHOLDS

Radius	1 MI	3 MI	5 MI
Households	1,370	9,303	12,101