



Legends Square

907 Rwe Jones Street, Grambling, Louisiana 71245

Property Highlights

- Newly Constructed Retail Center
- Located Near Grambling University & Just South of I-20
- Flexible Floor-Plans
- Excellent Opportunity for Ancillary Service Providers

Lease Rate

\$14.00 SF/yr (NNN)



For more information

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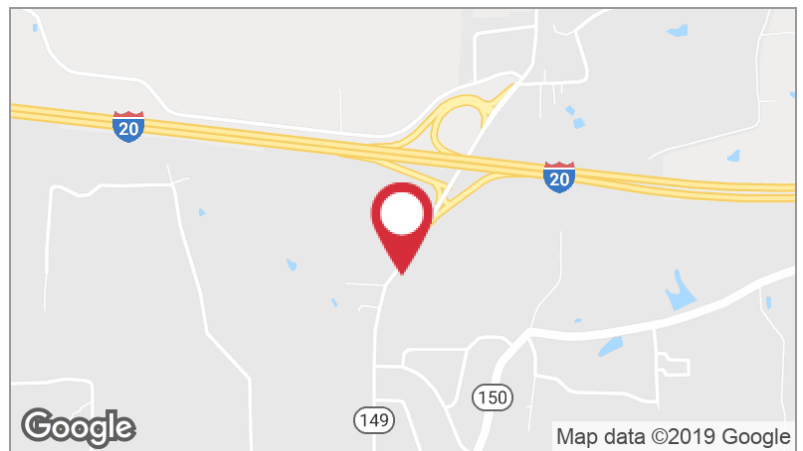
CALL OR EMAIL FOR MORE INFORMATION

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1700 City Farm Drive
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AVAILABLE SF:	1,400 - 8,500 SF
LEASE RATE:	\$14.00 SF/yr (NNN)
LOT SIZE:	9.4 Acres
BUILDING SIZE:	43,300 SF
YEAR BUILT:	2018
MARKET:	Ruston MSA
SUB MARKET:	Lincoln Parish
CROSS STREETS:	Rwe Jones Street



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	1,124	\$31,400
5 MILES	18,931	\$41,982
10 MILES	44,118	\$48,612

* Figures shown represent estimates

Property Description



Property Overview

The subject property is a newly constructed 43,300 SF multi-tenant, retail shopping center located on Rwe Jones Drive just North of Grambling State University and less than half of a mile away from the I-20 interstate. The site offers 156 parking spaces and excellent frontage on Rwe Jones Drive. This stretch of Rwe Jones Drive has an average daily traffic count of over 8,600 vehicles per day. The current configuration of the improvements is five retail units and a 20,000 SF grocery store. The grocery store, Legends Market, is the only full-service grocery store in the town of Grambling and provides outstanding cross traffic to the center to help neighboring retailers achieve their sales goals. The site's location and visibility make this a highly desirable retail destination for tenants seeking a property near the Grambling State University campus.

For Lease

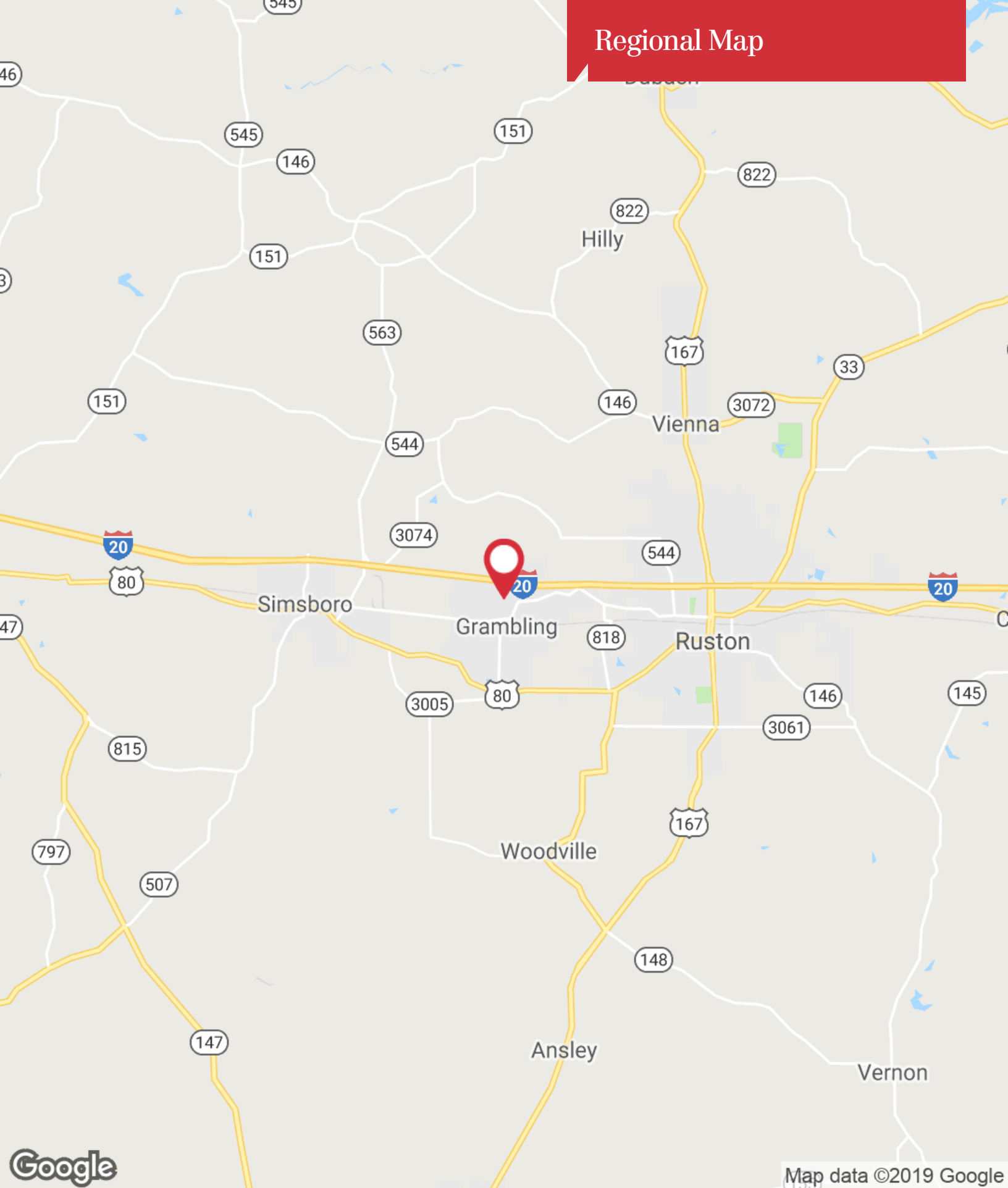
Retail Property

1,400 - 8,500 SF | \$14.00 SF/yr

LEASE RATE: \$14.00 SF/YR **TOTAL SPACE:** 1,400 - 8,500 SF
LEASE TYPE: NNN **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite A	Strip Center	\$14.00 SF/yr	NNN	1,400 - 6,300 SF	Negotiable
Suite B	Strip Center	\$14.00 SF/yr	NNN	2,800 - 6,300 SF	Negotiable
Suite C	Strip Center	\$14.00 SF/yr	NNN	2,100 - 6,300 SF	Negotiable
Suite E	Strip Center	\$14.00 SF/yr	NNN	4,500 - 8,500 SF	Negotiable
Suite F	Strip Center	\$14.00 SF/yr	NNN	4,000 - 8,500 SF	Negotiable

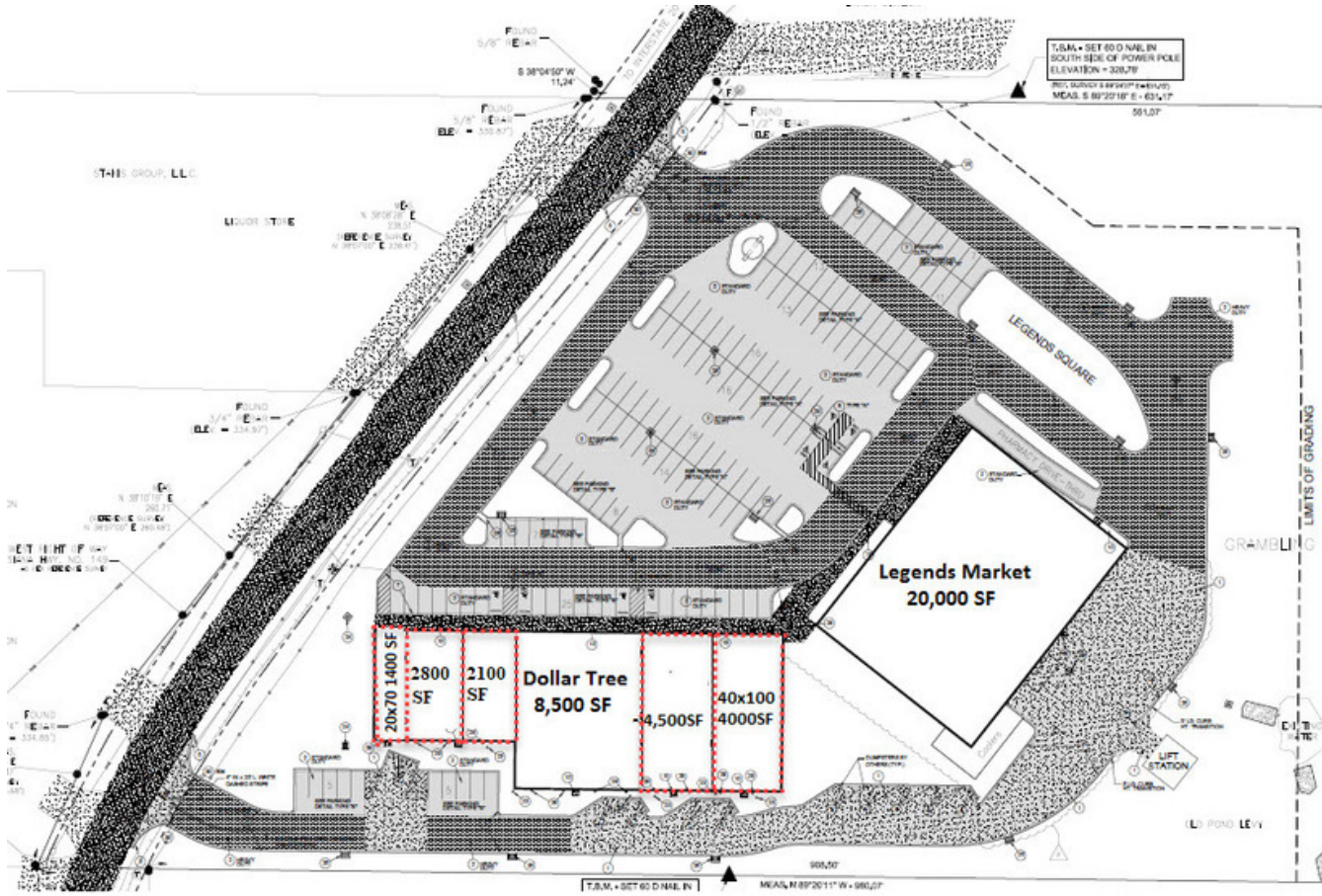
Regional Map



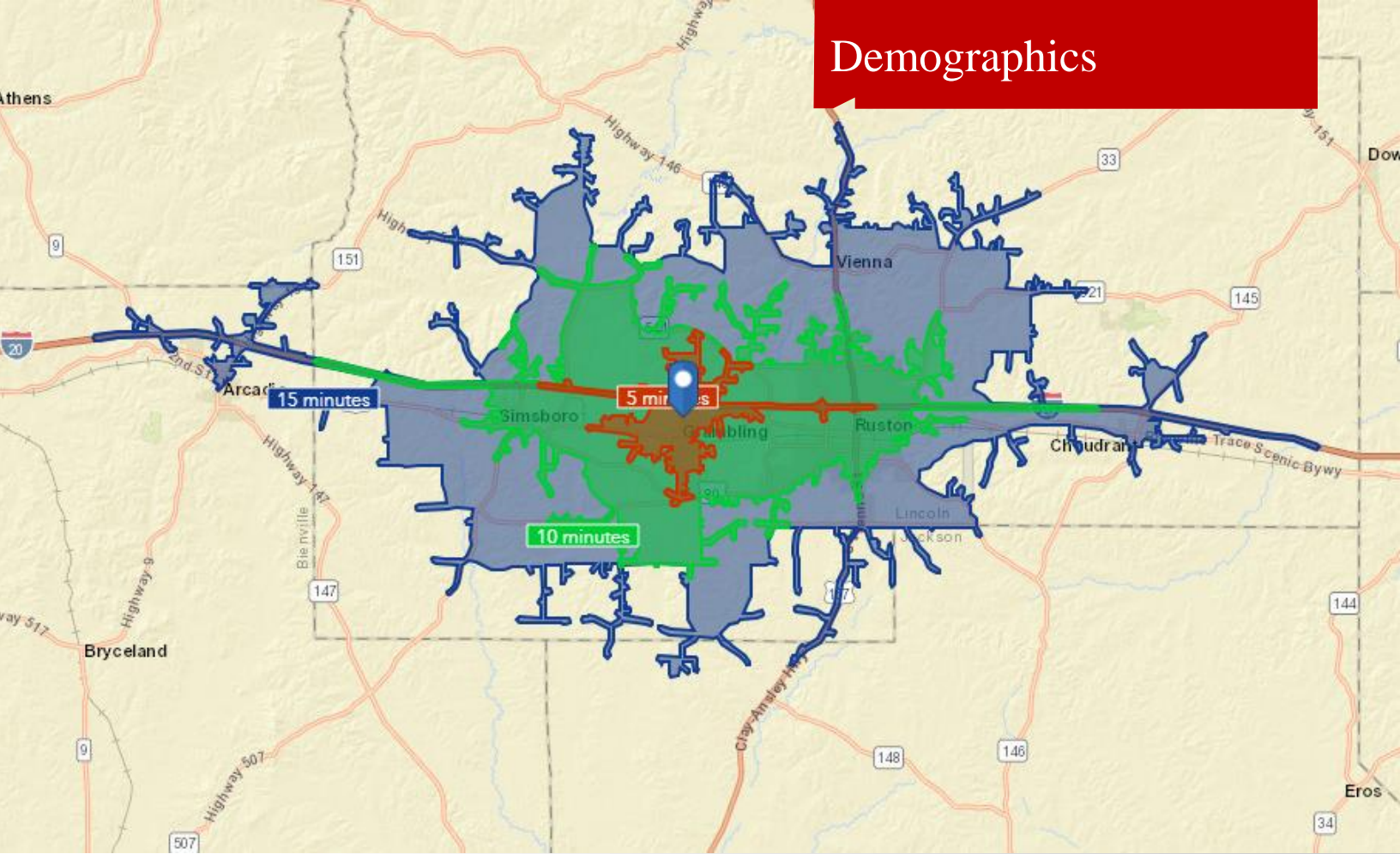
Location Maps



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Demographics



	POPULATION	MEDIAN AGE	HOUSEHOLDS
5 MINUTE	2,059	23.8	799
10 MINUTE	23,709	24.9	8,635
15 MINUTE	38,806	27.9	14,386
	UNEMPLOYMENT RATE	MEDIAN NET WORTH	MEDIAN HOUSEHOLD INCOME
5 MINUTE	12.8%	\$12,073	\$23,690
10 MINUTE	8.3%	\$12,759	\$28,928
15 MINUTE	7.6%	\$13,899	\$30,895