

Overview

Site Plan

Retail Aerial

Demographics



## For Sale/Lease

### Property Description

Great retail development opportunity for the underserved Desiard St. retail corridor. Anchored by Walmart Neighborhood Market and located across from University of Louisiana at Monroe with an enrollment of over 8,700 students, this site is positioned on a heavily traveled retail corridor. The 3.68 acre tract of land can be subdivided. Outparcel available for ground lease, build-to-suit or sale.

### Available

- ±1.22 acre outparcel (approximately 300' frontage along DeSiard St.) available for lease, build-to-suit or sale (can be subdivided)
- 1,320 to 13,200 SF available for pre-leasing
- Drive-thru capability

### Highlights

- Great retail development opportunity
- Anchored by newly opened Walmart Neighborhood Market
- Across from University of Louisiana at Monroe (8,700 students)
- Located on heavily traveled retail corridor
- Easily accessible to Hwy 165 (Sterlington Rd.)

### Traffic Counts (ADT 2013)

- Sterlington Rd. north of DeSiard St. - 36,293
- DeSiard St. east of Sterlington Rd. - 26,112

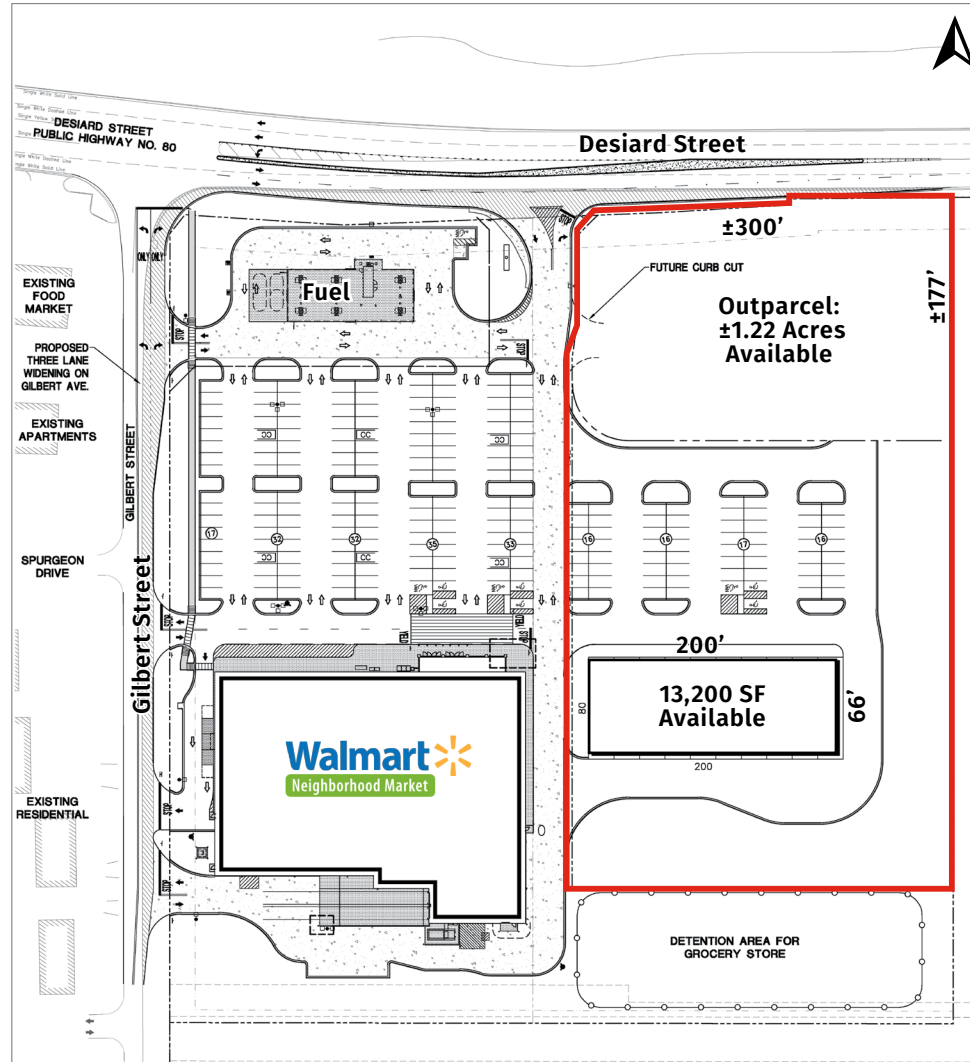
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Click image for larger view



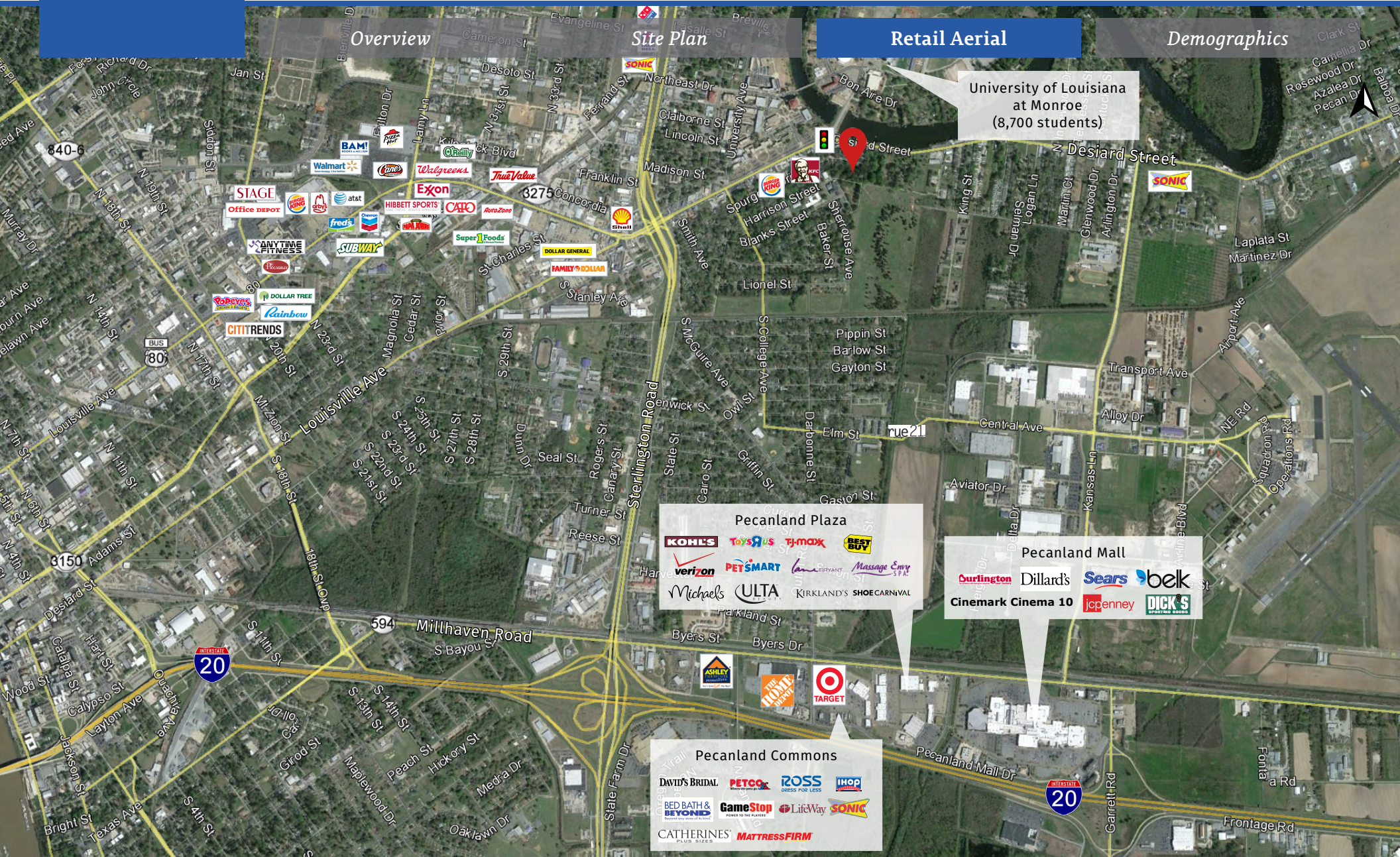


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# Grocery Anchored Outparcel/ Retail Opportunity

4430 Desiard St., Monroe, LA





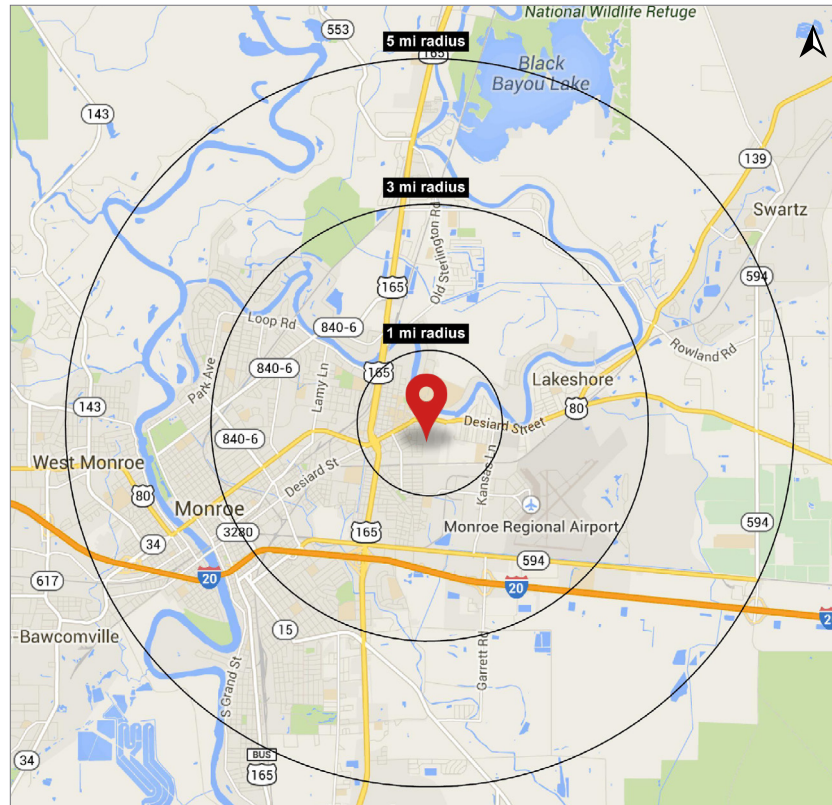
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### Demographic Map



2017 Demographics	1 mi.	3 mi.	5 mi.
Population	7,433	36,515	78,093
Estimated HH	2,691	15,382	31,587
Avg. HH Income	\$39,131	\$57,390	\$56,864