



WESTGATE SHOPPING CENTER

Alexandria, Louisiana

Westgate Shopping Center is a 167,921 square foot non-grocery neighborhood shopping center located in Alexandria, Louisiana, at the intersection of Highway 28 and MacArthur Boulevard.



CENTRE PROFILE

Total Square Feet	167,921
Number of Stores/Services	12
Number of Levels	1
Number of Parking Spaces	1,538

MAJOR TENANTS

Sutherlands	82,200 SF
Roses Express	28,500 SF

MARKET DEMOGRAPHICS

1 Mile

Population	8,407
Number of Households	3,420
Average Household Income	\$59,878

3 Mile

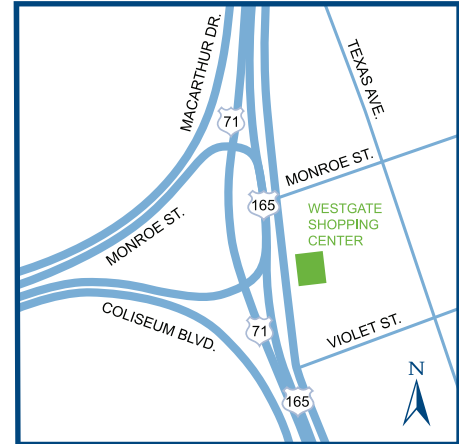
Population	41,138
Number of Households	16,557
Average Household Income	\$58,097

5 Mile

Population	65,047
Number of Households	26,066
Average Household Income	\$56,153

Daily Vehicle Count

MacArthur Drive (Hwy 65)	37,000
Coliseum Blvd (Hwy 28)	28,000



WESTGATE SHOPPING CENTER
111-433 MacArthur Drive
Alexandria, LA 71301

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TENANT LIST

SPECIALTY SHOPS

Aaron's Rent-To-Own	201
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GENERAL MERCHANDISE & VARIETY

Dollar General	301A
Rite Aid	K&B

RESTAURANT/FOOD

Golden Corral	OP4
McDonald's	OP

FINANCIAL

Regions Bank	SECR
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SERVICES

AutoZone	200/250
H&R Block	101
Jackson Hewitt Tax Service	150

MAJOR TENANTS

Roses Express	A&P
Sutherlands	KMART

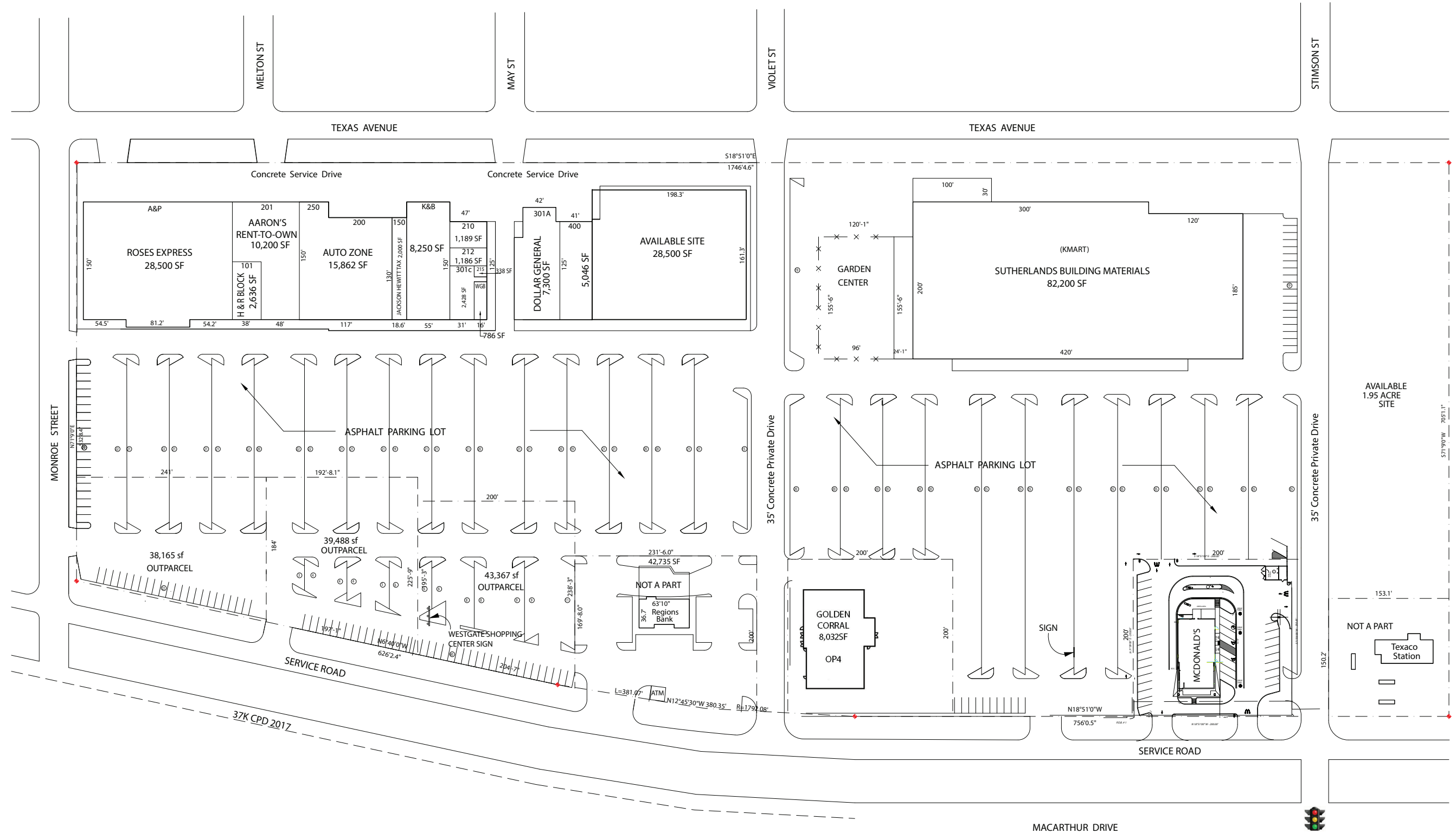


LEASING INQUIRIES

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This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.

Lease Plan

SCALE: N.T.S.



1. All dimensions subject to field verification
2. Area and parking tabulations subject to final layout