

## For Lease

### Property Description

MacArthur Village Shopping Center is bounded by MacArthur Drive, Jackson Street and Dorchester Drive; three of the most traveled thoroughfares in Alexandria. The area immediately surrounding the shopping center includes the greatest concentration of the high income population of Alexandria. This has attracted high-end national, regional and local retailers to the area.

### Location

- Intersection of Jackson Street and Mac Arthur Drive (Highways 71, 165 and 167)

### Available

- 1,380 - 9,295 SF  
 Multiple size space achievable. Inquire listing broker on availability.
- Outparcel Land - 0.483 Acres

### Total GLA

- 177,646 SF

### Area Businesses

- Walmart Supercenter
- Target
- Sam's Club
- Hobby Lobby
- Dillard's
- JCPenney
- Books-A-Million
- Boot Barn
- Burlington Coat Factory
- Office Depot
- Lowe's
- Shoe Carnival
- Pier 1 Imports
- PetSmart
- Goody's
- Stein Mart
- Marshalls
- Old Navy
- S&K Famous Brands
- Michaels
- Gymboree
- Talbots
- Harley Davidson





**Seth Citron**

Office: 337-234-4481  
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# MacArthur Village Shopping Center

Jackson Street @ MacArthur Drive, Alexandria, LA

Overview

**Aerial**

Site Plan

Photos

Demographics

Retail Aerial





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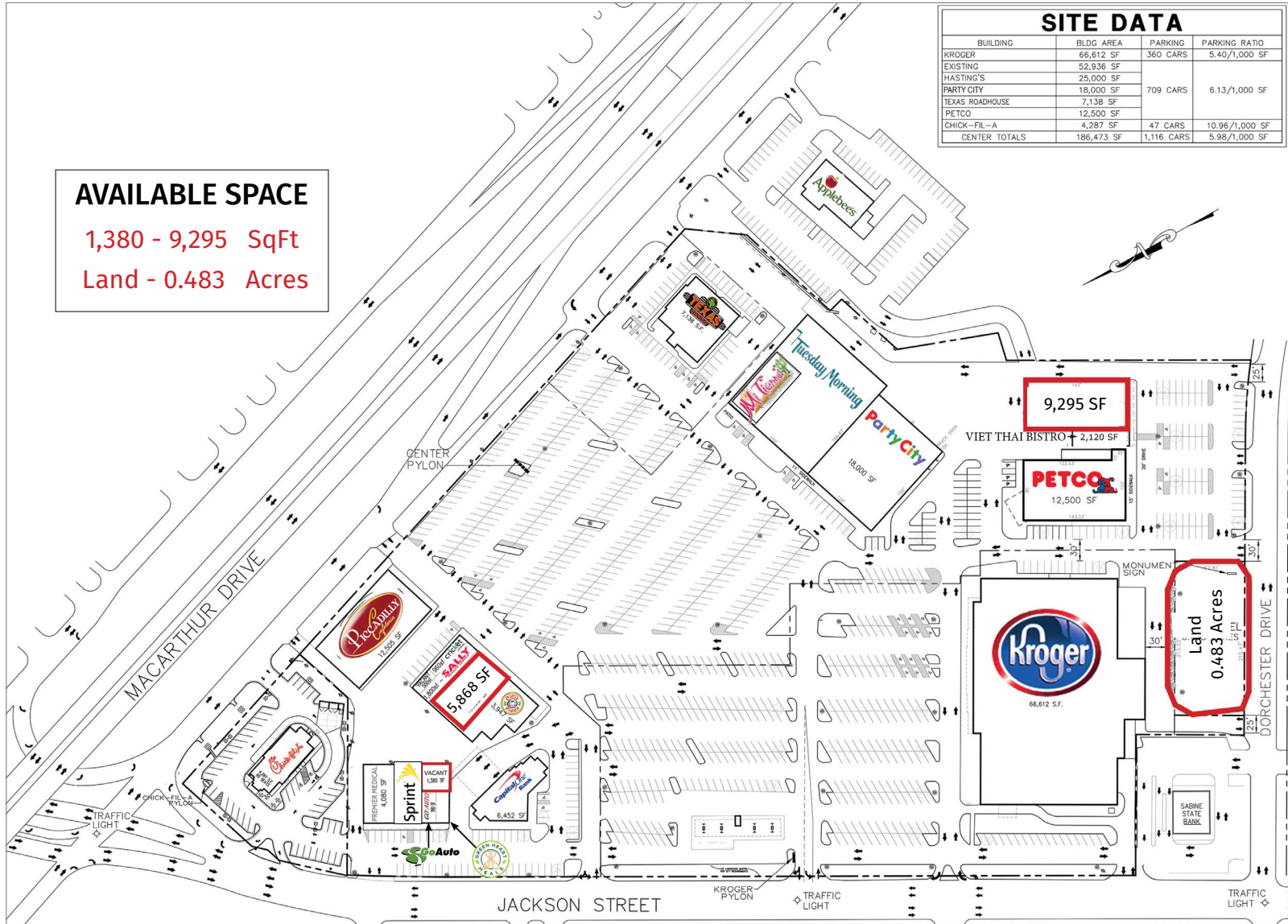
**AVAILABLE SPACE**

1,380 - 9,295 SqFt

Land - 0.483 Acres

**SITE DATA**

BUILDING	BLDG AREA	PARKING	PARKING RATIO
KROGER	66,612 SF	360 CARS	5.40/1,000 SF
EXISTING	52,936 SF		
HASTING'S	25,000 SF		
PARTY CITY	18,000 SF	709 CARS	6.13/1,000 SF
TEXAS ROADHOUSE	7,138 SF		
PETCO	12,500 SF		
CHICK-FIL-A	4,287 SF	47 CARS	10.96/1,000 SF
<b>CENTER TOTALS</b>	<b>186,473 SF</b>	<b>1,116 CARS</b>	<b>5.98/1,000 SF</b>



MacArthur Village

Alexandria, Louisiana

**STIRLING PROPERTIES**

109 NORTHPARK BOULEVARD  
 COMINGTON, LOUISIANA 70433  
 PHONE: 985-688-2022

**ZITO-RUSSELL ARCHITECTS, P.A.**

FILE 2792  
 DATE JULY 17, 2012  
 SHEET

**PD-50**

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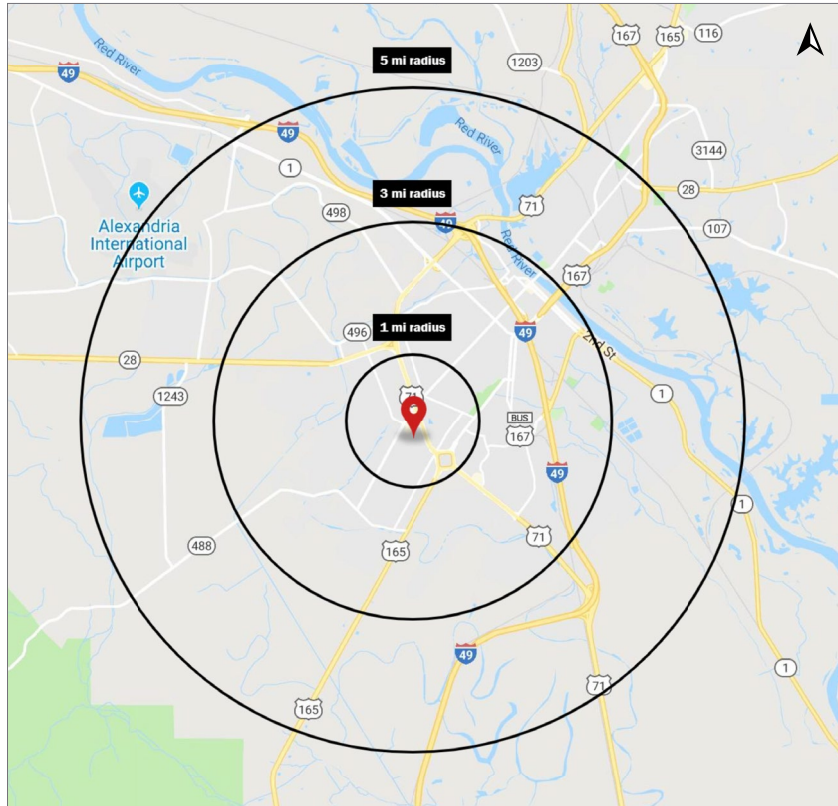
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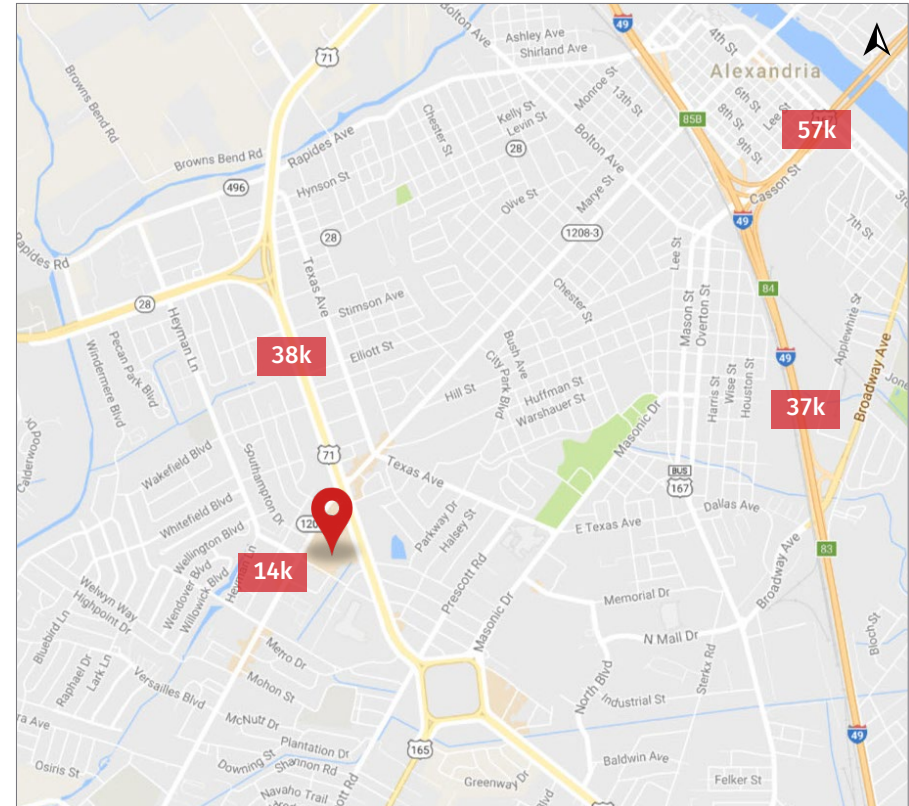
**Demographics**

Retail Aerial

## Demographic Map



## Traffic Counts (ADT 2017)



### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	6,791	45,595	62,764
Households	3,278	18,892	25,845
Avg. HH Income	\$76,435	\$58,977	\$54,375



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Click images for larger view

