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# Kings Country Village Shopping Center

US Highway 165 at US Highway 167, Pineville, LA

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## For Lease

### Property Description

Kings Country Village is truly a regional, re-developed opportunity drawing customers from up to 50 miles to the north. Over 33,000 cars per day pass this site on US Highway 165 and over 28,000 on US Highway 167. Area employers such as Cleco, Pinecrest State School, Dresser/Haliburton Industrial Valve, International Paper and Proctor & Gamble provide Pineville with a strong economic base. Within a 1/2 mile of this site are national retailers such as Kmart, Walmart Supercenter and Super 1 Foods.

### Tenants

- Lowe's
- Stage
- Dollar General
- Firestone Car Care
- AutoZone
- GNC
- Subway
- Taco Bell
- Verizon
- Cenla Dentistry
- Waskom Brown CPA
- Red River Restaurant
- sweetFrog Frozen Yogurt
- Pearl Nails and Spa
- Alexandria Eye & Laser Center
- Agilus Health
- Lagniappe Audiology
- Rapides Regional Physician Group
- Shipley's Do-Nuts

### Available

- 1,153 SF
- 1,400 SF
- 6,720 SF

### Building Size

- 205,507 SF

### Nearby Retailers

- Kmart
- Walmart Supercenter
- Super 1 Foods



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Overview

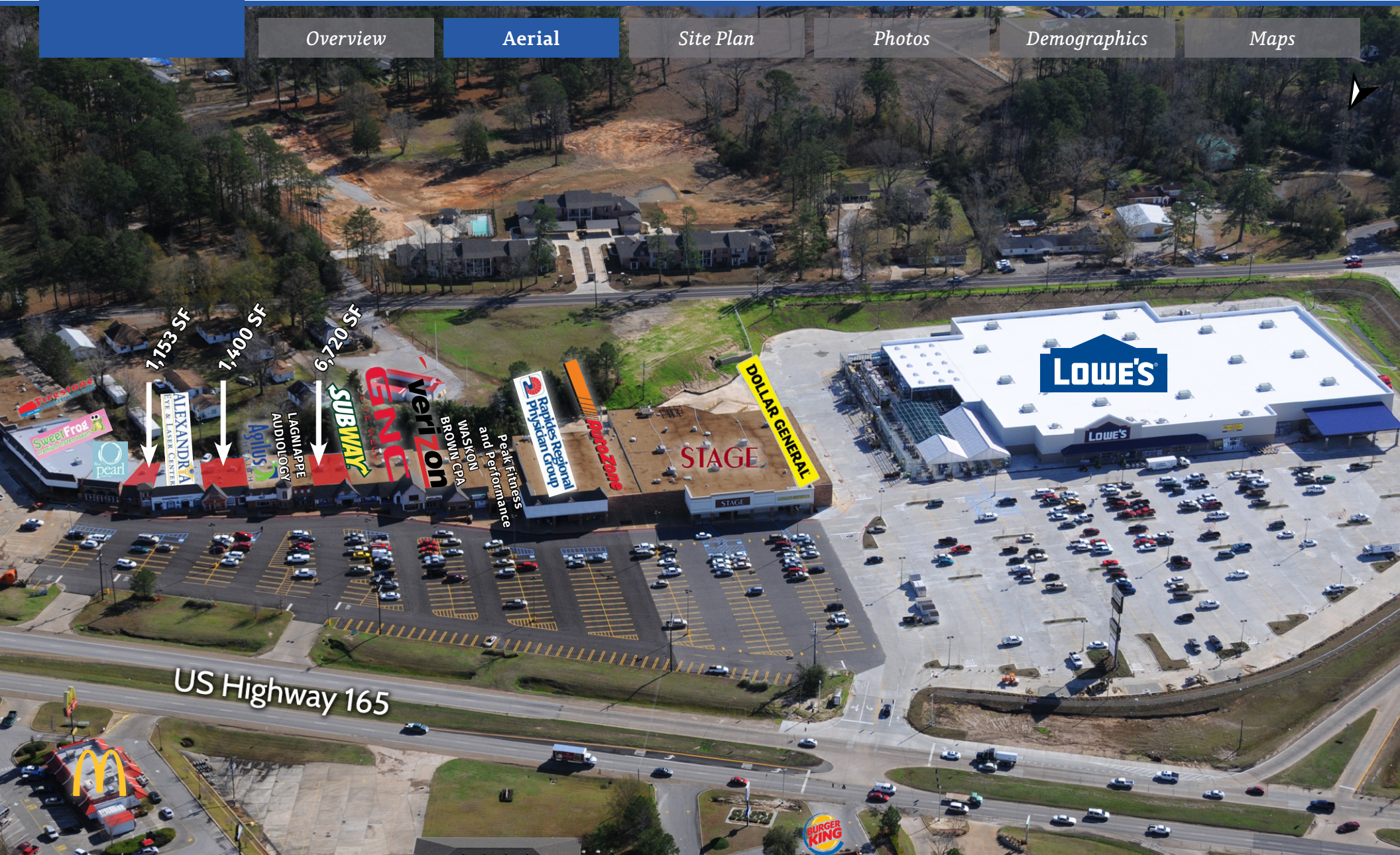
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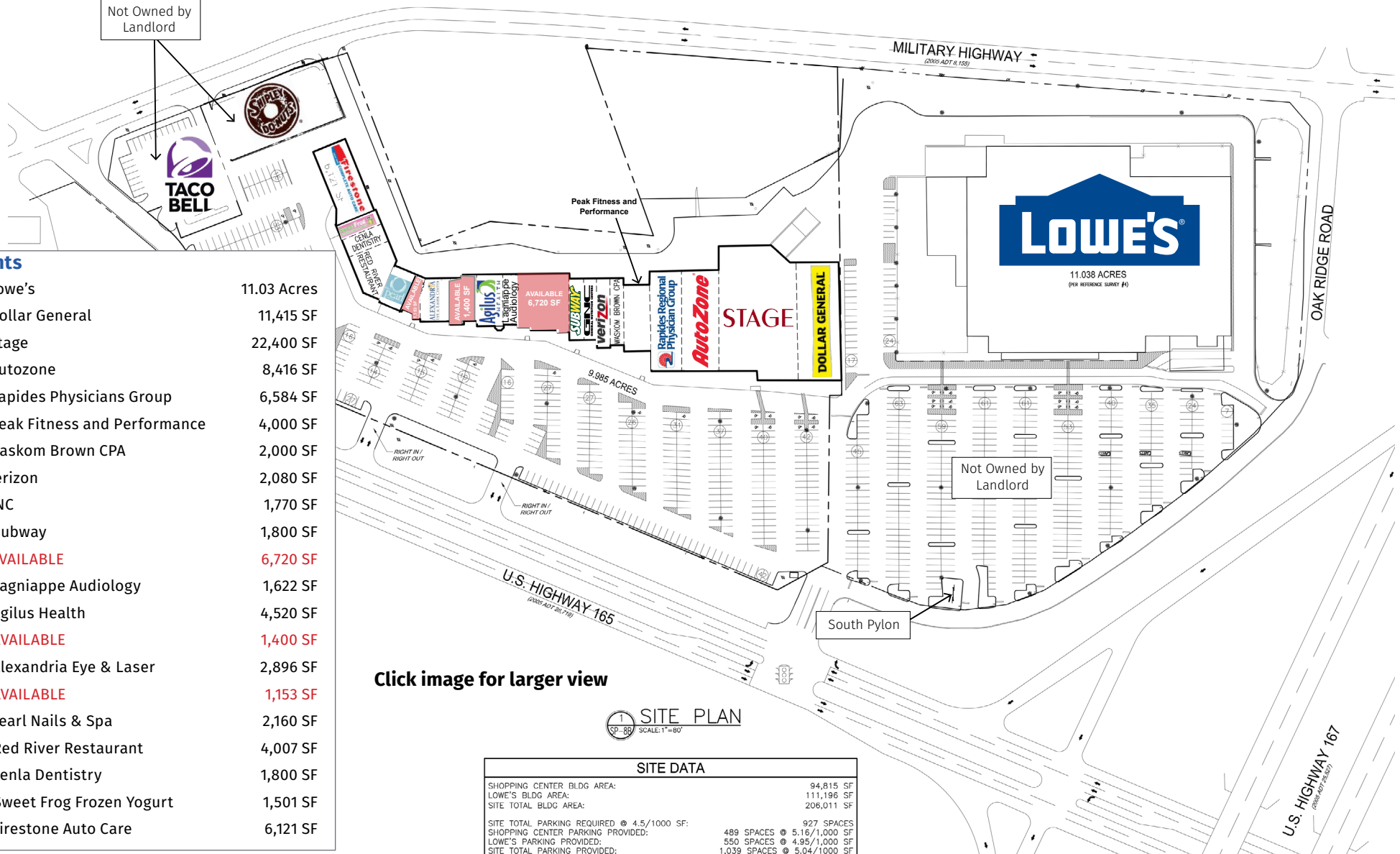
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Not Owned by Landlord



**Tenants**

1. Lowe's	11.03 Acres
2. Dollar General	11,415 SF
3. Stage	22,400 SF
4. Autozone	8,416 SF
5. Rapides Physicians Group	6,584 SF
6. Peak Fitness and Performance	4,000 SF
7. Waskom Brown CPA	2,000 SF
8. Verizon	2,080 SF
9. GNC	1,770 SF
10. Subway	1,800 SF
11. AVAILABLE	6,720 SF
12. Lagniappe Audiology	1,622 SF
13. Agilus Health	4,520 SF
14. AVAILABLE	1,400 SF
15. Alexandria Eye & Laser	2,896 SF
16. AVAILABLE	1,153 SF
17. Pearl Nails & Spa	2,160 SF
18. Red River Restaurant	4,007 SF
19. Cenla Dentistry	1,800 SF
20. Sweet Frog Frozen Yogurt	1,501 SF
21. Firestone Auto Care	6,121 SF

Click image for larger view

**SITE PLAN**  
 SP-80 SCALE: 1"=80'

SITE DATA	
SHOPPING CENTER BLDG AREA:	94,815 SF
LOWE'S BLDG AREA:	111,196 SF
SITE TOTAL BLDG AREA:	206,011 SF
SITE TOTAL PARKING REQUIRED @ 4.5/1000 SF:	927 SPACES
SHOPPING CENTER PARKING PROVIDED:	489 SPACES @ 5.16/1,000 SF
LOWE'S PARKING PROVIDED:	550 SPACES @ 4.95/1,000 SF
SITE TOTAL PARKING PROVIDED:	1,039 SPACES @ 5.04/1000 SF

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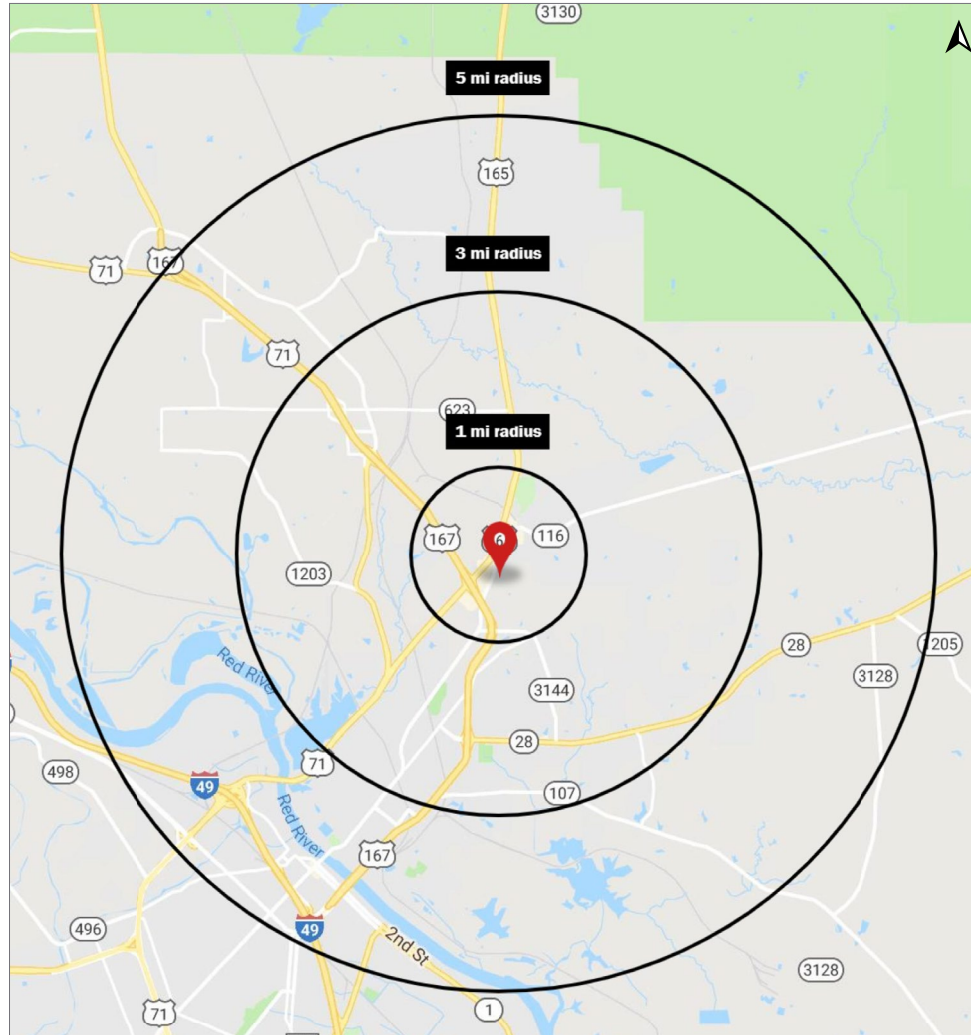
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**Demographics**

*Maps*

## Demographic Map



### 2019 Demographics

	<b>1 mi.</b>	<b>3 mi.</b>	<b>5 mi.</b>
Population	1,378	17,225	39,764
Households	578	7,107	16,118
Total Employees	4,440	10,819	26,171
Avg. HH Income	\$56,320	\$55,597	\$52,554

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