

Walmart Plaza

5981-6033 Mer Rouge Rd.
Bastrop, LA 71220
Morehouse Parish



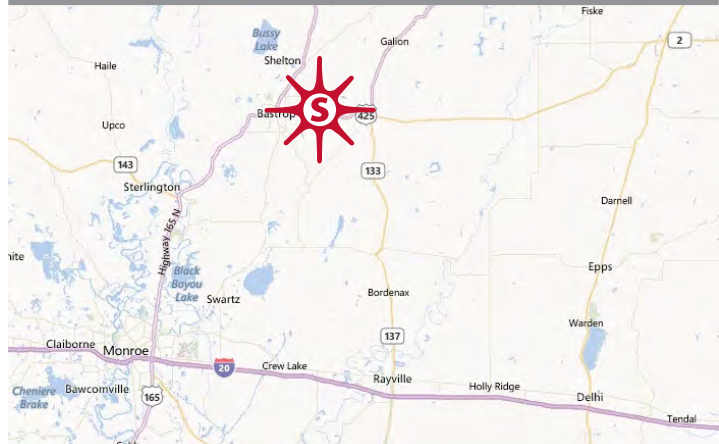
key features

- shadow-anchored by Walmart Supercenter
- future in-line expansion planned with outlots available now
- co-tenants include Dollar Tree, Cato, Delta Bank, H&R Block, and Verizon Wireless
- daily traffic count: 10,967 on Mer Rouge Road/U.S. 425

demographics

	3 miles	5 miles	10 miles
population	9,214	16,791	21,080
households	3,616	6,519	8,189
avg. household income	\$53,464	\$59,345	\$62,962
daytime population	7,391	11,572	13,852

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography



retail space for lease 1,200 – 5,000 sf

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UNIT	TENANT	DIMS.	S.F.
5981	AVAILABLE	40 x 100	4,000
5989	CATO	52 x 100	5,200
5993	AVAILABLE	50 x 100	5,000
5997	DOLLAR TREE	80 x 125	10,000
6001	DELTA BANK	30 x 80	2,400
6009	TOP LINE NAILS	16 x 80	1,280
6017	AVAILABLE	19 x 80	1,520
6021	H&R BLOCK	15 x 80	1,200
6025	AVAILABLE	15 x 80	1,200
6029	CRICKET WIRELESS	15 x 80	1,200
6033	VERIZON WIRELESS	28 x 100	2,800

future development		
UNIT	TENANT	ACRES
A	OUTLOT AVAILABLE	±1.00
B	OUTLOT AVAILABLE	±1.01
C	OUTLOT AVAILABLE	±1.00
D	OUTLOT AVAILABLE	±0.99

