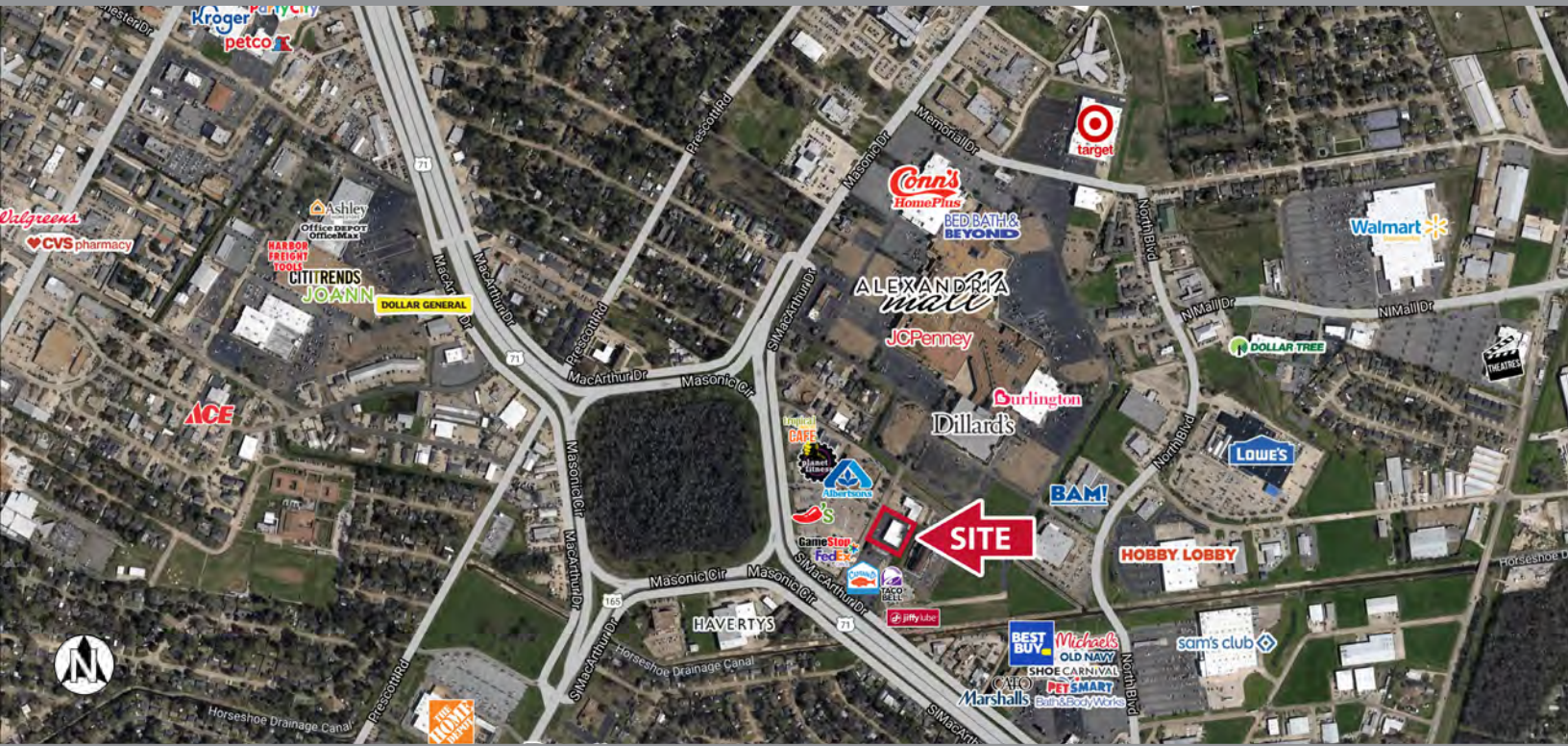


Alexandria Station

2385 S. MacArthur Dr.
Alexandria, LA 71301
Rapides Parish



key features

- adjacent to power center Alexandria Mall and Louisiana's top-performing Albertsons* in the retail hub of Alexandria
- join new Vexus Fiber and Lendmark
- end cap with potential drive-thru available
- newly refreshed façade
- highly visible from MacArthur Drive/U.S. 71 and Masonic Drive / U.S. 165 Bus., with daily traffic counts of 20,081 on MacArthur Drive and 12,134 on Masonic Drive

* Placer.ai, 09/30/2021

demographics

	1 mile	3 miles	5 miles
population	5,162	41,896	56,603
households	2,081	17,277	23,142
avg. household income	\$54,419	\$78,745	\$74,341
daytime population	11,940	45,904	59,832

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



retail space for lease 1,540 – 3,080 sf

Justin Eller 480.385.1304 jeller@sandordev.com

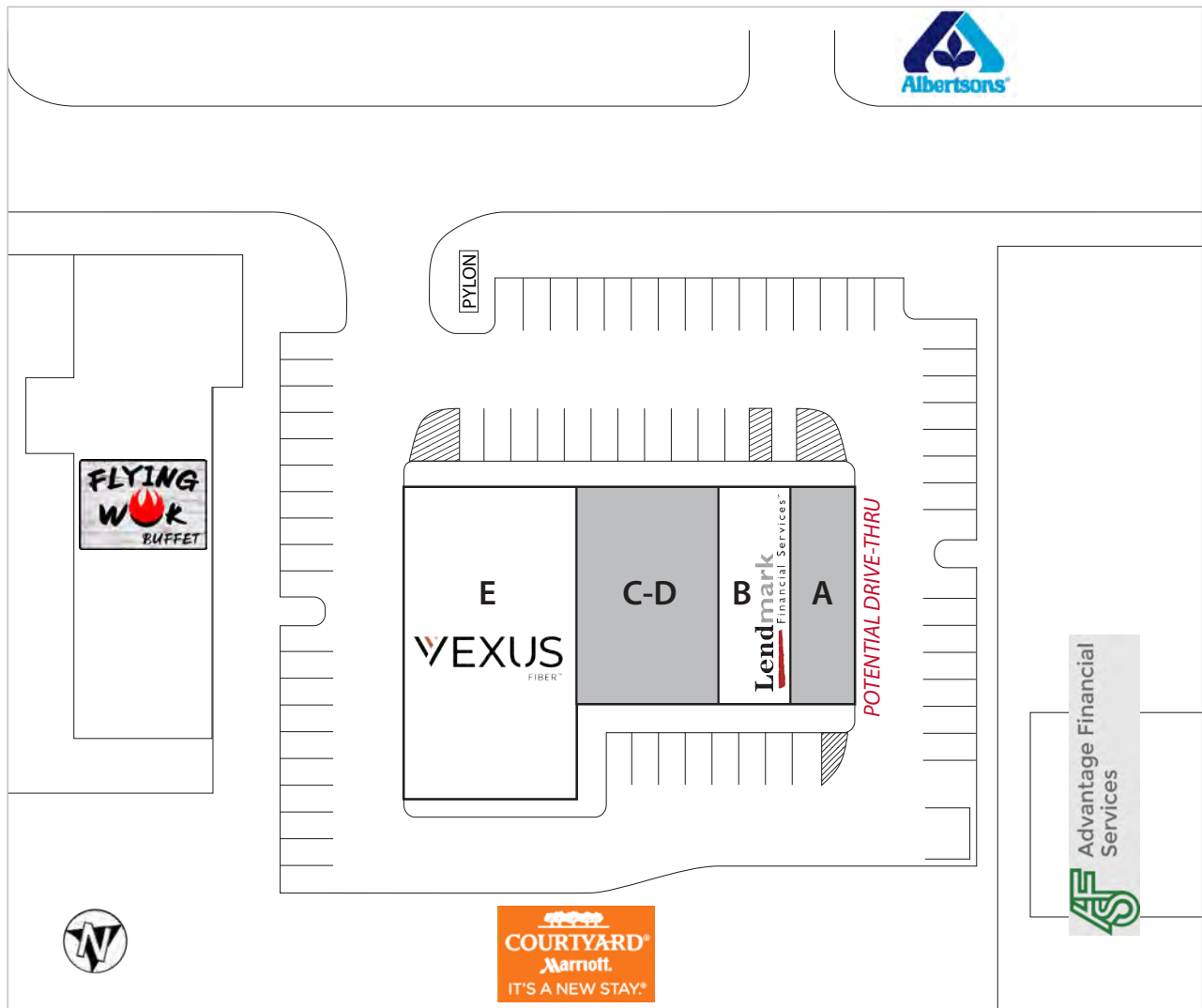
5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

www.sandordev.com
sandor

Alexandria Station

2385 S. MacArthur Dr.
Alexandria, LA 71301
Rapides Parish

UNIT	TENANT	S.F.
A	AVAILABLE	1,540
B	LENDMARK	1,540
C-D	AVAILABLE - <i>DIVISIBLE</i>	3,080
E	VEXUS FIBER	5,500



Justin Eller 480.385.1304 jeller@sandordev.com

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

www.sandordev.com
sandor