

PECANLAND PLAZA

4429 PECANLAND MALL DRIVE, MONROE, LA



PROPERTY DETAILS

Total Square Footage: 111,801 SF

PROPERTY DESCRIPTION

- The property is a 111,801-square-foot shopping center anchored by Best Buy, Petsmart, Ulta and Michaels. The property is shadow-anchored by Kohl's, and TJ Maxx **
- The center is located adjacent to Interstate 20, a major east-west highway, where traffic counts average 82,000 cars per day. ***
- Monroe Regional Airport is across the street from the shopping center and The University of Louisiana at Monroe is less than three miles away.
- Monroe is home to a number of major employers including Chase, Century Link and The University of Louisiana at Monroe.

Not owned. *LaDOTD

DEMOGRAPHICS

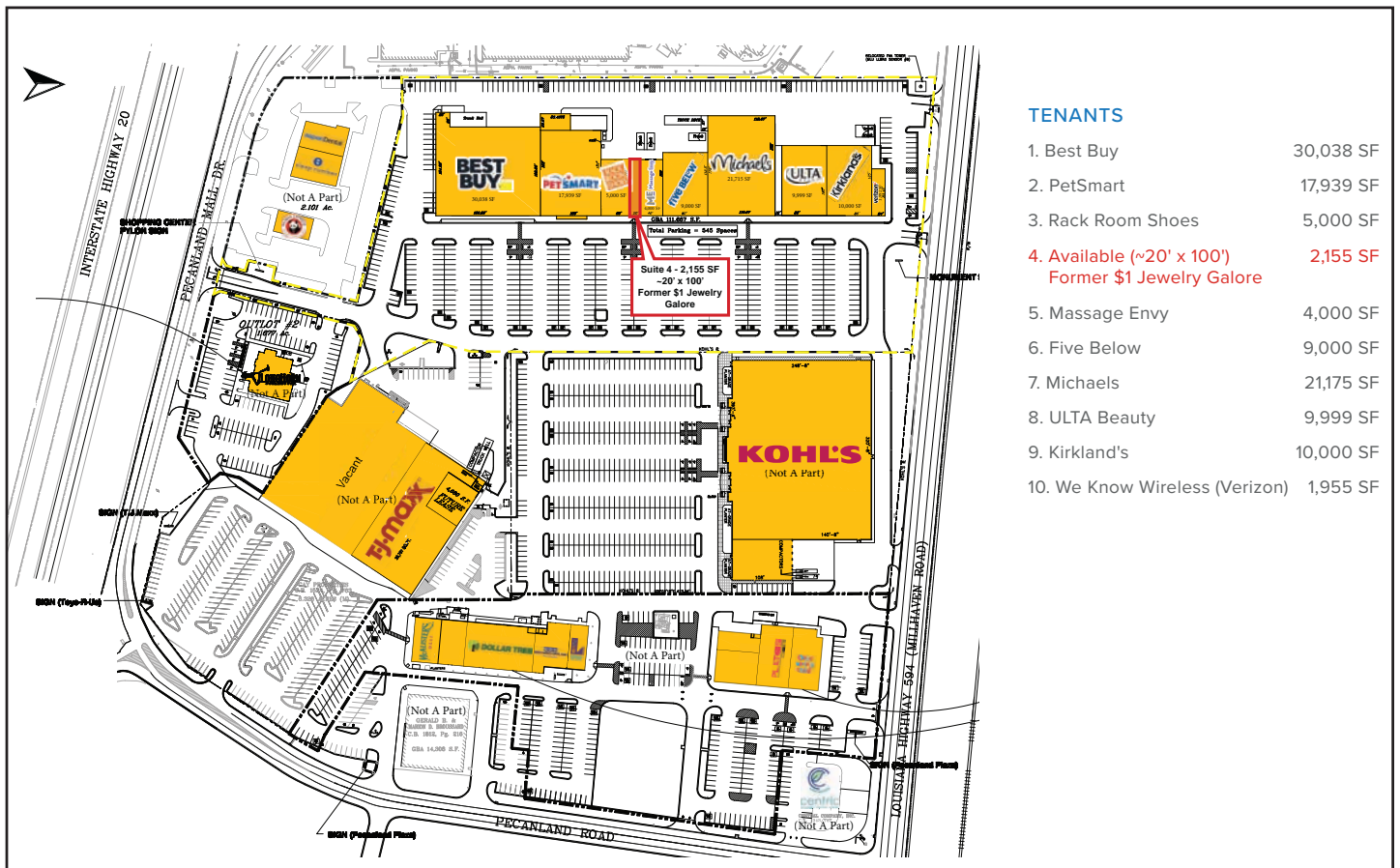
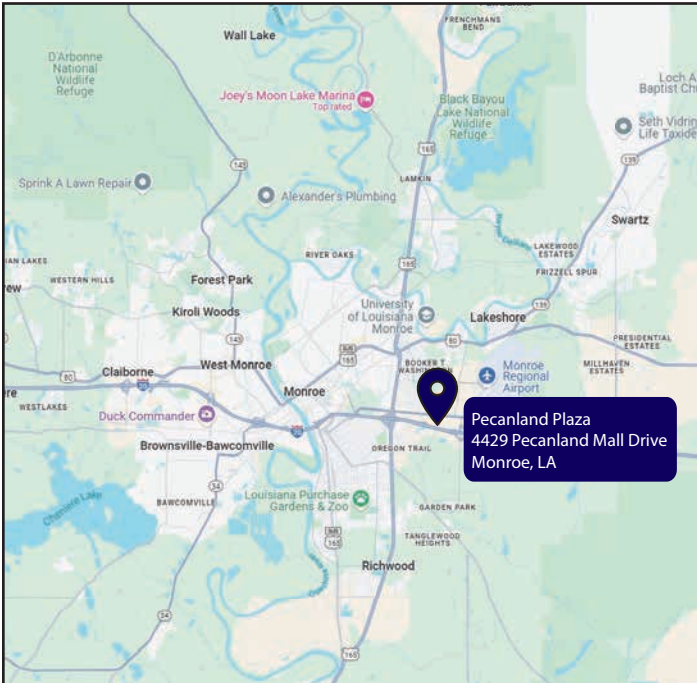
| | 1 Mile | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Total Population | 32,576 | 74,559 | 128,663 |
| Average Household Income | \$34,488 | \$52,307 | \$62,033 |
| 2024 Households | 12,255 | 28,844 | 50,563 |

TENANTS



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TENANTS

| | |
|---|-----------|
| 1. Best Buy | 30,038 SF |
| 2. PetSmart | 17,939 SF |
| 3. Rack Room Shoes | 5,000 SF |
| 4. Available (~20' x 100') Former \$1 Jewelry Galore | 2,155 SF |
| 5. Massage Envy | 4,000 SF |
| 6. Five Below | 9,000 SF |
| 7. Michaels | 21,175 SF |
| 8. ULTA Beauty | 9,999 SF |
| 9. Kirkland's | 10,000 SF |
| 10. We Know Wireless (Verizon) | 1,955 SF |