

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

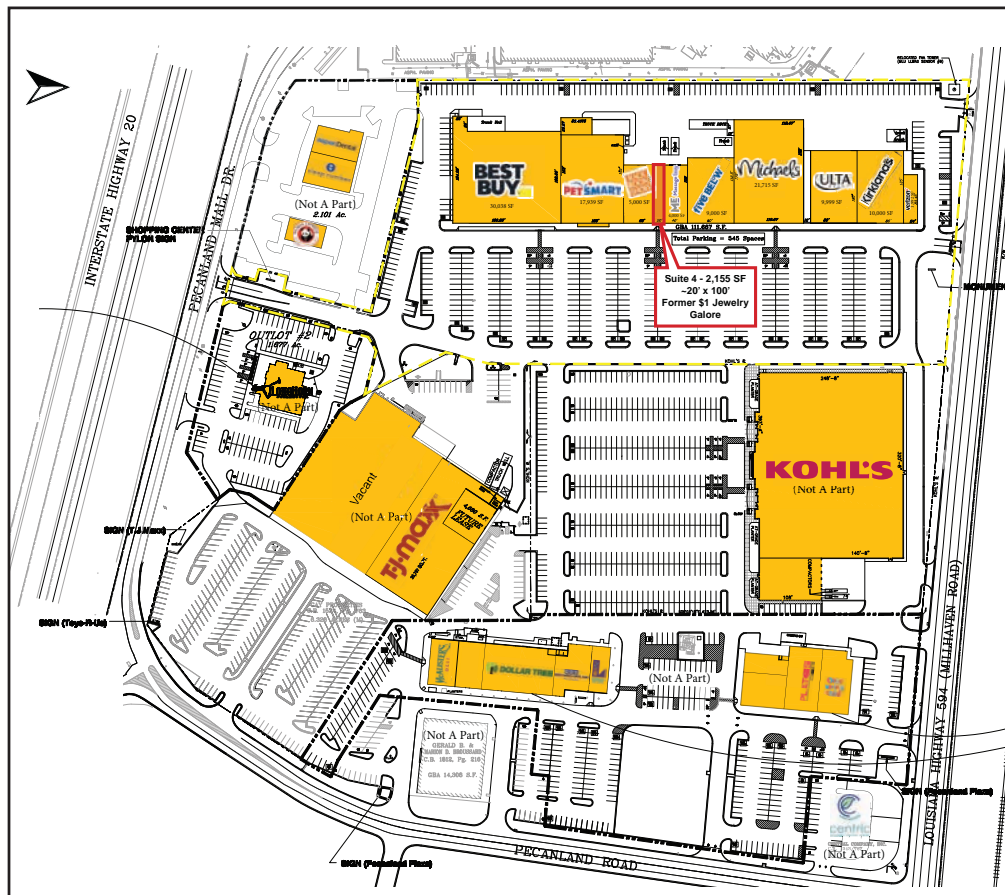
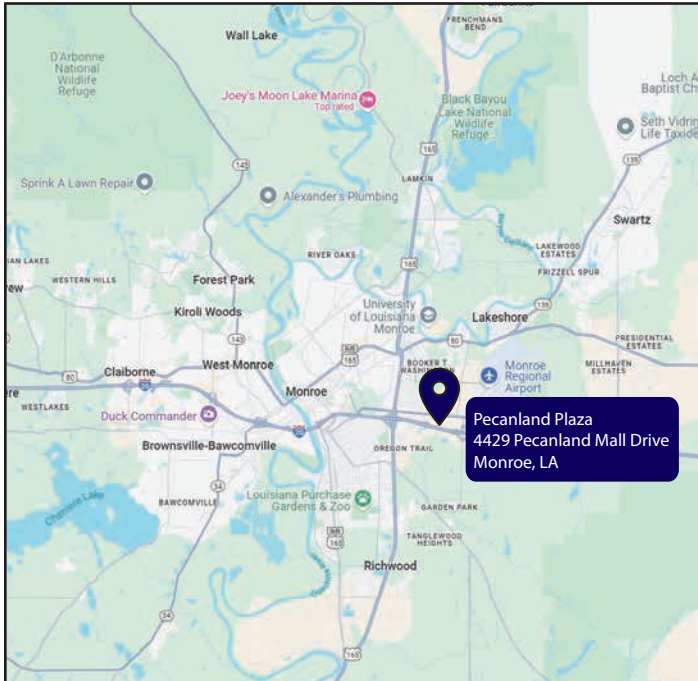
	3 Mile	5 Miles	10 Miles
Total Population	32,576	74,559	128,663
Average Household Income	\$34,488	\$52,307	\$62,033
2024 Households	12,255	28,844	50,563

► 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