

# FREESTANDING 7,870 SF RESTAURANT IN A HIGHLY-VISIBLE RETAIL CORRIDOR

2820 MacArthur Dr, Alexandria, LA 71301



Sale / Lease Brochure





- **This 7,870 SF former Logan's Roadhouse restaurant** sits on a 0.73-acre parcel along MacArthur Drive, one of Alexandria's most active retail corridors.
- The property is surrounded by national brands including Walmart, Target, Sam's Club, Home Depot, Hobby Lobby, and Kroger. Alexandria Mall, home to more than 25 national retailers, is located less than one mile from the site.
- Nearby traffic counts exceed 27,000 vehicles per day on Highway 71, with an additional 30,300+ on nearby I-49. The surrounding trade area supports over 67,000 residents within 7 miles.
- All remaining FF&E will be included with the property.
- NNN lease terms. Contact broker for more information.

## PRICING OVERVIEW

Sale Price	\$2,315,000
Lease Rate	\$24 PSF (\$15,740 / Month)
Available Space	7,870 SF
Lease Type	NNN

## PROPERTY INFORMATION

Full Address	2820 MacArthur Dr, Alexandria, LA 71301
Parish	Rapides
Land Size	0.73 Acres
Number of Buildings	1



# EXTERIORS

Buff Teague  
buff.teague@jll.com



Will Chadwick  
318-510-8161  
will@gojre.com



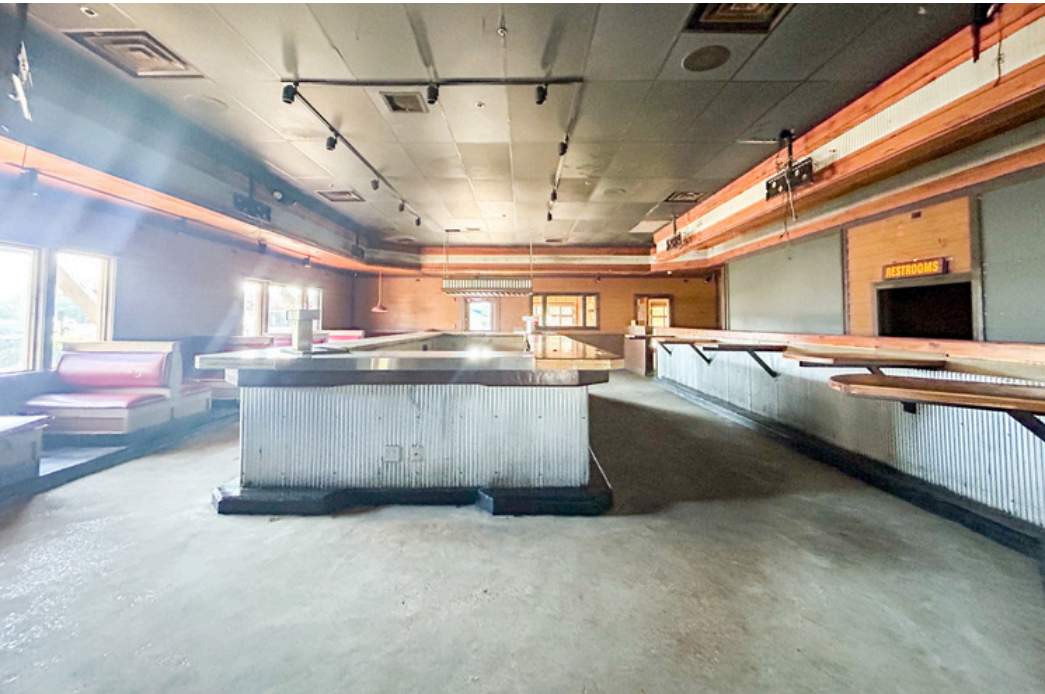
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The information contained herein is believed to be accurate but is not warranted. JRE Brokerage makes no express or implied guarantees as to its accuracy. All figures, including square footage and building age, are approximate. Prospective parties should independently verify all details.











# FF&E CONTINUED

Buff Teague  
buff.teague@jll.com



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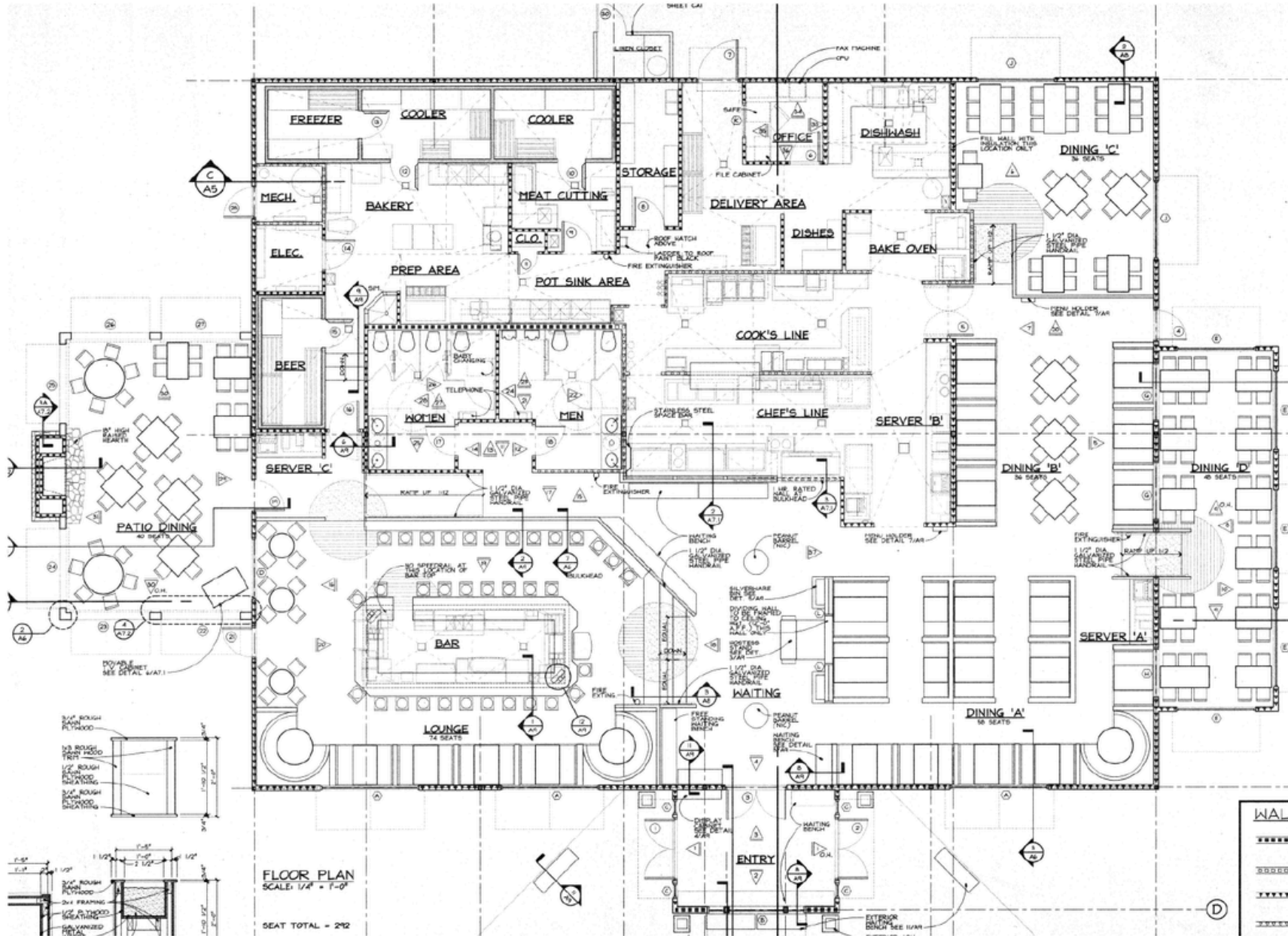
# FLOOR PLAN

REPRESENTATIVE – BUYER TO CONFIRM ALL DETAILS

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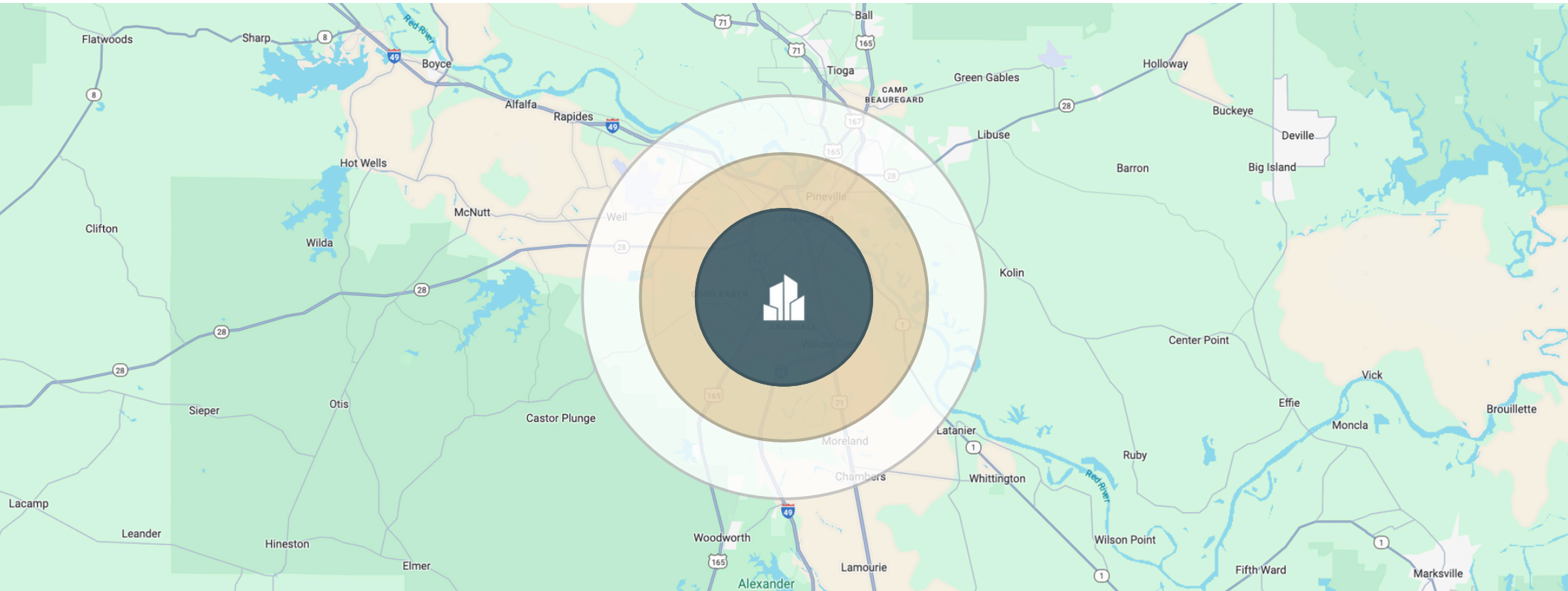


# DEMOGRAPHICS

**Buff Teague**  
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	3 MILES	5 MILES	7 MILES
<b>Total Households</b>	15,520	22,154	27,301
<b>Total Population</b>	37,794	54,598	67,057
<b>Persons per Household</b>	2.4	2.5	2.5
<b>Average Household Income</b>	\$78,895	\$72,766	\$73,523
<b>Average House Value</b>	\$209,814	\$202,594	\$205,829
<b>Average Age</b>	41	41	40
<b>Average Age Male</b>	39	39	39
<b>Average Age Female</b>	43	42	42

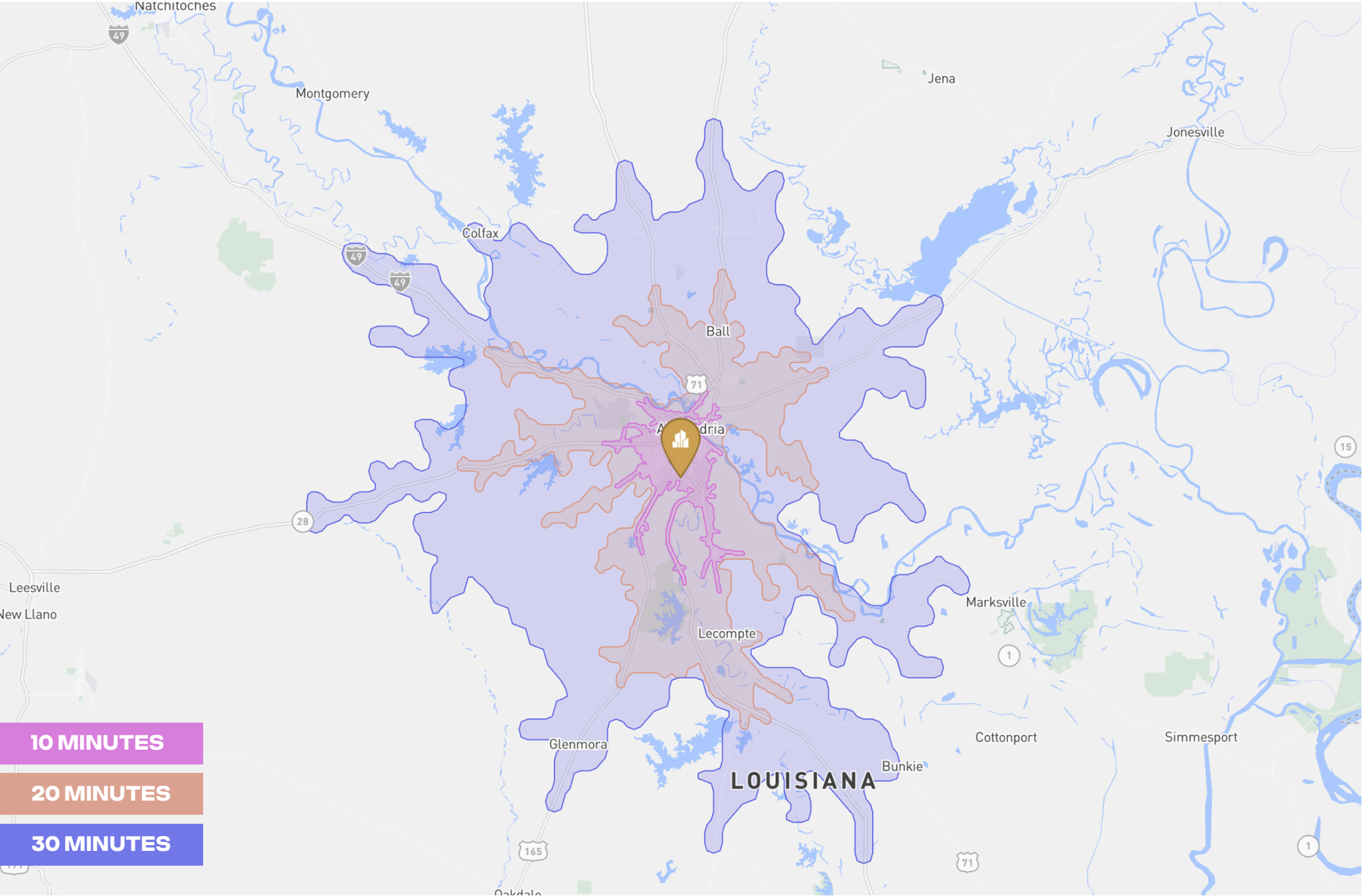


# DRIVE TIME MAP

Buff Teague  
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10 MINUTES

20 MINUTES

30 MINUTES

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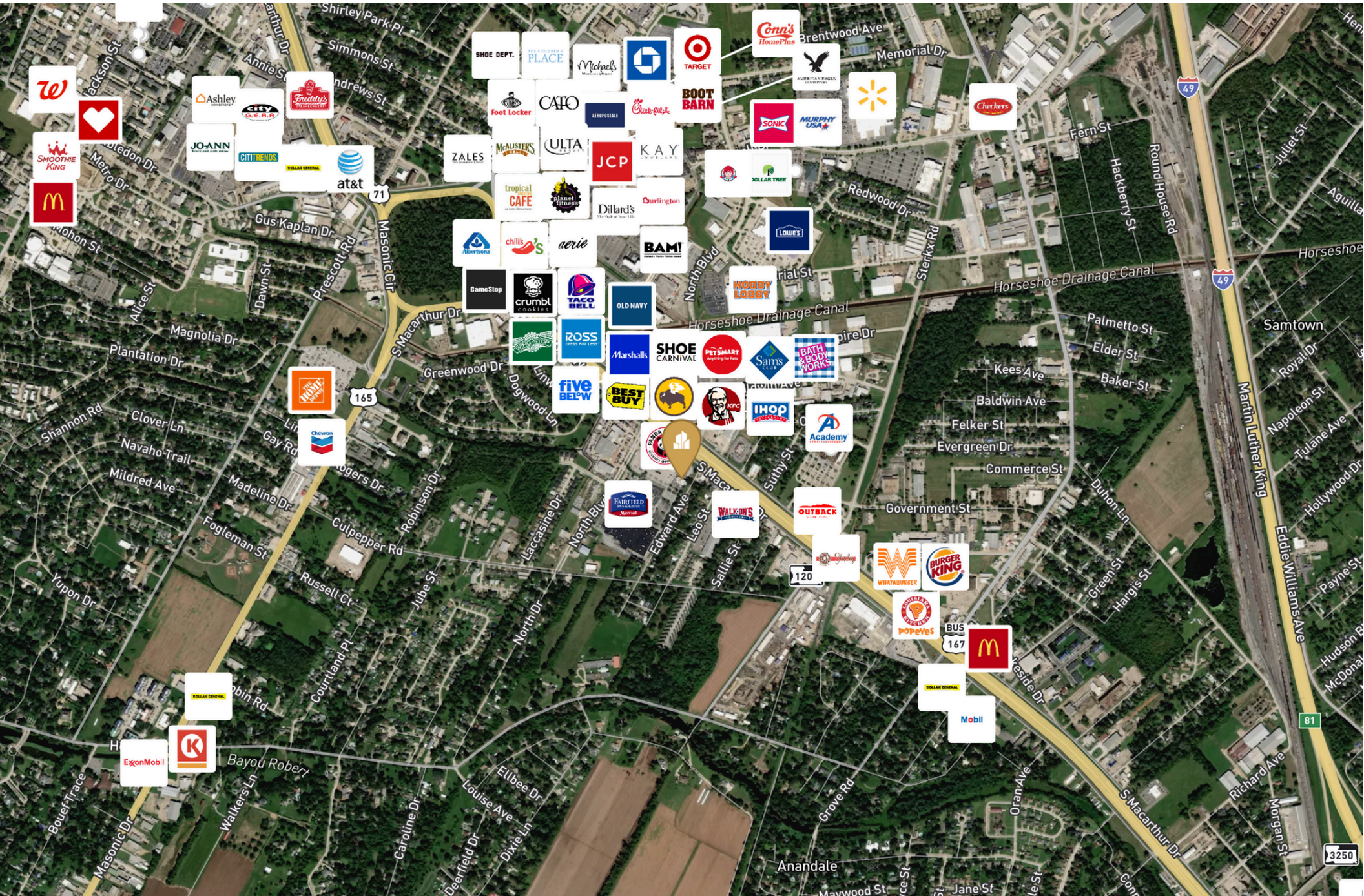


## RETAILERS

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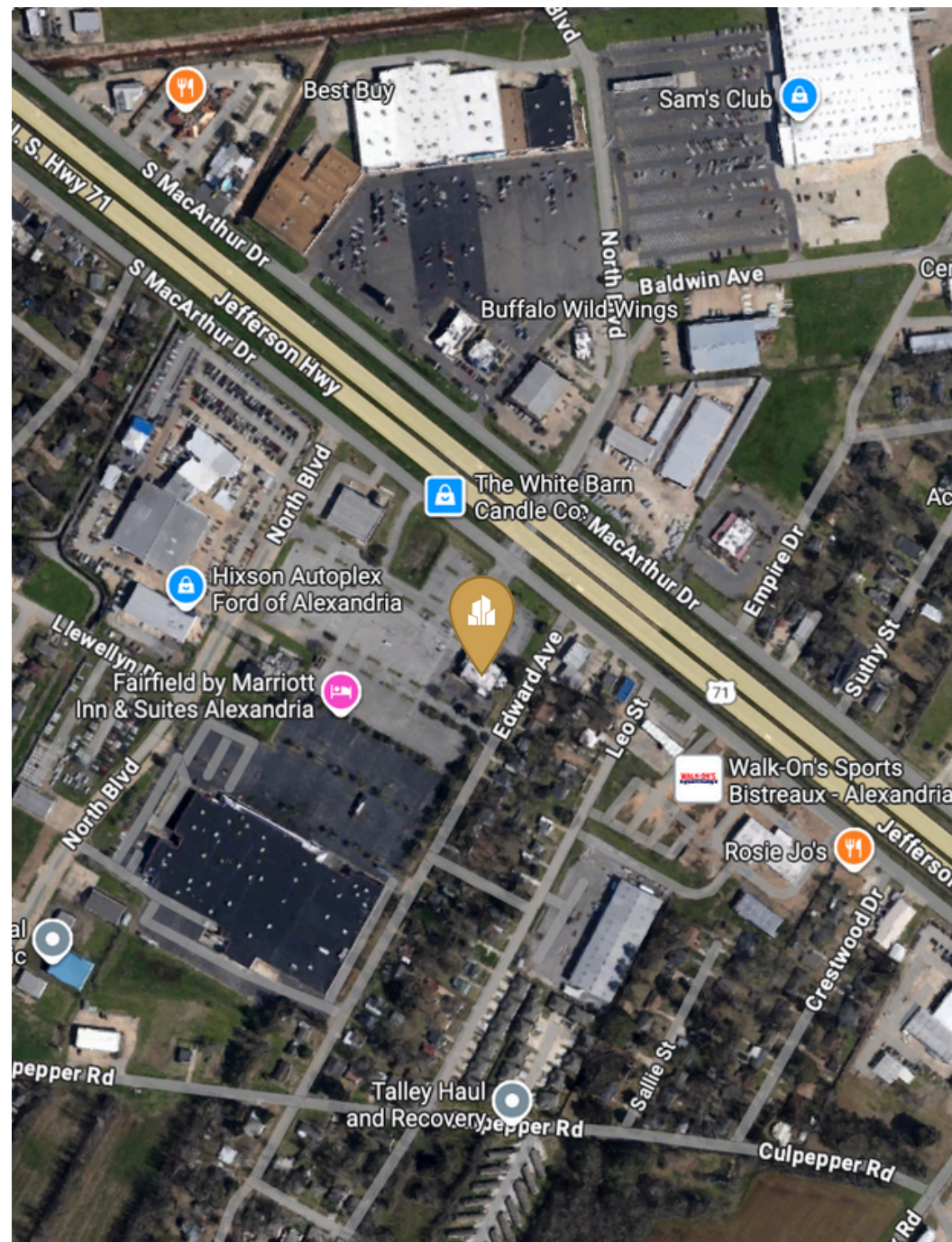
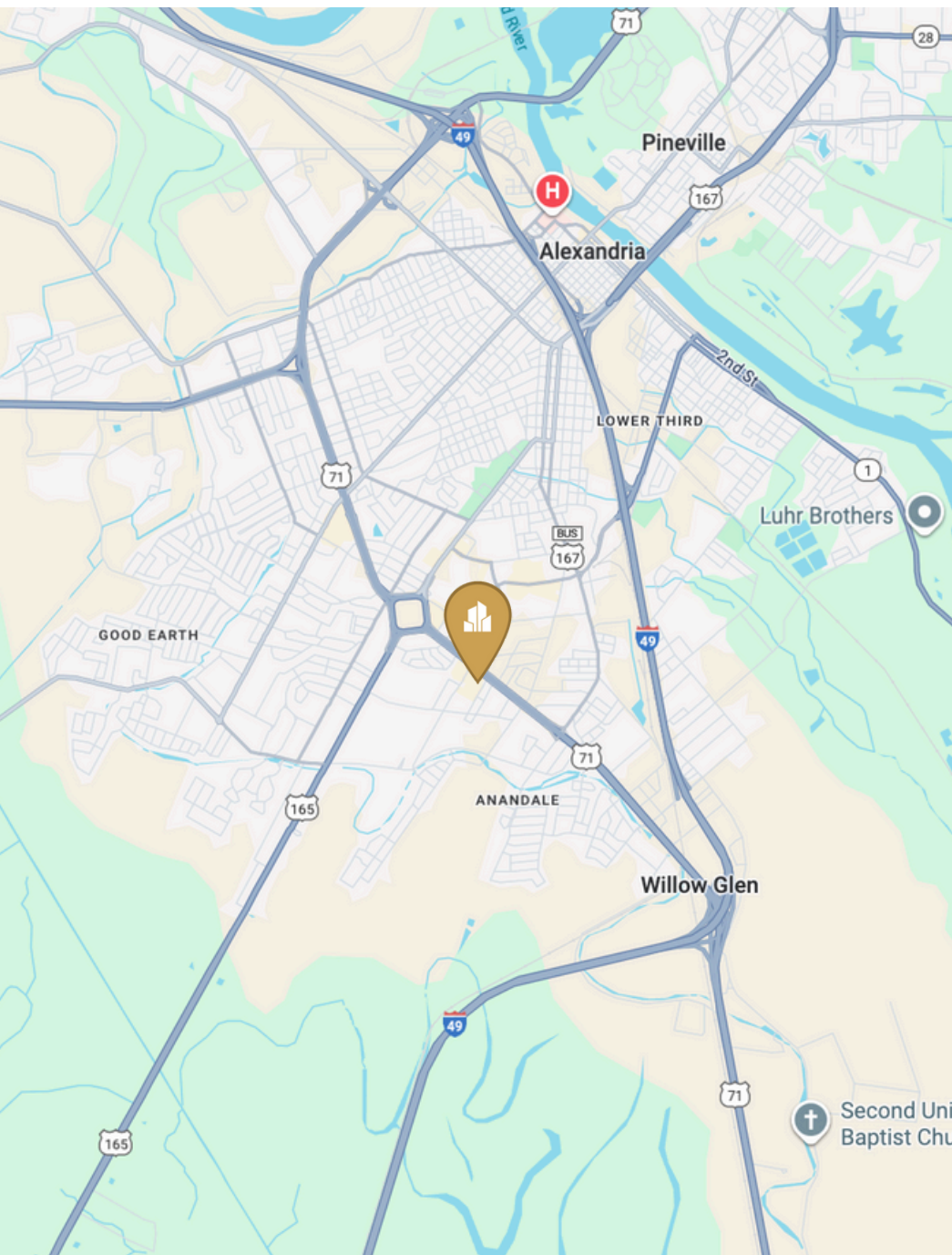


# LOCATION

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# CONTACT



## WILL CHADWICK

*Partner /  
Director of Brokerage*

Direct: 318-510-8161  
Office: 225-753-3573  
[will@gojre.com](mailto:will@gojre.com)



## BUFF TEAGUE

*Executive  
Managing Director*

[buff.teague@jll.com](mailto:buff.teague@jll.com)

