

# 4,064 SF FORMER IHOP WITHIN A HIGHLY-VISIBLE POWER CENTER

2715 S MacArthur Dr, Alexandria, LA 71301



Lease Brochure





# OFFERING

Buff Teague  
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Will Chadwick  
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- This **4,064 SF former IHOP** sits on a 0.406-acre parcel along South MacArthur Drive, one of Alexandria's most active retail corridors.
- The site has cross-access with Alexandria Commons, a power center featuring Marshalls, Best Buy, Old Navy, PetSmart, and Bath & Body Works.
- The property is surrounded by national brands including Walmart, Target, Sam's Club, Home Depot, Hobby Lobby, and Kroger. The Alexandria Mall is within 1 mile.
- Nearby traffic counts exceed 27,000 vehicles per day on Highway 71, with an additional 30,300+ on I-49. The surrounding trade area supports over 67,000+ residents within seven miles.
- Offered for lease or ground lease. Do not disturb tenant.
- *Contact broker for pricing and more information.*

## PRICING OVERVIEW

Lease Rate	Contact Broker
Built-to-Suit Rate	Contact Broker
Available Space	4,064 SF

## PROPERTY INFORMATION

Full Address	2715 S MacArthur Dr, Alexandria, LA 71301
Parish	Rapides
Land Size	0.406 Acres
Number of Buildings	1

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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.



# EXTERIORS

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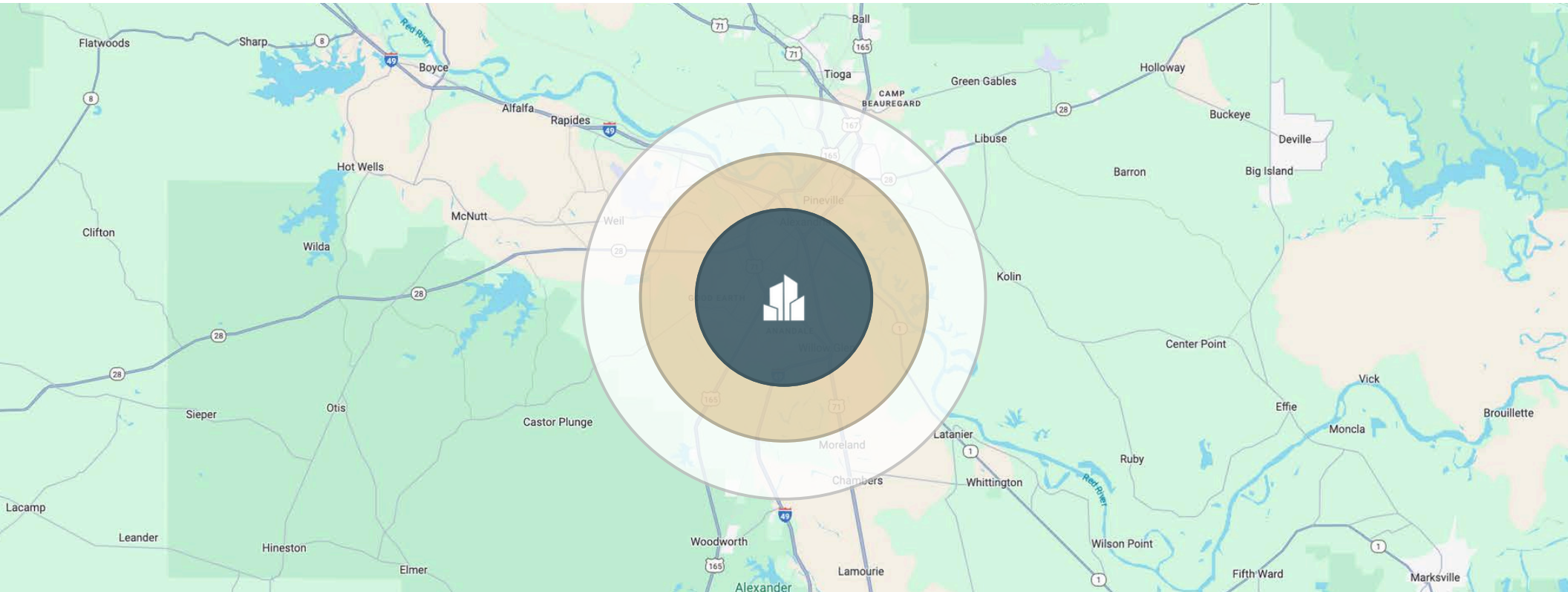


# DEMOGRAPHICS

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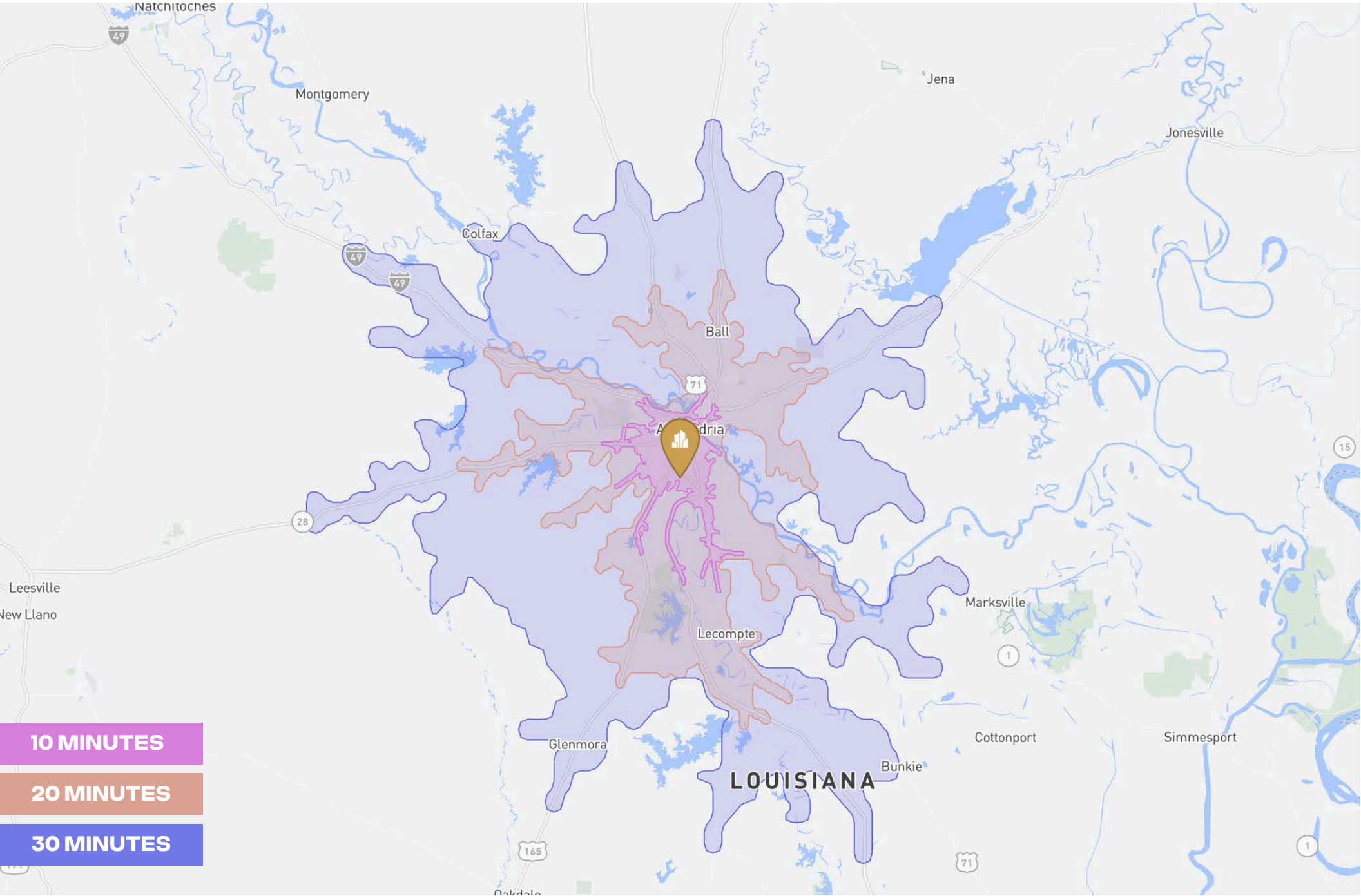
	3 MILES	5 MILES	7 MILES
<b>Total Households</b>	16,257	22,136	27,301
<b>Total Population</b>	39,632	54,552	67,057
<b>Persons per Household</b>	2.4	2.5	2.5
<b>Average Household Income</b>	\$76,970	\$72,779	\$73,523
<b>Average House Value</b>	\$208,412	\$202,644	\$205,829
<b>Average Age</b>	41	41	40
<b>Average Age Male</b>	39	39	39
<b>Average Age Female</b>	43	42	42

# DRIVE TIME MAP

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**10 MINUTES**

**20 MINUTES**

**30 MINUTES**

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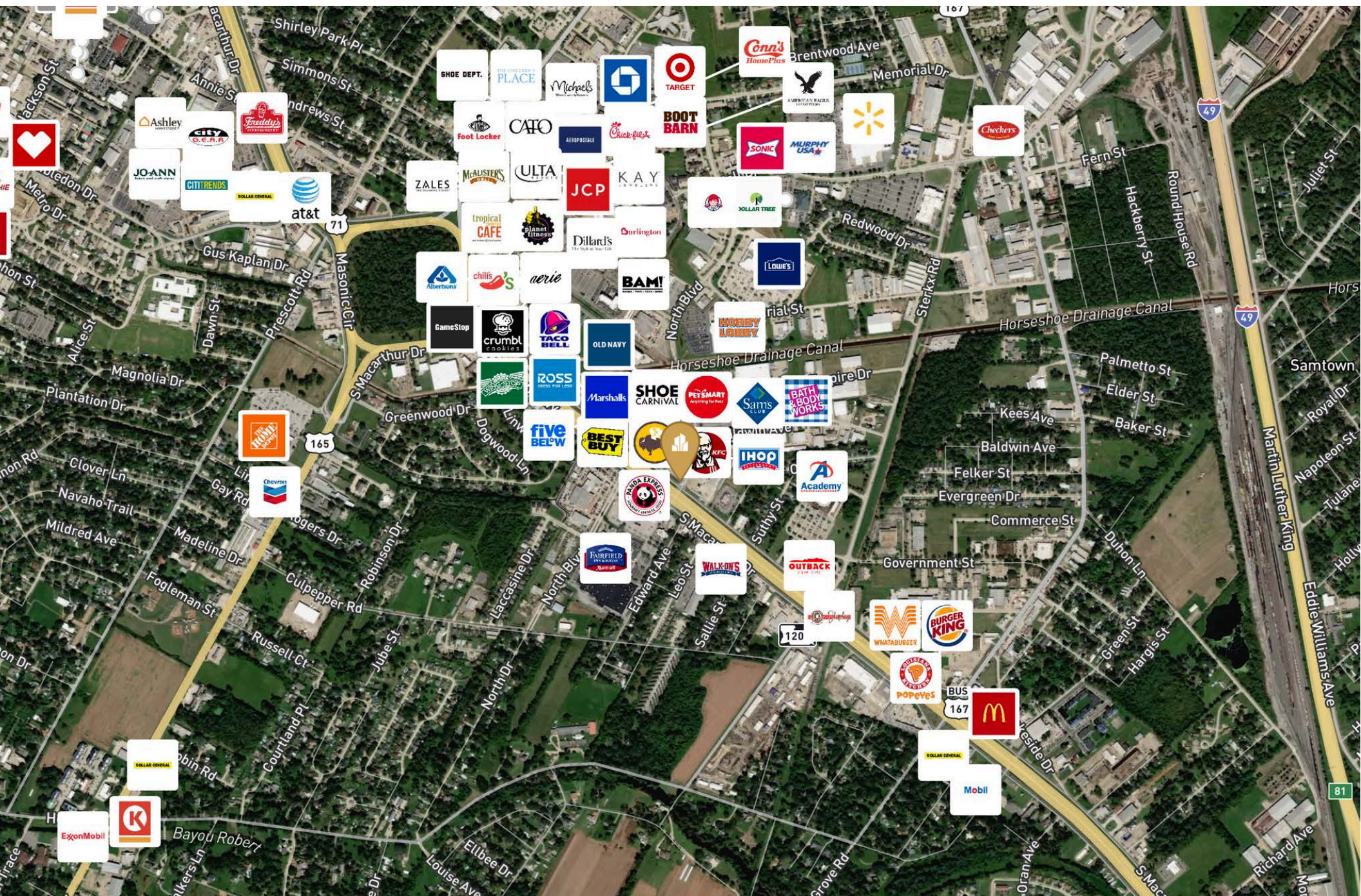


# RETAILERS

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# TRADE AREA

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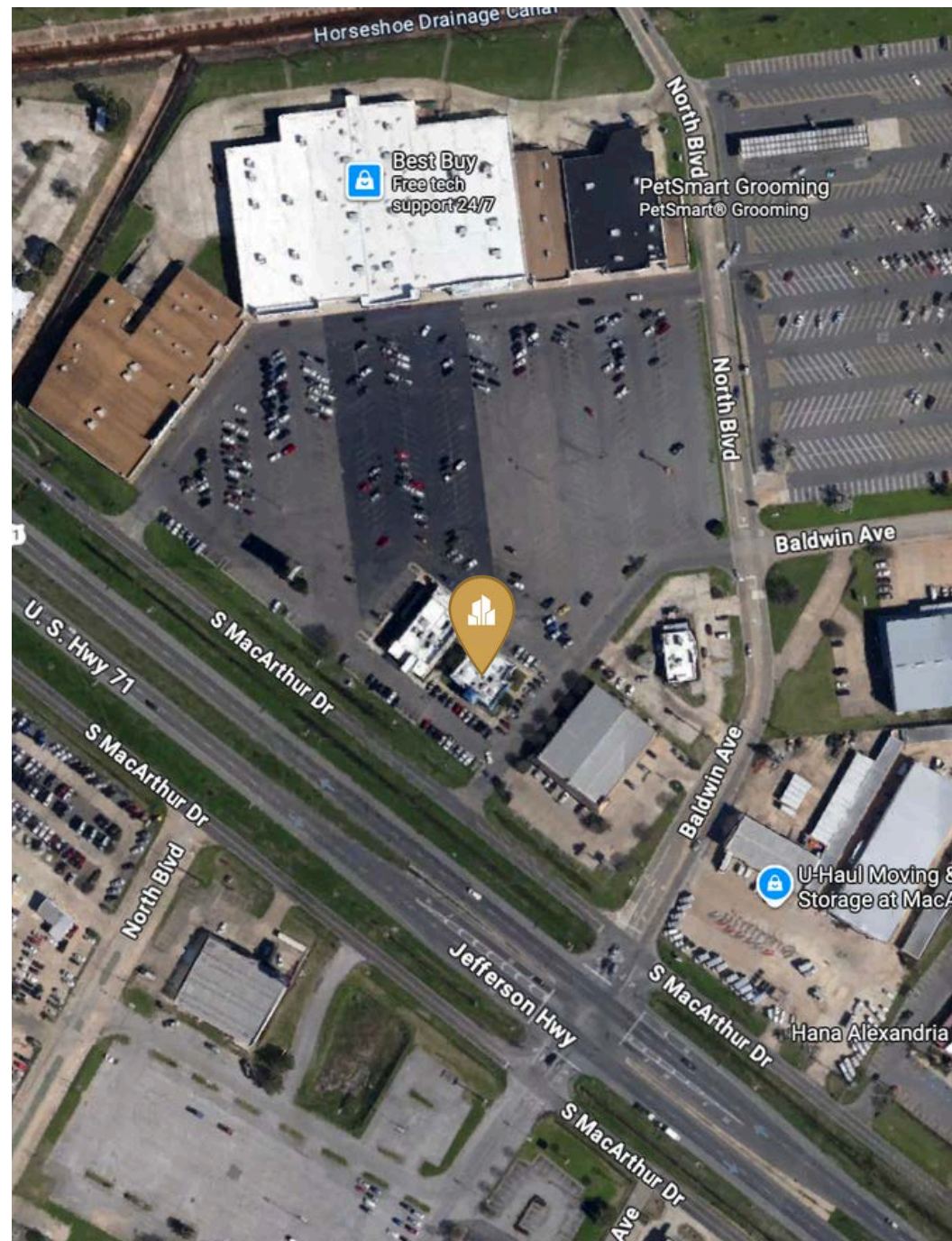
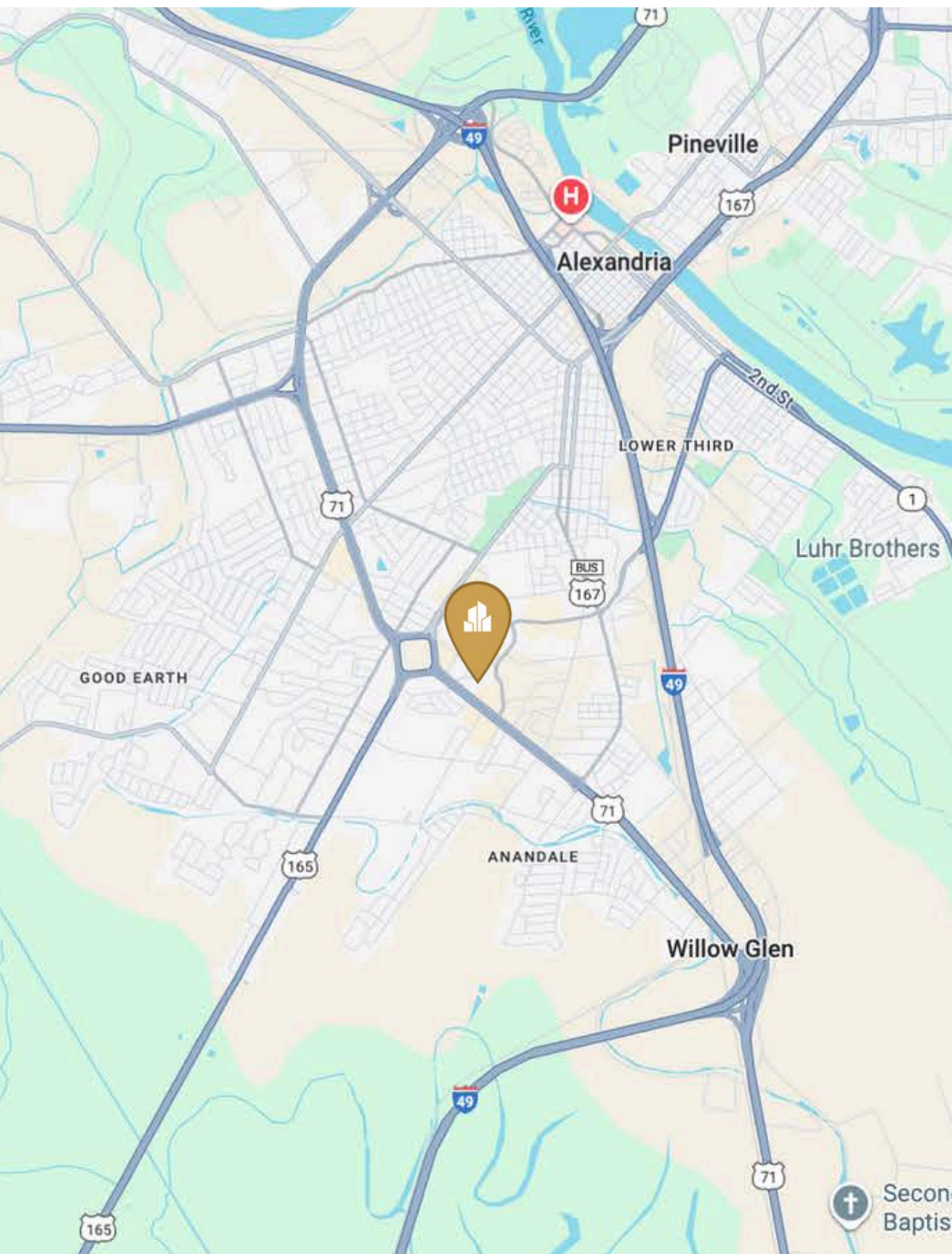


# LOCATION

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# CONTACT



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## BUFF TEAGUE

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