



Alexandria, LA

THE PINES SHOPPING CENTER

31.356314, -92.416294
2985 Cottingham Expressway | Pineville, LA 71360



CENTER SIZE: 179,039 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	2,139	18,797	46,984
🏠	889	7,263	17,666
💰	\$63,878	\$58,587	\$54,329

Located at the SE corner of Rt 167 (28,700+ VPD) and Rt. 165 (33,100+ VPD); 2.5 miles NE of Louisiana College

Anchored by Super 1 Foods along with top national brands including Cato, Citibank and H&R Block

Strong daytime demos of 28,000+ ppl within 3 miles due to Major employers locating near the regional highways 167 & 165

Major area employers include Procter & Gamble Co. (800 employees), Camp Beauregard (2,500 ppl), PineCrest (1,200 employees), Plastipak (400 employees)

City recently passed an ordinance allowing restaurants to serve beer / liquor

Retailers at this intersection draw from LaSalle, Grant, & Wynne Parish's more than 40 minutes North and East

Alexandria, LA

THE PINES SHOPPING CENTER

31.356314, -92.416294
2985 Cottingham Expressway | Pineville, LA 71360

AVAILABLE SPACE

10B 51,577 SF

PAD OPPORTUNITIES

PAD A 0 SF
PAD B 0 SF

CURRENT RETAILERS

FUEL	Super 1 Foods	
N.A.P. 1	Wendy's	
01	Super 1 Foods	66,960 SF
02	Cato	6,000 SF
03	Linda Nail and Spa	4,000 SF
04	Advance America	2,000 SF
05	Sally Beauty Supply	1,600 SF
06	Citi	2,000 SF
07	H&R Block	3,000 SF
08	China Queen Buffet	7,000 SF
10A	Ollie's Bargain Outlet	32,000 SF
11	Eddeaux's Daq Shak	3,312 SF



3032 - 09.19.24