



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)

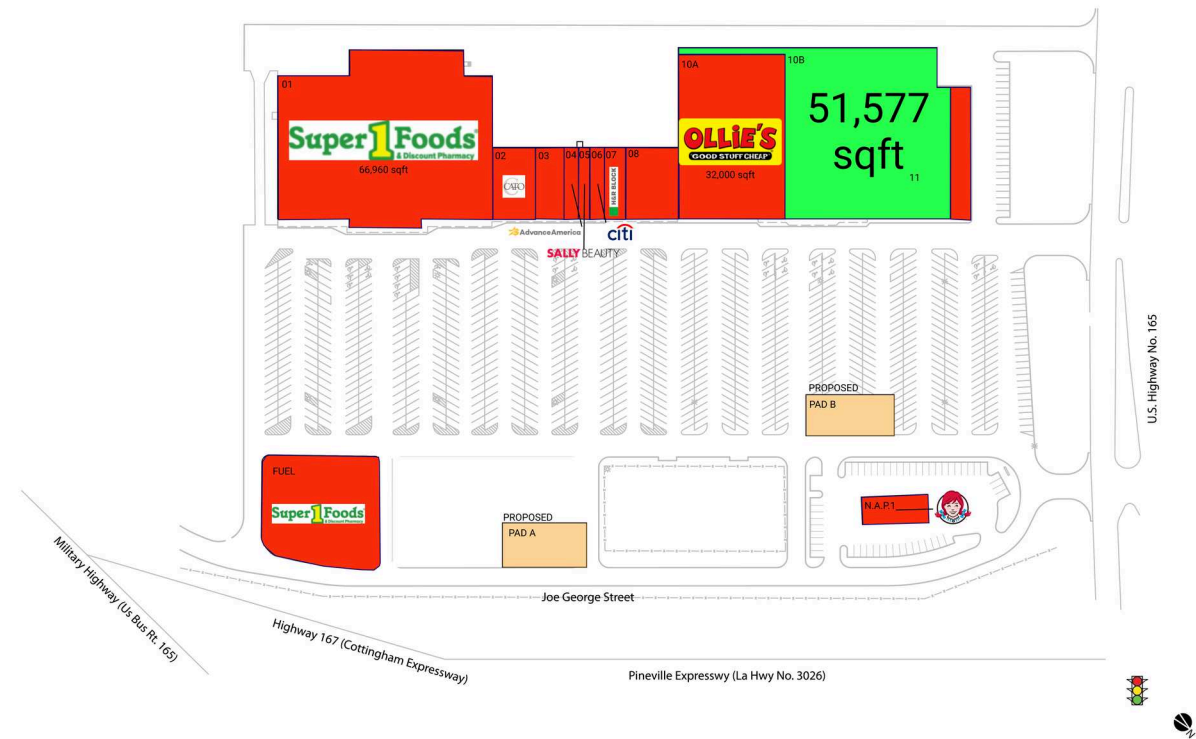
City recently passed an ordinance allowing restaurants to serve beer / liquor

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

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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  |

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