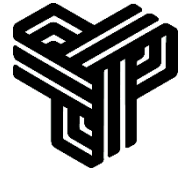


TOWN PLAZA SHOPPING CENTER

1710 South 5th Street | Leesville, LA 71446

Rubin Kremling | rkremling@tcprealty.com | 713.243.6850

TCP Realty Services, LLC
Commercial Real Estate Services



PROPERTY OVERVIEW

Town Plaza Shopping Center is a shopping center located in Leesville. Tenants include Dollar Tree, Stage Stores, Payless ShoeSource, HM Fitness, State Farm, Aarons and more.

FEATURES

PROPERTY SIZE

102,680 sq. ft.

GPS COORDINATES

Lat. 31.1257381/ Long. -93.26844779

DAILY TRAFFIC COUNT

25,000 (South 5th Street)

COUNTY

Vernon Parish

DEMOGRAPHICS

2016 Estimates - Esri

POPULATION

1 mile: 1,789

3 miles: 11,343

5 miles: 21,337

NUMBER OF HOUSEHOLDS

1 mile: 789

3 miles: 4,740

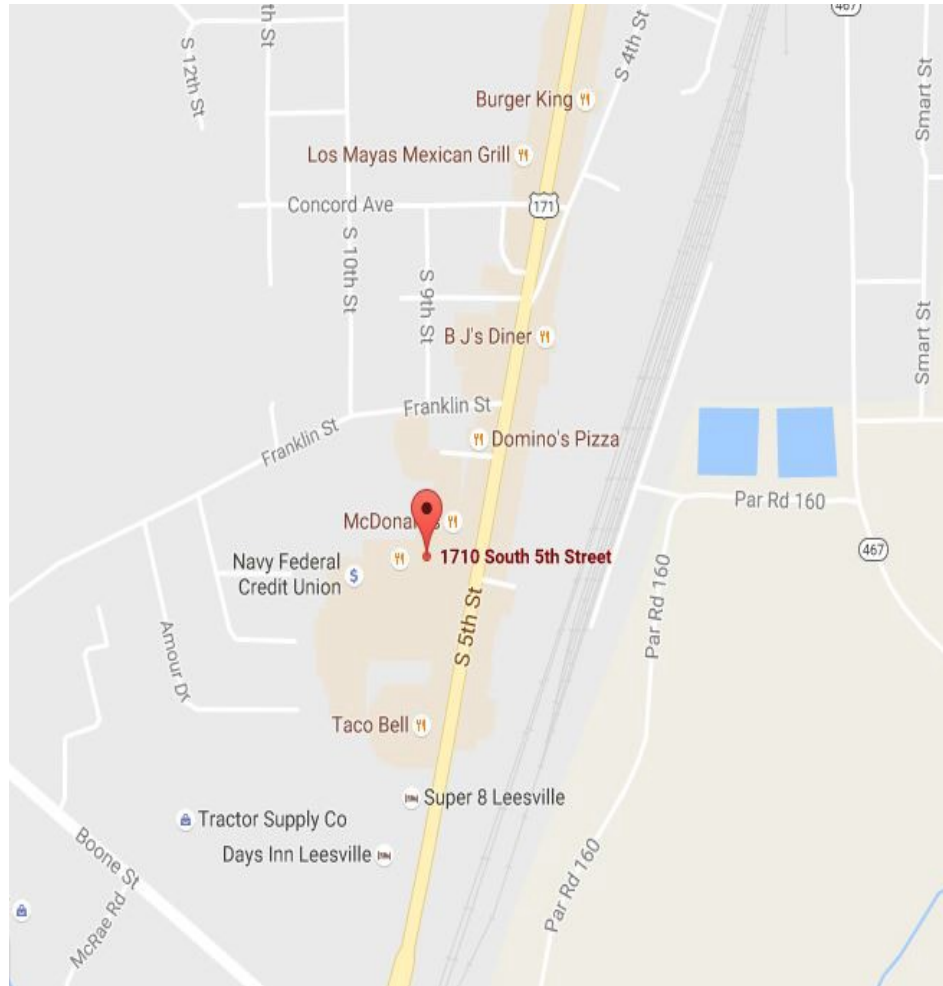
5 miles: 8,633

AVG. HOUSEHOLD INCOME

1 mile: \$45,783

3 miles: \$52,473

5 miles: \$52,705



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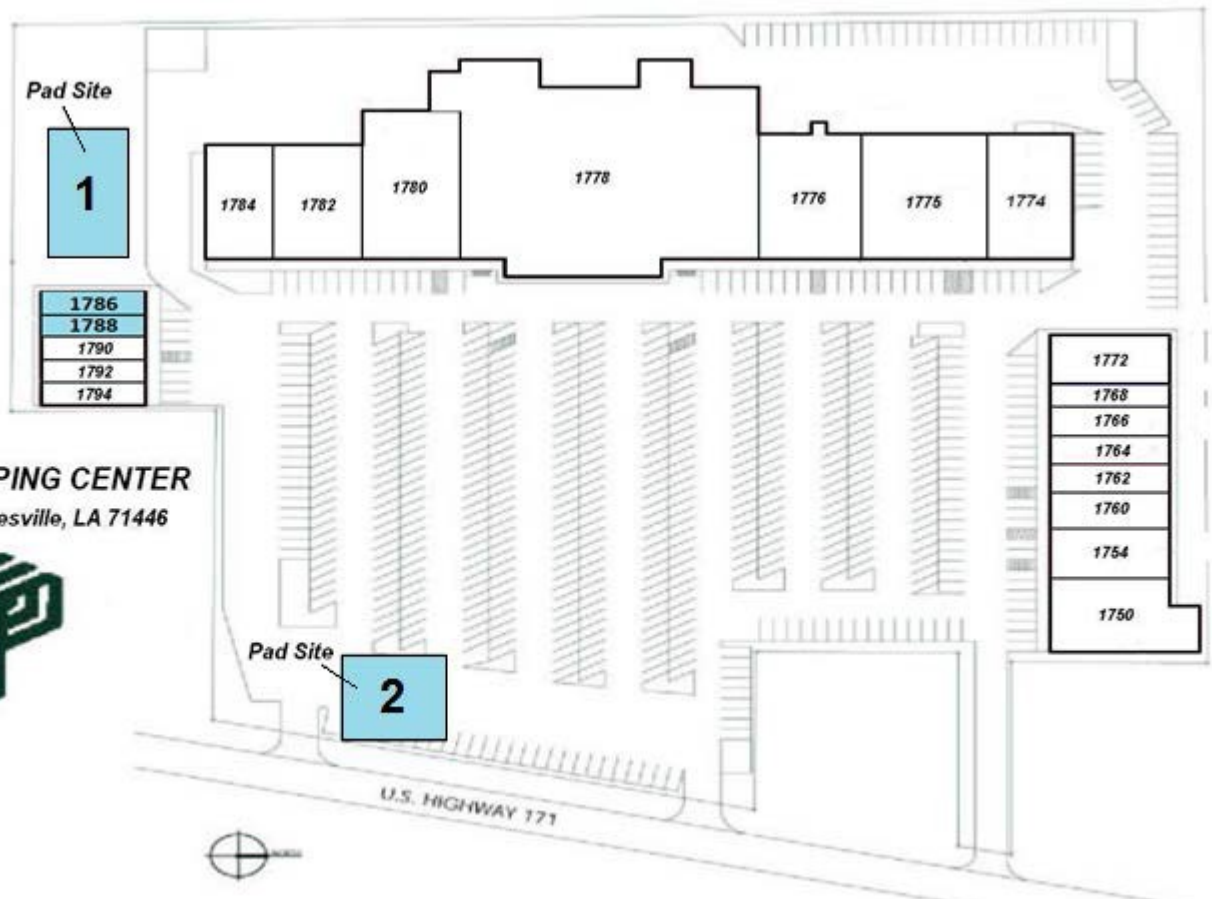
CURRENT TENANTS

Unit #	Current Tenant
1794	Leesville Nails
1790	A&R Beauty Fair
1784	Payless ShoeSource
1782	Buffet City
1780	Dollar Tree
1778	Stage Stores
1775	It's Metro Fashion
1770A	Navy Federal Credit Union
1772	HM Fitness of Leesville
1766	World Finance Corporation
1764	Fox Pizza
1762	Fox Pizza
1760	Alammar Clinic
1754A	CIGH Property Holdings
1754B	State Farm
1750	Aarons

SPACE AVAILABLE

Unit #	Sq. Ft.
1786	1,400
1788	1,400
Pad Site 1	15,000
Pad Site 2	0.480 Acres

SPACE AVAILABLE



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