



Pecanland Mall

MONROE, LOUISIANA



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PECANLAND MALL HAS A STRONG PRESENCE IN THE TRADE AREA

- The only super-regional shopping center within 90 miles.
- The center receives 12 million visitors annually.
- Customers visit the center an average of 55 times per year.
- More than 100 specialty retailers including Hollister Co., Old Navy, Starbucks, Aéropostale, GAP, GapKids, Forever 21, Abercrombie & Fitch, abercrombie, Express, Bath & Body Works, The Children's Place and American Eagle Outfitters.
- Outparcels house two hotels: Courtyard by Marriott and a Residence Inn, along with four restaurants: Applebee's, The Olive Garden, Red Lobster and Hawg Wild BBQ.
- The center is currently 91% leased.
- Conveniently located on I-20.

DYNAMIC COMMUNITY

- Monroe is the business and medical hub of a multi-parish area.
- The parish, which is the birthplace of Delta Airlines, is home to a diverse business base representing the paper, telecommunications, insurance, plastic, and medical services industries. The area's major employers include: CenturyTel, Graphic Packaging Corporation, Chase Home Finance, St. Francis Medical Center and the University of Louisiana at Monroe.
- Population exceeds 222,000 within a 30-mile radius and more than 1.3 million within a 100-mile radius.
- Three colleges/universities with total enrollment of 25,000 are located in the trade area.
- The area provides year-round enjoyment for outdoor enthusiasts – the Ouachita River was voted one of the 10 most beautiful rivers in the U.S. by National Geographic.



MALL INFORMATION

LOCATION

Cross Streets: I-20 & Garrett Rd.

MARKET

Monroe, LA

DESCRIPTION

Single-level, enclosed super-regional

ANCHORS

Dillard's, JCPenney, Belk, Sears and Burlington Coat Factory

TOTAL RETAIL SQUARE FOOTAGE 945,000

PARKING SPACES 4,757

OPENED 1985

OTHER FEATURES

10-screen Cinemark Theatre, 12-unit, 500-seat newly renovated Food Court, Applebee's, Olive Garden, Red Lobster and Hawg Wild BBQ

TRADE AREA PROFILE

2007 POPULATION 210,020

2012 PROJECTED POPULATION 208,044

2007 HOUSEHOLDS 80,536

2012 PROJECTED HOUSEHOLDS 80,796

2007 MEDIAN AGE 34.6

2007 AVERAGE HH INCOME \$50,419

2012 PROJECTED AVERAGE HH INCOME \$56,515

20-MILE RADIUS PROFILE

2007 POPULATION 170,317

2012 PROJECTED POPULATION 169,838

2007 HOUSEHOLDS 65,422

2012 PROJECTED HOUSEHOLDS 66,066

2007 MEDIAN AGE 34.2

2007 AVERAGE HH INCOME \$52,846

2012 PROJECTED AVERAGE HH INCOME \$59,101

DAYTIME EMPLOYMENT

3-MILE RADIUS 24,442

5-MILE RADIUS 59,696

SOURCE: CLARITAS, INC.