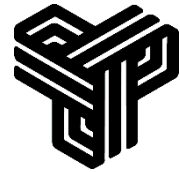


# TOWN PLAZA SHOPPING CENTER

1710 South 5<sup>th</sup> Street | Leesville, LA 71446

Rubin Kremling | [rkremling@tcprealty.com](mailto: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

102,714 sq. ft.

### GPS COORDINATES

Lat. 31.12540/ Long. -93.26777

### DAILY TRAFFIC COUNT

28,646 (South 5<sup>th</sup> Street)

### COUNTY

Vernon Parish

## DEMOGRAPHICS

2017 Estimates - Esri

### POPULATION

1 mile: 1,732

3 miles: 10,859

5 miles: 20,333

### NUMBER OF HOUSEHOLDS

1 mile: 748

3 miles: 4,448

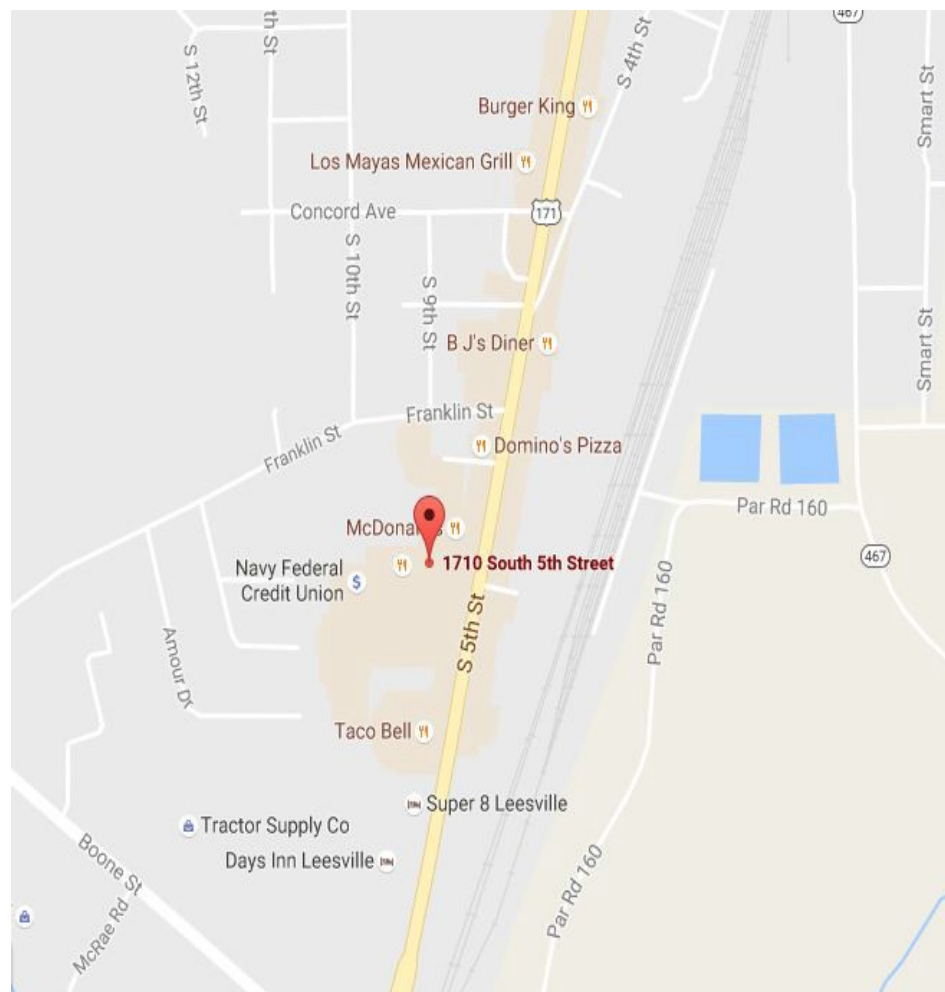
5 miles: 8,034

### AVG. HOUSEHOLD INCOME

1 mile: \$47,583

3 miles: \$52,313

5 miles: \$54,091



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## CURRENT TENANTS

Unit #	Current Tenant	Sq. Ft.
1794	Leesville Nails	1,400
1790	A&R Beauty Fair	2,800
1782	Buffet City	6,000
1780	Dollar Tree	8,450
1778	Stage Stores	30,470
1776	Hibbett Sporting Goods	5,500
1775	It's Metro Fashion	11,990
1770A	Navy Federal Credit Union	5,500
1772	HM Fitness of Leesville	5,160
1766	World Finance Corporation	2,000
1762	Grangel, Inc.	4,000
1760	Alammar Clinic	2,534
1754A	CIGH Property Holdings	2,051
1754B	State Farm	1,449
1750	Aarons	6,000

## SPACE AVAILABLE

Unit #	Sq. Ft.
1784	4,500
1786	1,400
1788	1,400
Pad Site 1	15,000
Pad Site 2	0.480 Acres

## SPACE AVAILABLE

