



FORMER TOYS 'R' US

For lease:
NEQ I-20 & Hwy 165
Monroe, Louisiana
71202

Metrics

NEQ I-20 & Hwy 165
Monroe, Louisiana 71202

Location

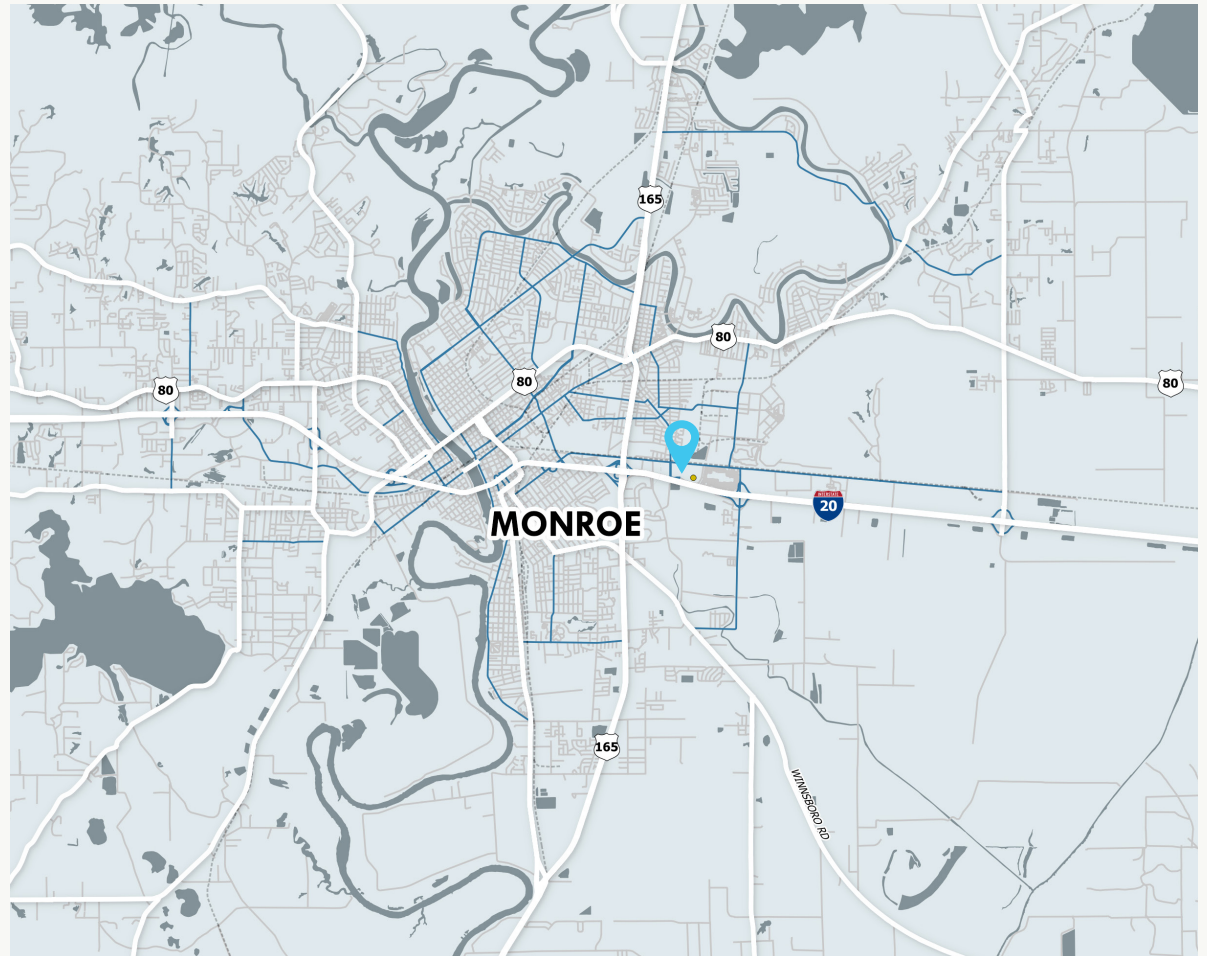
Pecanland Center
NEQ I-20 & Hwy 165

Size

Building
48,139 SF

Traffic Counts

I-20	Hwy 165
82,952 VPD	44,693 VPD



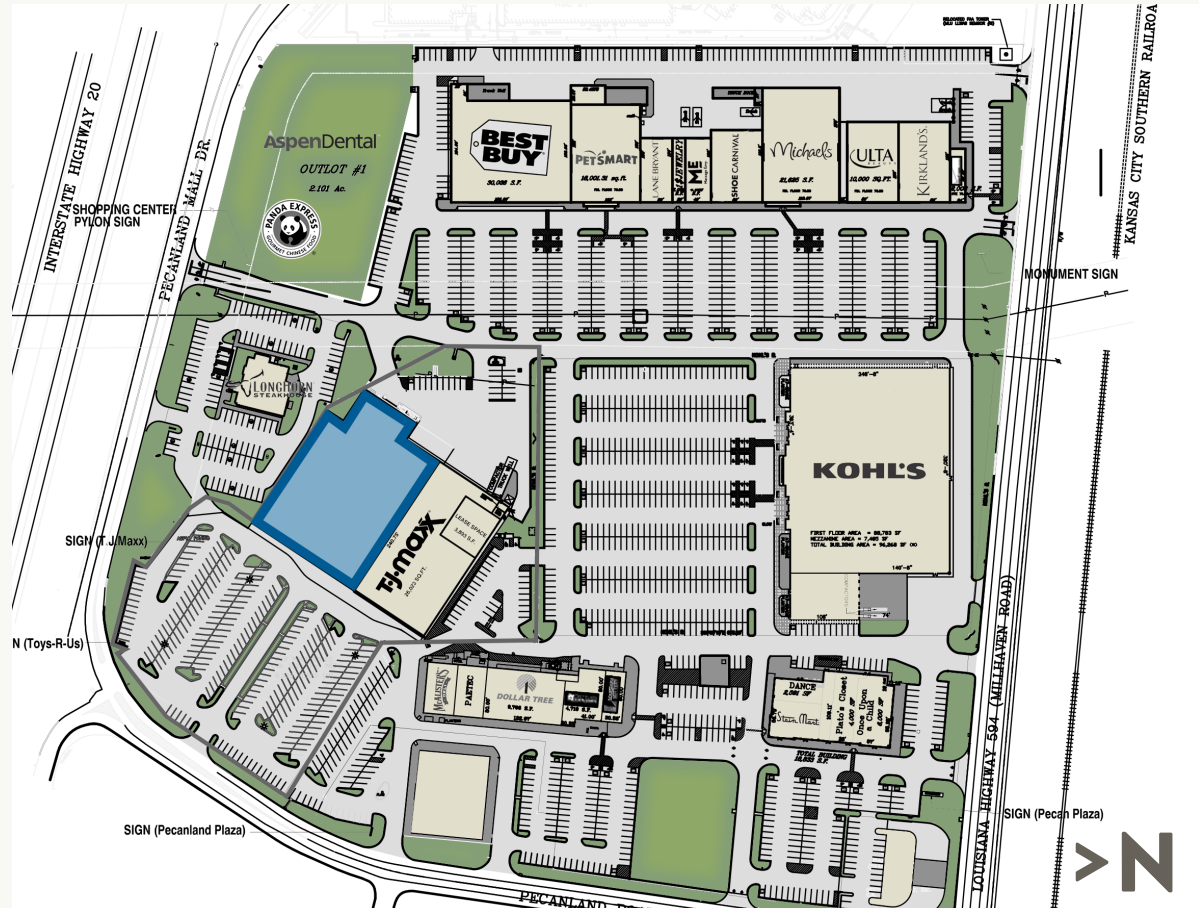
Area Attractions



Property Highlights

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1. Just next to Pecanland Mall
2. High traffic power center
3. Excellent highway visibility and access



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES	MONROE MSA
EST. POPULATION	5,728	40,990	77,160	223,162
EST. DAYTIME POPULATION	1,873	33,373	50,714	74,809
EST. AVG. HH INCOME	\$39,654	\$51,035	\$64,540	\$78,446

Close Aerial

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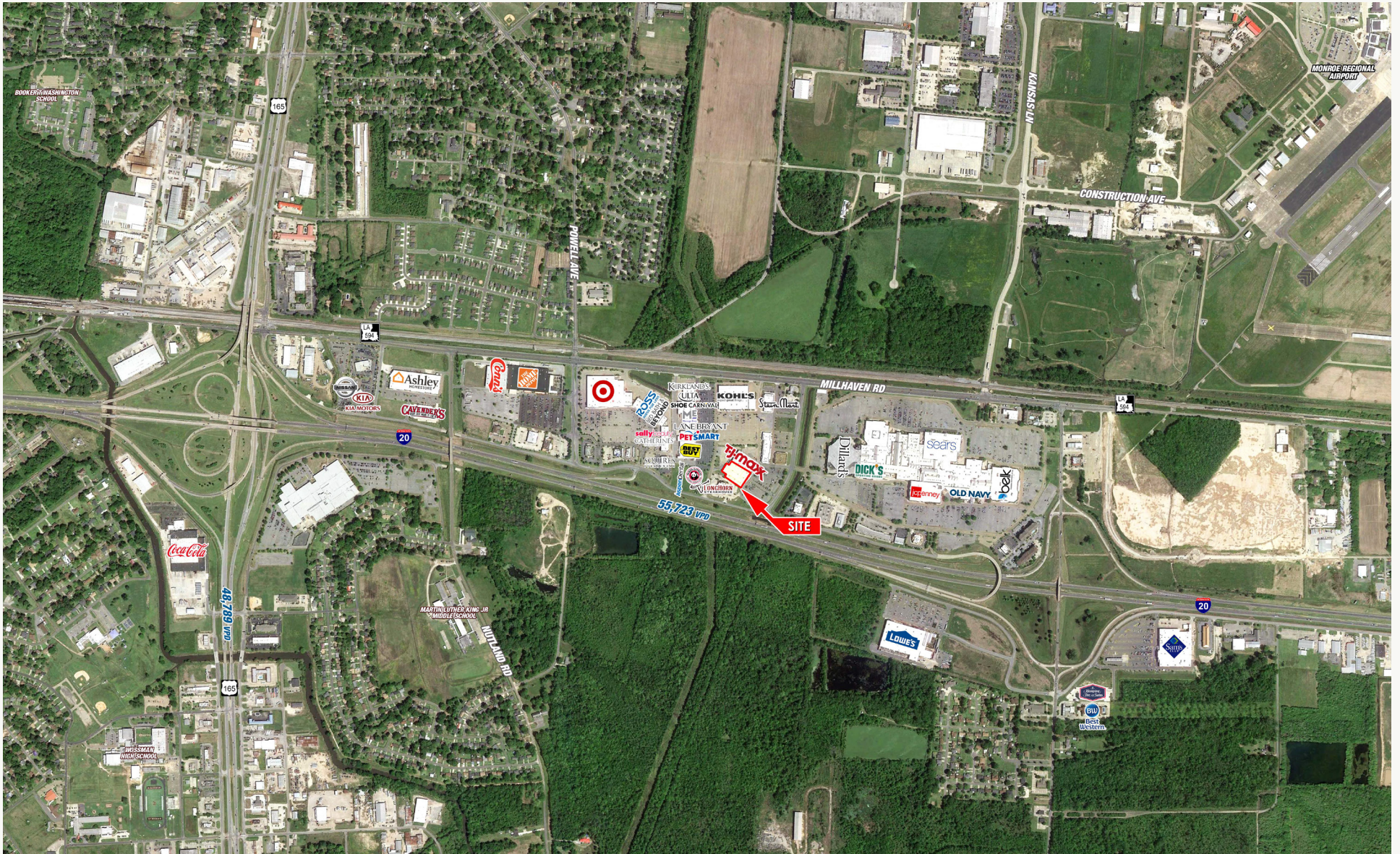
Close Aerial

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Far Aerial

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Tim Henson
Partner
thenson@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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