

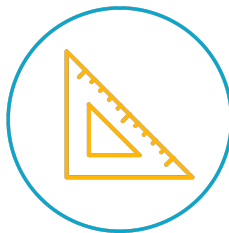
Ruston, Louisiana - Eagle Plaza

Walmart Shadow Center

1407 Eagle Dr., Ruston, LA
71270



GLA
31,880 SF



Space Available
4,600 SF



True Trade Area Population
40,441



Traffic Count
15,000

Market Highlights

- Walmart Shadow Center with 3M visits annually
- Anchor tenants: Dollar Tree & Petsense
- Nearby national retailers include Office Depot, Lowe's, Chick-fil-A, Hibbett Sports, Whataburger, and Burke's Outlet
- Louisiana Tech University in Ruston has annual enrollment of 12,000 students

Eagle Plaza is anchored by a high-performing Walmart with 3M annual visits that draws shoppers from across Ruston and surrounding small towns. The shopping center shares an entrance with Walmart, ensuring a steady stream of customers and high visibility for your business, making it a perfect location for retail, healthcare services, or a restaurant. Entrance to this center comes from a heavily traveled intersection next to I-20.

For More Information:

Jake Anthon | Leasing Associate |
(636) 707-1273 | jake@mrpstl.com



Ruston, Louisiana - Eagle Plaza

Walmart Shadow Center

1407 Eagle Dr., Ruston, LA
71270



For More Information:

Jake Anthon | Leasing Associate |
(636) 707-1273 | jake@mrpstl.com



Ruston, Louisiana - Eagle Plaza

Walmart Shadow Center

1407 Eagle Dr., Ruston, LA

71270



For More Information:

Jake Anthon | Leasing Associate |
(636) 707-1273 | jake@mrpstl.com

MRP CAPITAL
GROUP