

CONFIDENTIAL OFFERING
MEMORANDUM

RIVER WEST PLAZA

1903 CARTER STREET
VIDALIA, LA



/ EXECUTIVE SUMMARY /



PROPERTY SUMMARY

River West Plaza Shopping Center is a +/-19,250 square-foot, multi-tenant retail center located in Vidalia, Louisiana. The center is 82% occupied, and all leases are triple-net. The tenant base is a complementary mix of internet-resistant, national tenants Hibbett Sports, O'Reilly Auto Parts, and Pizza Hut. The shopping center is situated on a +/-2.08 acre parcel with ample concrete parking.

The subject property is located on Carter Street in Vidalia. Traffic counts exceed +/- 15,000 vehicles per day. The subject property is adjacent to Family Dollar. Other area and national retailers in the area include McDonald's, Delta Bank, Concordia Lumber and Supply, Popeyes Louisiana Chicken, and many more. River West Plaza Shopping Center is in close proximity to local area schools and businesses. The surrounding area benefits from strong demographics, serving a population of more than 27,000 residents within a fifteen-minute drive-time and an average household income of \$44,000.

/ INVESTMENT SUMMARY /

INVESTMENT SUMMARY

ADDRESS	1903 Carter Street Vidalia, LA
GROSS BUILDING AREA	19,250 SF
OCCUPANCY	82%

INVESTMENT HIGHLIGHTS

- Multi-tenant retail center achieving 82% occupancy
- Located on Carter Drive/Highway 425 with traffic counts of approximately 19,000 vehicles per day
- Existing leases provide options for renewal with rental increases
- Situated on a +/- 2.08 acre lot with concrete parking
- Close proximity to Walmart Supercenter, Vidalia High School and Promise Hospital - excellent traffic generators
- Population of +/- 27,000 within 15-minute drive-time of River West Plaza
- O'Reilly Auto Parts and Hibbett Sports each have nearly 7 yrs. of term remaining



/ AREA OVERVIEW /

AERIAL

