



# COMMERCIAL PROPERTY PROPOSAL

## WINDSOR COURT Alexandria, LA



### Contact Information

realestate@royomartin.com  
800-549-1554



## **WINDSOR COURT**

### **Alexandria, LA**

#### **Address**

2371 MacArthur Drive  
Alexandria, LA 71301

#### **Property Description**

Located in a prime shopping area off MacArthur Drive, this property for sale or lease is known locally as the former Florita's dress shop. The Windsor Court shopping strip contains both retail and services businesses in view of the Alexandria Mall and Albertson's. The property contains four units, two of which are leased. The other two units are vacant and are also available for lease. Also in close proximity are three new hotels, offering exposure to local residents and travelers alike.

#### **Details**

This property contains four units, offering a total of 9,615 sq. ft. for sale.

- Anchor suite: 5,658 sq. ft. (vacant)
  - Former women's formal-wear shop
  - Split floor plan with 3,600 sq. ft. open floor
  - Contains full-service kitchen, multiple restrooms, and offices
- Suite A: 1,815 sq. ft. (vacant)
  - Former cellular retail
  - Split floor plan
  - Contains partial kitchen, multiple restrooms, and offices
- Suite B: 1,150 sq. ft. (leased)
- Suite C: 992 sq. ft. (leased)

#### **Photographs**

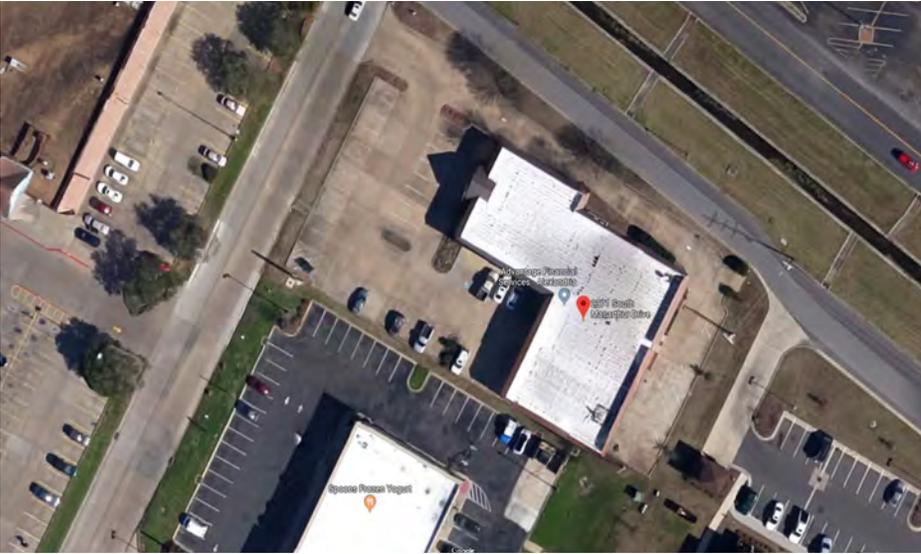
See following pages for property photographs.

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## Windsor Court: Anchor Suite



Parking extends in an “L” shape, from the front of the property, along the southwest side.



Suites A, B, and C are pictured right of center.



## Windsor Court: Anchor Suite



The front of the building contains 3,600 sq. ft. of open floor space, with ample lighting and natural light.



Off the back left is the main hallway providing access to the kitchen, restrooms, and offices or dressing rooms.



The full-service kitchen features a sink and range, as well as plenty of electrical outlets.

## Windsor Court: Suite A



This corner suite (no exterior signage) provides some privacy, yet optimal views of the parking lot.



The front office allows for ample desk or counter space.



This is one of several back offices opening to a shared central lobby with small kitchen and restrooms.

## Windsor Court: Suites B and C



All four Windsor Court properties are shown (left to right): anchor suite, Suite A, Suite B, and Suite C.



Suites A, B, and C are pictured.



The property may be easily identified by the prominent exterior signage.