

## AVAILABLE

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- 4,100 SF free-standing building
- Lease end date 5/31/2037

### NEARBY RETAILERS

- Wendy's
- Subway
- Dollar General
- Family Dollar
- Burger King
- Dominos
- McDonald
- Popeyes

### NEARBY LANDMARKS

- Shreveport Regional Airport
- LSU Shreveport
- Willis-Knighton North Medical Center
- Ochsner LSU Health - St. Mary Medical Center

### NEARBY HIGHLIGHTS

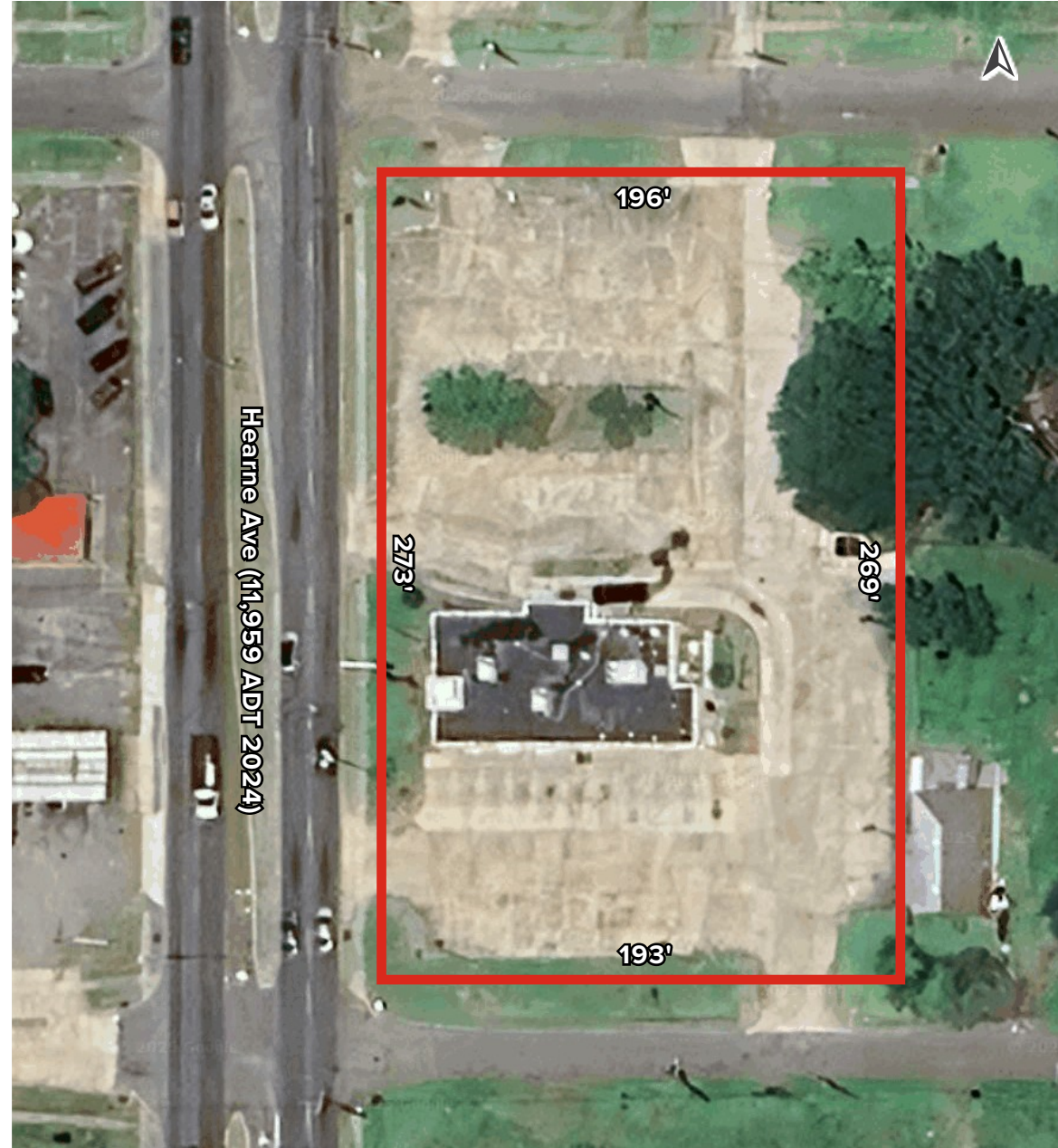
- Prime location just 1,000 feet from I-20
- Under 3 miles to the Red River Entertainment District and downtown casinos
- Situated along a busy commercial corridor with strong retail presence
- Excellent visibility and access from Hearne Avenue

### TRAFFIC COUNTS (ADT 2024)

- Hearne Ave: 11,959
- I-20: 53,417

### 2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	7,669	59,865	121,600
Avg. HH Income	\$45,211	\$68,214	\$69,766
Daytime Population	7,347	59,681	131,404





# stirling

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## KFC SHREVEPORT HEARNE AVE

4005 Hearne Ave, Shreveport, LA

