



SHREVEPORT, LOUISIANA

REGAL COURT SHOPPING CENTER





FOR LEASE | REGAL COURT SHOPPING CENTER

7450 Youree Drive, Shreveport, LA



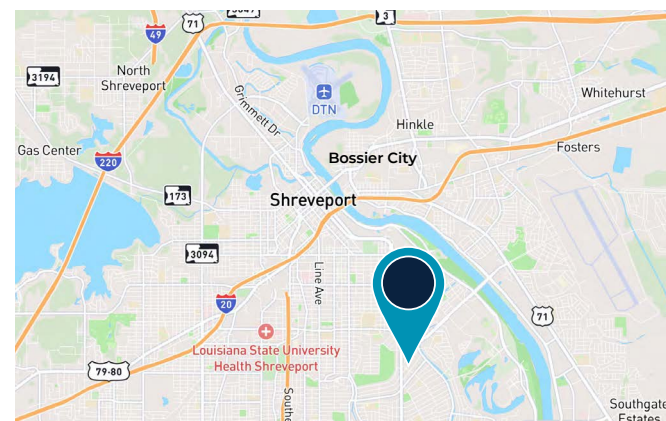
Space Available: 1,103 - 19,834 SF

- Dynamic retail frontage along high-traffic Youree Drive
- Anchored by JCPenney, Kohl's, and Dick's Sporting Goods
- Strong regional draw with consistent shopper volume
- Excellent visibility and convenient access from multiple entry points
- Surrounded by top dining, retail, and service destinations
- Ample surface parking for easy customer access

Bringing Shreveport's Best Together

Retail opportunity along Youree Drive, one of Shreveport's most active retail corridors. Regal Court Shopping Center is a well-established regional destination anchored by JCPenney, Kohl's, and Dick's Sporting Goods, attracting steady traffic from across the market.

The center offers a variety of spaces for lease, ideal for retailers seeking visibility and a strong customer base.



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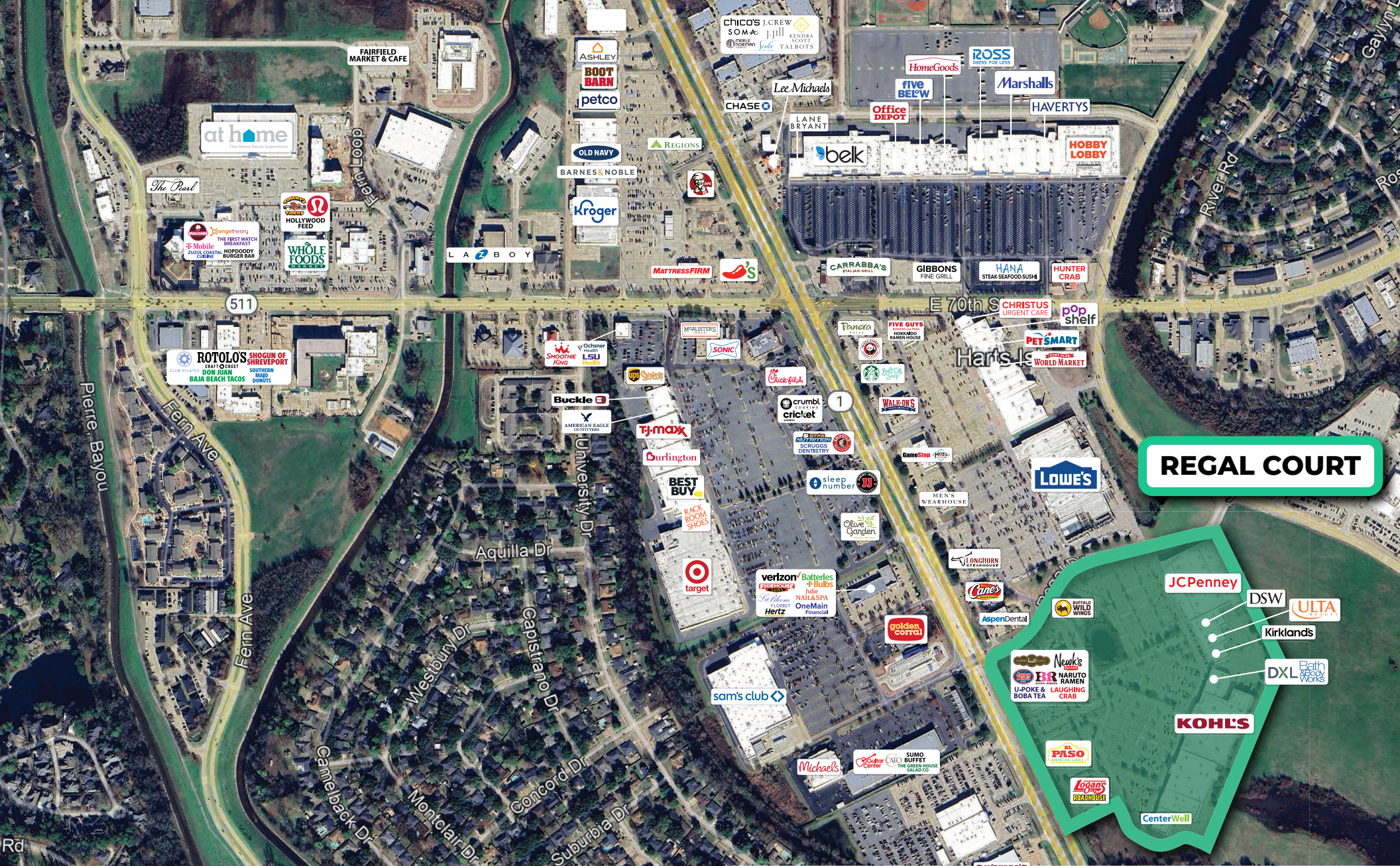
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UNIT	TENANT	SIZE
1	JCPenney	102,851 SF
2	DSW	14,500 SF
3	Ulta	10,007 SF
4	Kirkland's	8,000 SF
5	Massage Envy	3,050 SF
6	DXL Mens Apparel	6,903 SF
7	Bath & Body Works	3,000 SF
8	Kohl's	88,904 SF
9	Dick's Sporting Goods	45,142 SF
10	AVAILABLE	19,834 SF
11	Partners in Primary Care	5,990 SF
12	AVAILABLE	3,010 SF
13	AVAILABLE	1,360 SF
14	Logan's Roadhouse	7,200 SF
15	El Paso Mexican Grill	6,100 SF
16	Five Star Nail and Spa	2,450 SF
17	AVAILABLE	1,820 SF
18	Milan Laser Hair Removal	1,540 SF
19	Laughing Crab	3,290 SF
20	Naruto Ramen	2,240 SF
21	Warhammer	1,022 SF
22	Baskin Robbins	1,330 SF
23	FedEx	2,397 SF
24	Newk's Express Cafe	4,200 SF
25	Nothing Bundt Cakes	2,400 SF
26	AT&T	5,000 SF
27	Buffalo Wild Wings	6,400 SF
28	Jersey Mike's Subs	2,018 SF
29	U-Poke Bowl & Boba Tea	
30	CPR Cell Phone Repair	
31	Comcast Xfinity	
32	Affordable/Citrus Glen	
33	AVAILABLE	1,103 SF





REGAL COURT

Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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