

# SHOPPES at BELLEMEAD

Shreveport Shopping Elevated



Retail & Restaurant Space Available  
6535 YOUREE DRIVE, SHREVEPORT, LOUISIANA

# Premier Shopping and Dining in Shreveport, LA

Shoppes at Bellemead offers an unparalleled shopping experience in a sophisticated, stylish setting of beautifully appointed shop facades and pleasant, park-like surroundings. This lifestyle center features a distinct, collaborative tenant mix that includes fashion, dining, and service-oriented brands. Strategically positioned near a high-traffic intersection with over 17 million annual visitors, the shopping center serves both affluent nearby neighborhoods and a broader regional customer base.

The Shoppes at Bellemead delivers a curated experience, focusing on quality and convenience, solidifying its position as a premier destination for those seeking a refined and enjoyable shopping experience.



## At a Glance

### 79,328 SF

Total Project SF

### 425

Parking Spaces

### High Traffic

Retail Corridor with over  
17 Million Visitors

## Anchored by National Retailers

such as Kendra Scott, J. Crew Factory,  
and Ann Taylor LOFT





Downtown Shreveport

Red River

South Highland Neighborhood  
\$108K AHHI

King Crossing Neighborhood  
\$82K AHHI

Youree Drive Middle  
AP Magnet School

Captain Shreve High School  
1,729 Students  
2nd Largest High School  
in Shreveport

SHOPPES AT BELLEMEAD

BAYOU PARK WALK



YOUREE DR. - 32,843 VPD

# The Bellemead Mix

Shoppes at Bellemead has a **sophisticated tenant line-up** with a mix of nationally recognized brand such as **J. Crew Factory** and **Ann Taylor LOFT** to boutique, specialty retailers and an assortment of prominent casual dining restaurants. This location is the sole and **preferred choice for high-end national and credit retailers** entering the trade area and benefits from the limited competitive sites.



# Sole Flagship locations in Louisiana

**CHICKEN SALAD  
CHICK.**

#1 IN THE STATE

Casa   
CANTINA

SOLE FLAGSHIP  
IN LOUISIANA

 KENDRA SCOTT

SOLE FLAGSHIP  
IN LOUISIANA

SOMA 

SOLE FLAGSHIP  
IN LOUISIANA

 James Avery  
JEWELRY

WHITE | BLACK  
HOUSE | MARKET

J.Jill

J.CREW  
FACTORY



# Site Plan

SUITE	TENANT	SF
101	Chico's	4,027
103	James Avery	2,797
106	White House Black Market	2,111
201	Ann Taylor LOFT	6,000
202	Jjill	3,338
204	SOMA Intimates	2,700
204A	Maintenance	841
206	J. Crew Factory	4,500
207	Buttercup Cupcakes	1,100
209	Chicken Salad Chick	3,026
301	Sola Salon Studios	7,630
302	Available	1,796
303	Available (Tenant Operating)	7,911
401	Casa Cantina	6,000
403	Merle Norman Cosmetics Studio	974
405	Available	1,779
406	Available	1,584
407	T&T Nail Bar	2,228
408	Buff City Soap	3,000
410	Available	1,724
412	Kendra Scott	2,418
501	We Olive & Wine Bar	1,200
502	Precision Pilates	800
503	Talbots	7,474



LEGEND  
 Available  
 Leased

# SHOPPES at BELLEMEAD

James Avery

WHITE | BLACK  
HOUSE | MARKET

chico's

ANN TAYLOR  
LOFT

ال.ر.ر.

SOMA

J.CREW  
FACTORY

CHICKEN SALAD CHICK

UP TO  
±9,707 SF  
AVAILABLE

Casa  
CANTINA

AVAILABLE  
1,779 SF

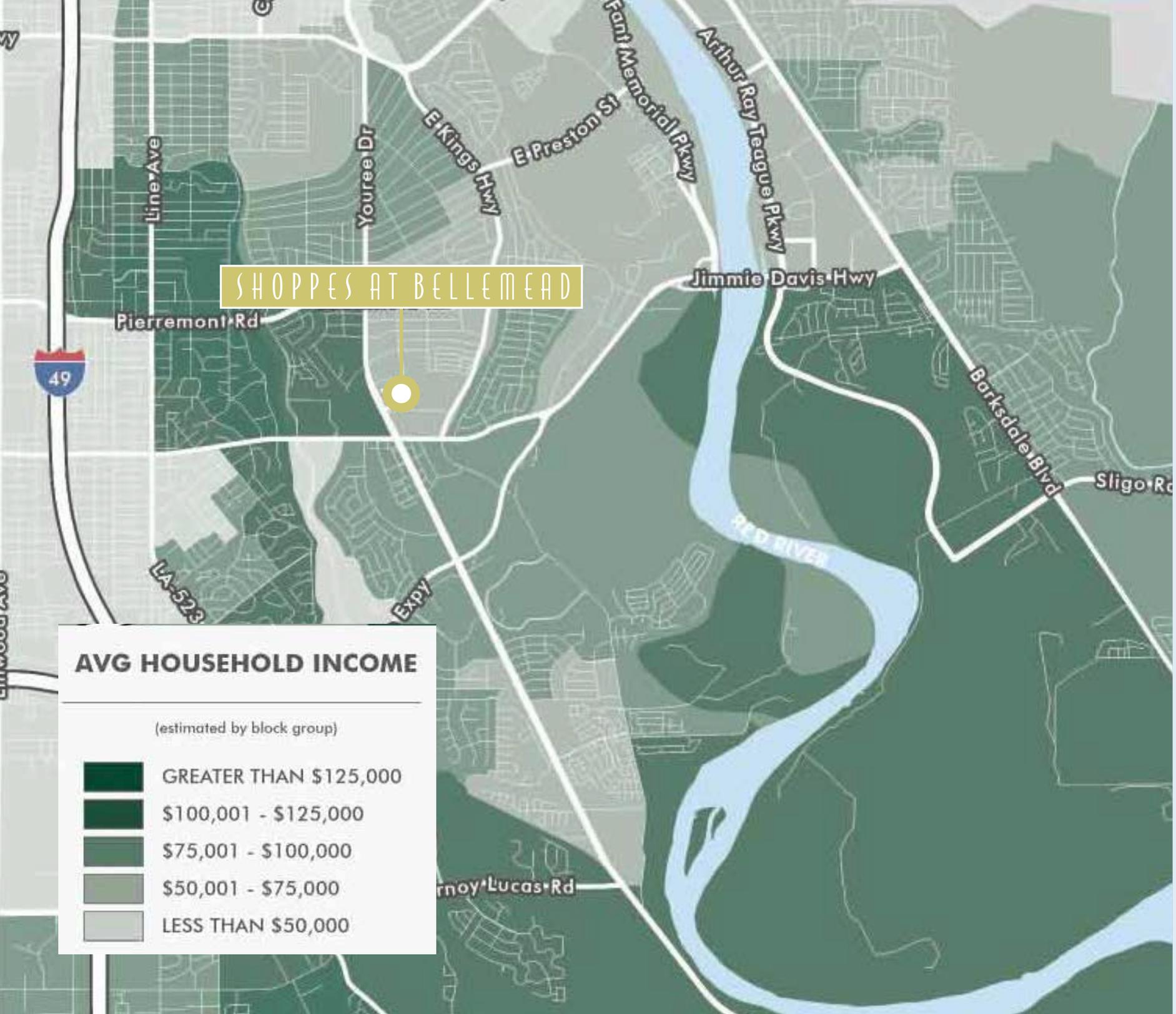
MERLE  
NORMAN  
cosmetics

KENDRA SCOTT

AVAILABLE  
1,724 SF

TALBOTS

SHOPPES AT BELLEMEAD



SHOPPES AT BELLEMEAD

### AVG HOUSEHOLD INCOME

(estimated by block group)

- GREATER THAN \$125,000
- \$100,001 - \$125,000
- \$75,001 - \$100,000
- \$50,001 - \$75,000
- LESS THAN \$50,000

# Retail Landscape



## Strong Economic Momentum

Nearly **179,000 jobs** expected in the region

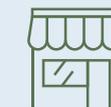
Rising **consumer spending** and wages outpacing inflation



## Strategic Regional Location

Access to **major highways** (I-20, I-49) for efficient logistics and distribution

Visibility to over **32K vehicles** per day via Youree Dr.



## Optimistic Business Climate

**76%** of local small businesses are confident in their future

**62%** have a positive outlook on the local economy

## Who's Shopping With Us

**\$118,363**

Average Household Income in 1 mile

**258,315**

Population in 5 miles

**163,836**

Daytime Population within 5 miles

**59,355**

Households in 5 Miles

# In the Area

+17.1 Million

Annual Visitors to the Intersection

**Youree Drive & East 70th Street**

intersection is the most heavily populated retail and services corridor in both the Shreveport and Northwest Louisiana area



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