



#### KAREN McELROY, CCIM

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#### **STACY ODOM**

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1370 E. 70th Street, #100, Shreveport, LA 71105

COVER

**SUMMARY** 

MARKET INFO

SITE PLAN

**EMOGRAPHICS** 

PHOTOS

## FOR LEASE

#### PROPERTY DESCRIPTION

Fern Marketplace is a retail development anchored by Whole Foods Market and situated on the heavily trafficked northeast corridor of East 70th Street and Fern Avenue in Shreveport, LA.

- Located in the premier retail corridor for Shreveport (37,983 CPD)
- · Strong mix of national, regional and local retailers and restaurants
- · Only Whole Foods Market location in north Louisiana

#### **NEARBY RETAILERS**

- At Home
  Hobby Lobby
- Old Navy
  JCPenney
- Target
  Cost Plus World Market
- Belk
  Lowe's
- Marshalls
  Dick's Sporting Goods

#### **LOCATION HIGHLIGHTS**

- Surrounded by high-income residential neighborhoods
- Easy access from E 70th Street with multiple entry points
- · Restaurants and hotels drive consistent foot traffic within the Center

#### **AREA INFO**

- A mix of local residents, college students, and tourists drive retail demand.
- Continued investment in infrastructure and commercial projects
- Close proximity to medical centers and suburban office buildings







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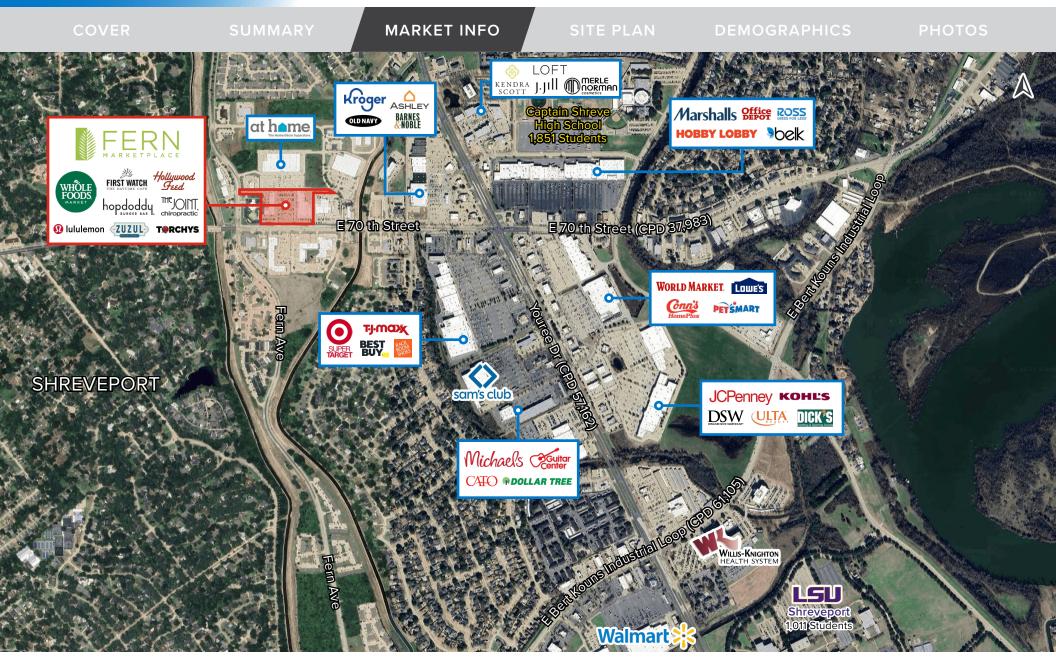
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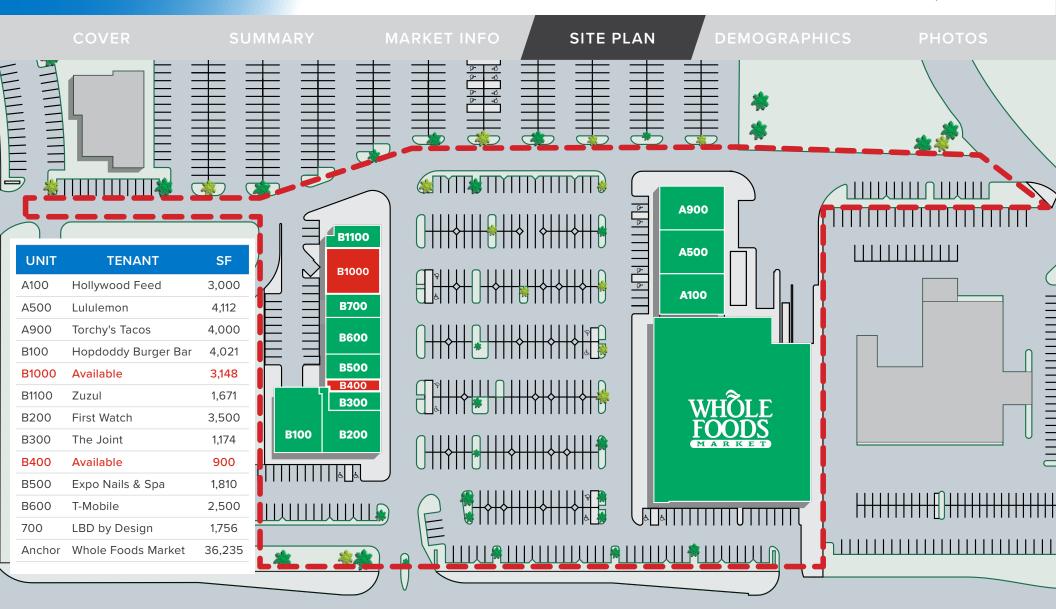
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E 70TH ST



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**DEMOGRAPHICS** 

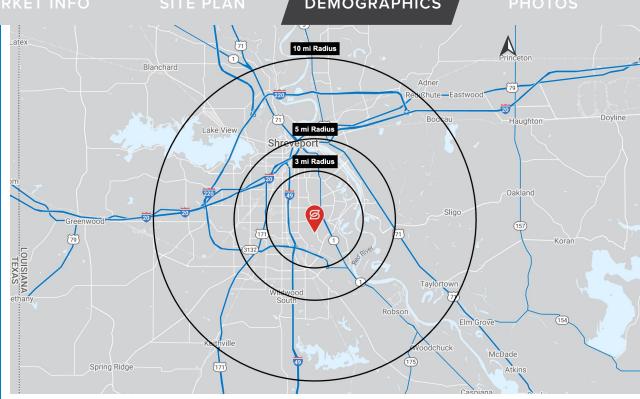
# **DEMOGRAPHIC OVERVIEW**

- Shreveport's cost of living is approximately 7% lower than the national average.
- Average household income in trade area over \$100,000.
- Shreveport-Bossier MSA Workforce Statistics\* Labor Population: 304,896 **Unemployment Rate: 2.4%**

\* (Site USA, 2024)

#### 4 Year Institutions in Shreveport

| INSTITUTIONS                          | ON-CAMPUS<br>STUDENTS |  |  |
|---------------------------------------|-----------------------|--|--|
| Centenary College of Louisiana        | 648                   |  |  |
| LSU Health-Shreveport                 | 1,101                 |  |  |
| Louisiana State University-Shreveport | 10,214                |  |  |
| Southern University at Shreveport     | 3,154                 |  |  |



## 2024 DEMOGRAPHICS

|                   | 3 MILE   | 5 MILE   | 10 MILE  |            | 3 MILE | 5 MILE | 10 MILE |
|-------------------|----------|----------|----------|------------|--------|--------|---------|
| POPULATION        | 62,067   | 141,749  | 257,845  | HOUSEHOLDS | 28,349 | 61,379 | 109,552 |
| AVG. HH<br>INCOME | \$95,690 | \$82,603 | \$83,369 | EMPLOYEES  | 32,803 | 80,962 | 135,026 |





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