

stirling

FOR LEASE

WHOLE FOODS MARKET



1370 E. 70<sup>TH</sup> STREET | SHREVEPORT, LA

SUMMARY

MARKET AERIAL

SITE PLAN

DEMOGRAPHICS

PROPERTY 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



SUMMARY

MARKET AERIAL

SITE PLAN

DEMOGRAPHICS

PROPERTY PHOTOS



SUMMARY

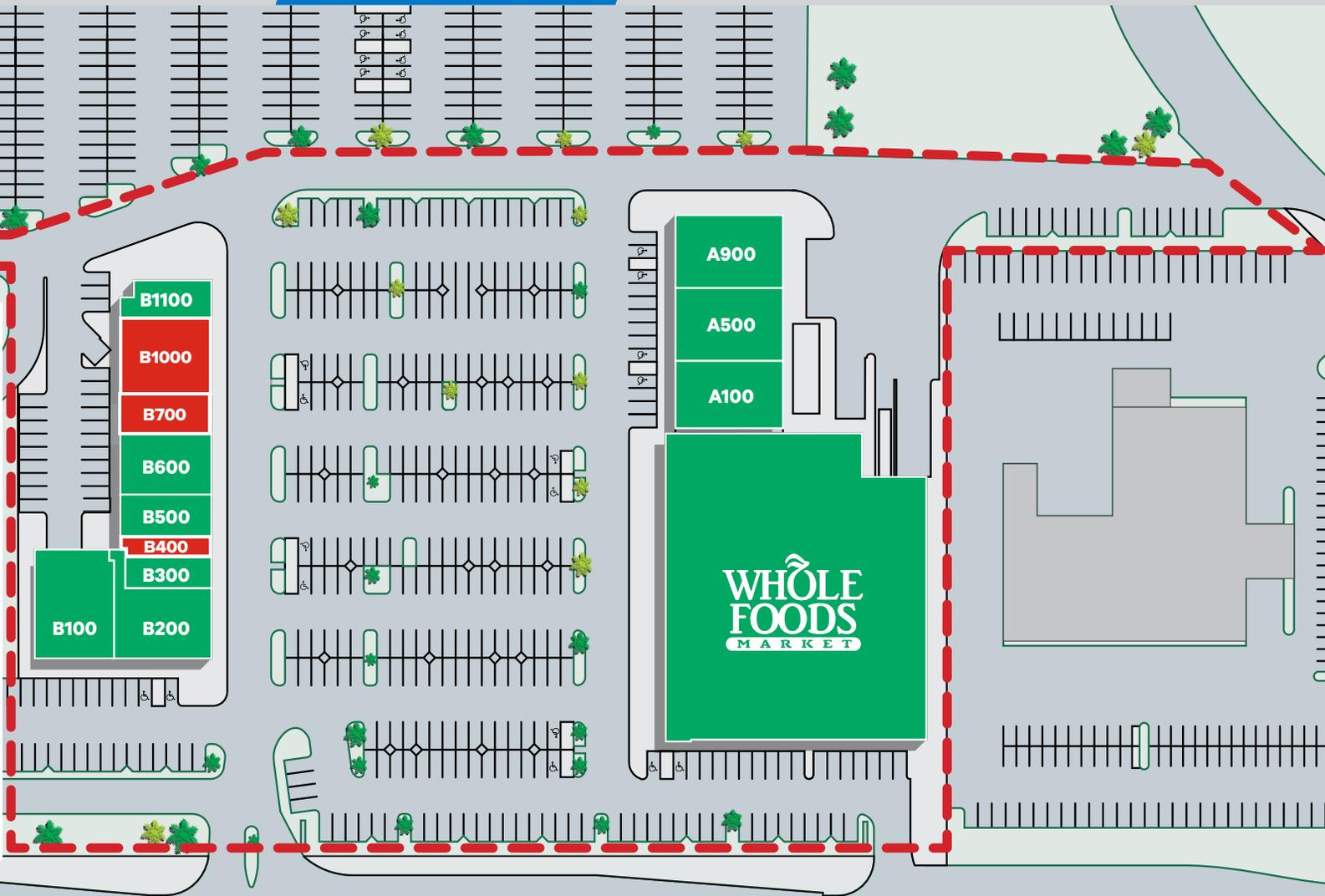
MARKET AERIAL

SITE PLAN

DEMOGRAPHICS

PROPERTY PHOTOS

UNIT	TENANT	SF
A100	Hollywood Feed	3,000
A500	Lululemon	4,112
A900	Torchy's Tacos	4,000
B100	Hopdoddy Burger Bar	4,021
<b>B1000</b>	<b>Available</b>	<b>3,148</b>
B1100	Zuzul	1,671
B200	First Watch	3,500
B300	The Joint	1,174
<b>B400</b>	<b>Available</b>	<b>900</b>
B500	Expo Nails & Spa	1,810
B600	T-Mobile	2,500
<b>B700</b>	<b>Available</b>	<b>1,756</b>
Anchor	Whole Foods Market	36,235



E 70TH ST

SUMMARY

MARKET AERIAL

SITE PLAN

DEMOGRAPHICS

PROPERTY PHOTOS

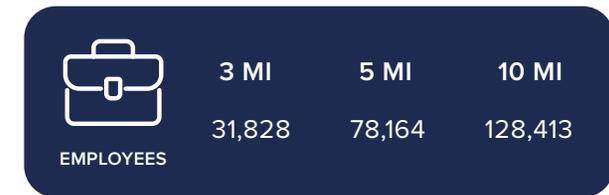
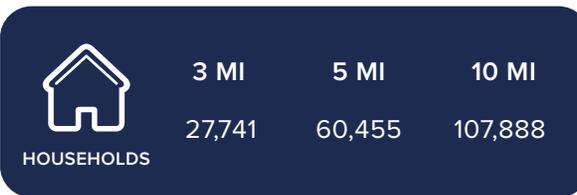
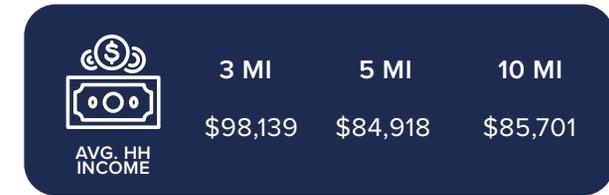
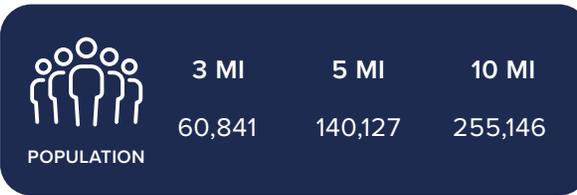
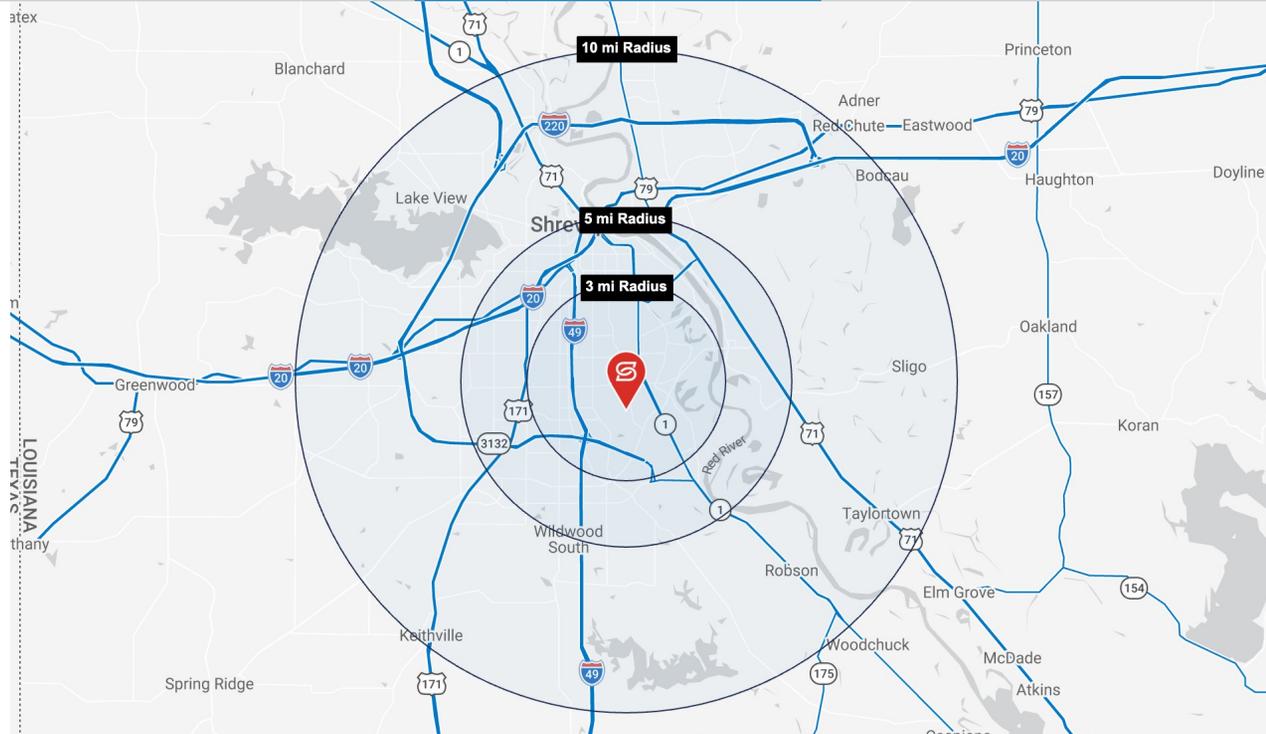
## 2025 DEMOGRAPHICS

- Shreveport's cost of living is approximately **7%** lower than the national average.
- Average household income in within a 3-mile radius nearly \$100,000.
- Shreveport-Bossier MSA Workforce Statistics\*  
**Labor Population: 305,387**  
**Unemployment Rate: 2.5%**

\* (Site USA, 2025)

### 4-YEAR INSTITUTIONS IN SHREVEPORT

INSTITUTIONS	ON-CAMPUS STUDENTS
Centenary College of Louisiana	712
LSU Health-Shreveport	1,704
Louisiana State University-Shreveport	11,359
Southern University at Shreveport	3,136



SUMMARY

MARKET AERIAL

SITE PLAN

DEMOGRAPHICS

PROPERTY PHOTOS

