KAREN McELROY, CCIM

Licensed in LA Office: 318-797-4393 Cell: 318-453-6005

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STACY ODOM

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UNIVERSITY PLACE SHOPPING CENTER

7004 Youree Drive, Shreveport, LA

SUMMARY

AERIAL

SITE PLAN

REA RETAIL

HOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

University Place Shopping Center, located in the midst of Shreveport's premier shopping corridor, is the retail and food destination for the Shreveport-Bossier City area.

- Within close proximity to medical centers, office parks, auto mall, Louisiana State University - Shreveport, and Cinemark Tinseltown (17 screens)
- Center offers great visibility, easy accessibility and ample parking.

GLA

• 206,753 SF

AVAILABLE

- Suite 1 3.463 SF
- Suite 4 1,550 SF
- Suite 5 1.450 SF
- Suites 4&5 Combined Up to 3,050 SF
- Suite 15 14,470 SF
 Former CVS Pharmacy
 Ming's Crossing
 Conn's HomePlu
- Suite 17 2.800 SF
- Suite 20 1.200 SF

TENANTS INCLUDE

Super Target, Best Buy, Burlington Coat Factory, T.J.Maxx, Rack Room Shoes, Spencer's, American Eagle, Buckle, Chick-fil-A, Olive Garden, Chipotle Mexican Grill, Vision 4 Less, Crumbl Cookies, and many more!

AREA NATIONAL RETAILERS

- · Sam's Club, Michaels, Guitar Center
- Regal Court Shopping Center
 Kohl's, Dick's Sporting Goods, JCPenney, DSW, ULTA
 Beauty, Party City, DXL, Kirkland's
- King's Crossing
 Conn's HomePlus, PetSmart, Cost Plus World Market,
 Walk-On's Sports Bistreaux
- Eastgate Shopping Center
 Belk, Hobby Lobby, Havertys, Ross Dress for Less,
 Marshalls, HomeGoods, Office Depot, Five Below
- Bayou Walk Shopping Center
 Kroger, Petco, Old Navy, Barnes & Noble, Boot Barn,
 Ashley HomeStore







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7004 Youree Drive, Shreveport, LA

AERIAL Up to 3,050 SF **Available** Suite 1 3,463 SF sam's club **Available** 1,200 SF Available Suite 17 2,800 SF Available Suite 15 - 14.470 SF Former CVS Pharmacy **Outparcel Building** Crumbl Crumble verizon 26,471 Youree Drive



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SITE PLAN

Click image for larger view



KEY

Available:

Leased:

Not a Part:

Buckle 🖯 AMERICAN EAGLE TIMO

BEST BUY

Surlington



AVAILABLE 3.463 SF Happy Nails 1,350 SF The UPS Store 1,500 SF AVAIL ABLE 1.550 SF **AVAILABLE** 1,450 SF Phone Town Inc. 1,734 SF Spencer's 3.819 SF Sports Clips 1.500 SF Buckle 8,160 SF 10. American Eagle 10.000 SF T.J.Maxx 30.000 SF 12. Bed Bath & Beyond 30,000 SF 13. Best Buy 45.830 SF

14. Rack Room Shoes

15. AVAILABLE

TENANTS

16. Sonic Drive-In 1.362 SF 17. AVAILABLE 3.700 SF 18. McAlister's Deli 2.800 Sf 19. Ochsner Urgent Care 2.500 SF

20. AVAILABLE 1.200 SF 21. Smoothie Klng 1,400 SF

22. Sleep Number 2,800 SF 23. Jimmy John's 1,200 SF 24. Texas Dental Professionals 2,675 SF

25. 5 Star Nutrition 1.200 SF 26. Chipotle Mexican Grill 2.749 SF

27. Vision 4 Less 3,450 SF

28. Go Auto Insurance 1.500 SF 29. Cricket Wireless 1.230 SF

30. Crumbl Cookies 1,950 SF 31. Chick-fil-A Outparcel

32. Olive Garden Outparcel

8.000 SF

14,470 SF

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kmcelroy@stirlingprop.com **AREA RETAIL** Fern Marketplace Bayou Walk Shopping Center Shoppes at Bellemeade at home Hollywood △Ashley OLD NAVY Eastgate Shopping Center LOFT Soma chico's **M** lululemon TALBOTS WHITE BLACK hopdoddy la Madeleine I.III MERLE NORMAN Marshalls, five BELW LANE BRYANT HomeGoods CARRABBA'S HAVERTYS HAVE East 70th Street **University Place** TI-MOX King's Crossing AMERICAN EAGLE BEST MCALISTER'S Continue LOWE'S sam's club Michaels (Regal Court Shopping Center KOHĽS DSW





KIRKLAND'S Bath&BodyWorks

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PHOTOS

















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SUMMAF	RY	AERIAL		SITE PLAN	AREA RETAIL	PHOTOS	DEMOGRAPHICS	
2023 DEM	OGRAPH	IICS		:W	Shrevepo 173	OSSis 5 mi Radius (3105)		7
	1 MILE	3 MILE	5 MILE			71	Barksdale AFB	K
	6,282	55,530	135,014	7		3 mi Radius		
POPULATION				79	Hearne Ave			(
(8)	\$93,717	\$98,961	\$81,877		511)	1 mi Radius	61)	<i>y</i> -
AVG. HH INCOME				\prec	[77]		77)	1
	3,187	26,017	57,617	Ì	132	(3132)		Barr
HOUSEHOLDS						523		4
	9,037	48,057	116,481					

DAYTIME **POPULATION**

