

## SUMMARY

## AERIAL

## SITE PLAN

## AREA RETAIL

## PHOTOS

## 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 Outparcel Building
- 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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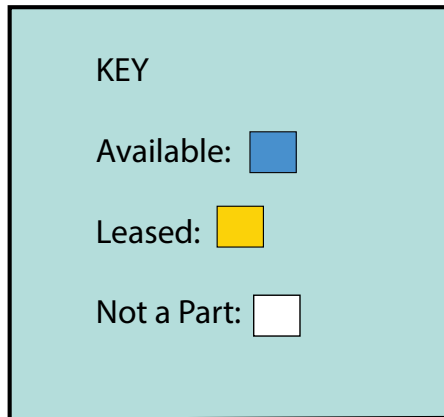
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Click image for  
larger view



### TENANTS

1. AVAILABLE	3,463 SF
2. Happy Nails	1,350 SF
3. The UPS Store	1,500 SF
4. AVAILABLE	1,550 SF
5. AVAILABLE	1,450 SF
6. Phone Town Inc.	1,734 SF
7. Spencer's	3,819 SF
8. Sports Clips	1,500 SF
9. Buckle	8,160 SF
10. American Eagle	10,000 SF
11. T.J.Maxx	30,000 SF
12. Bed Bath & Beyond	30,000 SF
13. Best Buy	45,830 SF
14. Rack Room Shoes	8,000 SF
15. AVAILABLE	14,470 SF
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 King	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



# stirling

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# UNIVERSITY PLACE SHOPPING CENTER

7004 Youree Drive, Shreveport, LA

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Fern Marketplace

Bayou Walk Shopping Center

Shoppes at Bellemeade

Eastgate Shopping Center

University Place

King's Crossing

sam's club

Michaels, Guitar Center, Cato, and DOLLAR TREE

East 70<sup>th</sup> Street (ADT 2022 - 19,785)

Youree Drive (ADT 2022 - 26,471)



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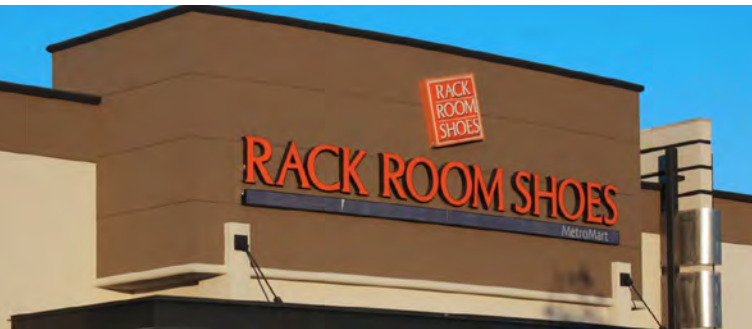
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## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	6,282	55,530	135,014

	1 MILE	3 MILE	5 MILE
 AVG. HH INCOME	\$93,717	\$98,961	\$81,877

	1 MILE	3 MILE	5 MILE
 HOUSEHOLDS	3,187	26,017	57,617

	1 MILE	3 MILE	5 MILE
 DAYTIME POPULATION	9,037	48,057	116,481

