

## FOR LEASE

### AVAILABLE IN-LINE SUITES

- Suite 1 - 3,463 SF
- Suite 4 - 1,550 SF
- Suite 5 - 1,450 SF
- Suite 6 - 1,734 SF
- Suites 4,5 & 6 Combined - 4,734 SF

### AVAILABLE OUTPARCEL

- Parcel 16 - 0.78 Acre  
*Former Sonic Drive-In*

### PROPERTY DESCRIPTION

University Place Shopping Center, located in the midst of Shreveport's premier shopping corridor, is the retail and restaurant 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.

### 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, 7Brew, and many more!

### AREA NATIONAL RETAILERS

- Sam's Club, Michaels, Cavender's
- **Regal Court Shopping Center**  
 Kohl's, Dick's Sporting Goods, JCPenney, DSW, ULTA Beauty, DXL, Kirkland's
- **King's Crossing**  
 Total Wine & More, PetSmart, Cost Plus World Market, Walk-On's Sports Bistreaux, Starbucks
- **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



SUMMARY

**AERIAL**

SITE PLAN

AREA RETAIL

PHOTOS

DEMOGRAPHICS



Youree Drive 25,853 ADT 2025

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**KEY**

Available:

Leased:

Not a Part:



## 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. AVAILABLE	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. Burlington Coat Factory	30,000 SF
13. Best Buy	45,830 SF
14. Rack Room Shoes	8,000 SF
15. Chick-fil-A	Outparcel
16. AVAILABLE PARCEL	0.78 AC
17. Zales	3,700 SF
18. McAlister's Deli	2,800 SF
19. Ochsner Urgent Care	3,700 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. Seven Brew	Outparcel
32. Olive Garden	Outparcel

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Fern Marketplace

- WHOLE FOODS MARKET
- at home
- Hollywood Feed
- lululemon
- TORCHYS
- FirstWatch
- OrangeTheory Fitness
- hopdoddy

Bayou Walk Shopping Center

- Kroger
- Ashley HomeStore
- OLD NAVY
- BARNES & NOBLE
- BOOT BARN
- petco
- cicis

Shoppes at Bellemeade

- LOFT
- Soma
- chico's
- TALBOTS
- WHITE BLACK
- J.Jill
- MERLE NORMAN
- KENDRA SCOTT
- olive
- Buff City Soap

Eastgate Shopping Center

- belk
- HOBBY LOBBY
- ROSS
- Office DEPOT
- Marshalls
- LANE BRYANT
- FIVE BELOW
- HomeGoods
- HAVERTYS
- Lee Michaels

University Place

- target
- TJ-maxx
- BEST BUY
- Durlington
- AMERICAN EAGLE
- UPS
- McALISTER'S DELI
- Buckle
- crumbl cookies

sam's club

Michaels

- Guitar Center
- DOLLAR TREE
- CAFO
- SALLY.

King's Crossing

- Total Wine & MORE
- WORLD MARKET
- MEN'S WEARHOUSE
- popshelf
- PETSMART
- CHRISTUS Urgent Care

Regal Court Shopping Center

- KOHL'S
- DICK'S SPORTING GOODS
- DSW
- JCPenney
- DXL
- ULTA
- KIRKLAND'S
- Bath & Body Works

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## 2025 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
6,197	55,209	131,631



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$100,591	\$104,528	\$87,495



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,023	25,600	56,675



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
8,867	47,749	111,752

