

FOR LEASE

## REGAL COURT SHOPPING CENTER

YOUREE @ REGAL DRIVES, SHREVEPORT, LA 71105



**LAUREL RICE BRIGHTWELL, REALTOR®**

ASSOCIATE BROKER, COMMERCIAL BROKERAGE & LEASING

318.573.1943 cell | [lbrightwell@ulcoleman.com](mailto:lbrightwell@ulcoleman.com)

Licensed by Louisiana Real Estate Commission



Owned by: Inland Real Estate Income Trust, Inc.  
Managed by: Inland Commercial Real Estate Services, LLC  
The Inland Real Estate  
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**ULCOLEMAN**  
COMPANIES

207 Milam Street, Suite C | Shreveport, Louisiana 71101  
318.221.0541 | [www.ulcoleman.com](http://www.ulcoleman.com)

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### EXECUTIVE SUMMARY



**POWER EPICENTER** in North Louisiana's premier Tier 1 shopping district: Shreveport's Youree Drive and East 70<sup>th</sup> Street junction.

#### **ANNUAL NET BASE RENT**

\$18/sf office

\$23/sf retail shops

\$26/sf street frontage units

**ESTABLISHED** in 2005

**ZONING** C-3 GENERAL COMMERCIAL



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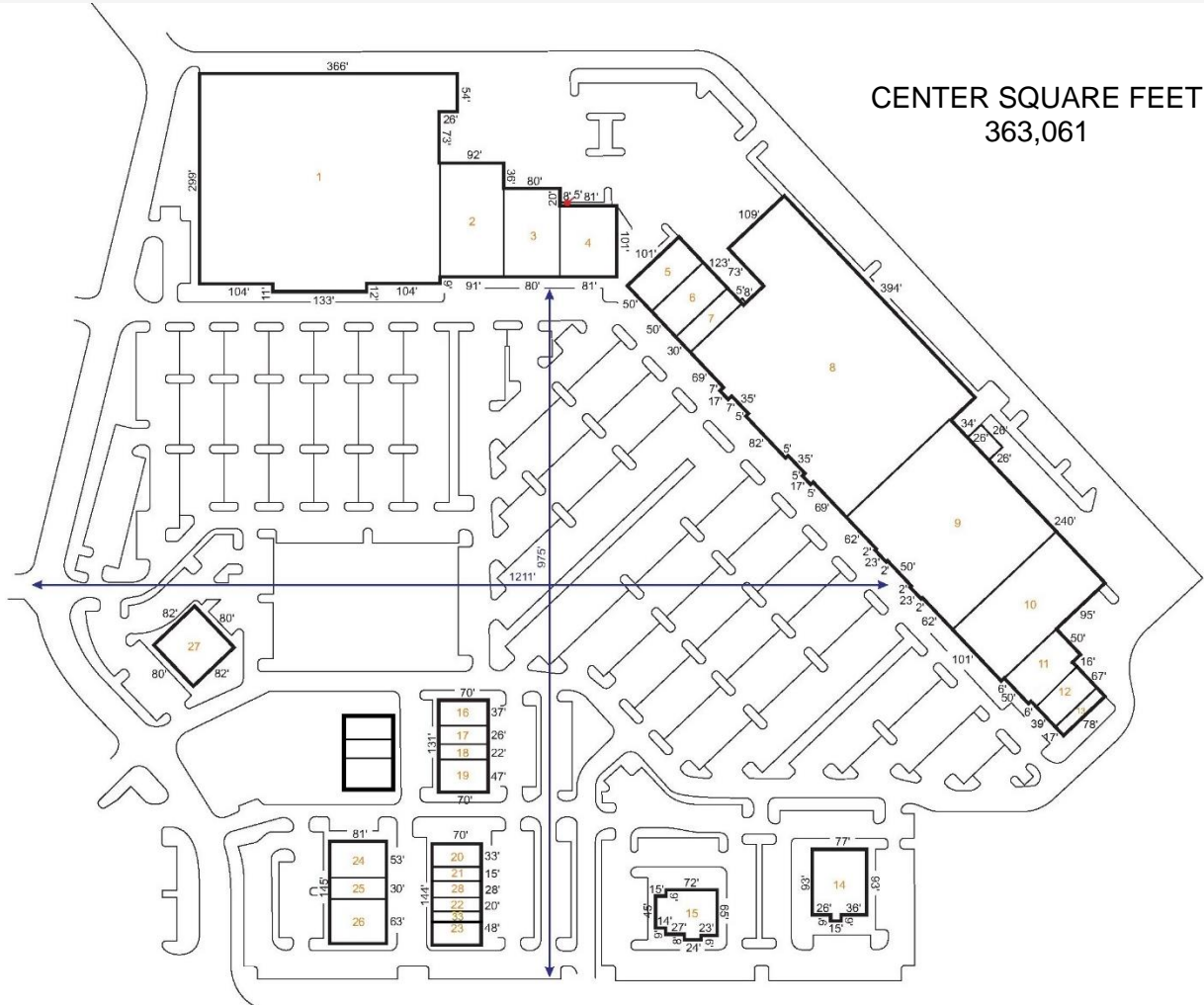


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### SITE PLAN



UNIT	LESSEE	SQ. FT.	NNN
1	JC Penney	102,851	
2	DSW Shoes	14,500	
3	Ulta Salon	10,007	
4	Kirkland's <b>AVAILABLE</b>	<b>8,000</b>	
5	Massage Envy	3,050	
6	DXL	6,903	
7	Bath & Body Works	3,000	
8	Kohl's	88,904	
9	Dick's Sporting Goods	45,142	
10	<b>AVAILABLE</b>	<b>19,834</b>	
11	Humana/CenterWell	5,990	
12	<b>AVAILABLE</b>	<b>3,010</b>	
13	<b>AVAILABLE</b>	<b>1,360</b>	
14	Logan's Roadhouse	7,200	
15	El Paso Mexican	6,100	

\$2.20 tax  
\$1.79 c  
\$0.64 nc  
\$4.63

UNIT	LESSEE	SQ. FT.	NNN
16	Five Star Nails	2,450	\$4.28 tax
17	<b>AVAILABLE</b>	<b>1,820</b>	\$4.17 c
18	Milan Laser	1,540	\$1.91 nc
19	Laughing Crab Seafood	3,290	\$10.36
20	Naruto Ramen	2,240	\$4.01 tax
21	Warhammer	1,022	\$4.17 c
22	Baskin Robins	1,330	\$1.91 nc
23	FedEx	2,397	\$10.09
24	Newk's Express Cafe	4,200	\$4.14 tax
25	Nothing Bundt Cakes	2,400	\$4.17 c
26	AT&T Mobility	5,000	\$1.91 nc
27	Buffalo Wild Wings	6,400	\$10.22
28	Jersey Mike's	2,018	see 1-15
33	<b>AVAILABLE</b>	<b>1,130</b>	see 20-23

Ground Lease

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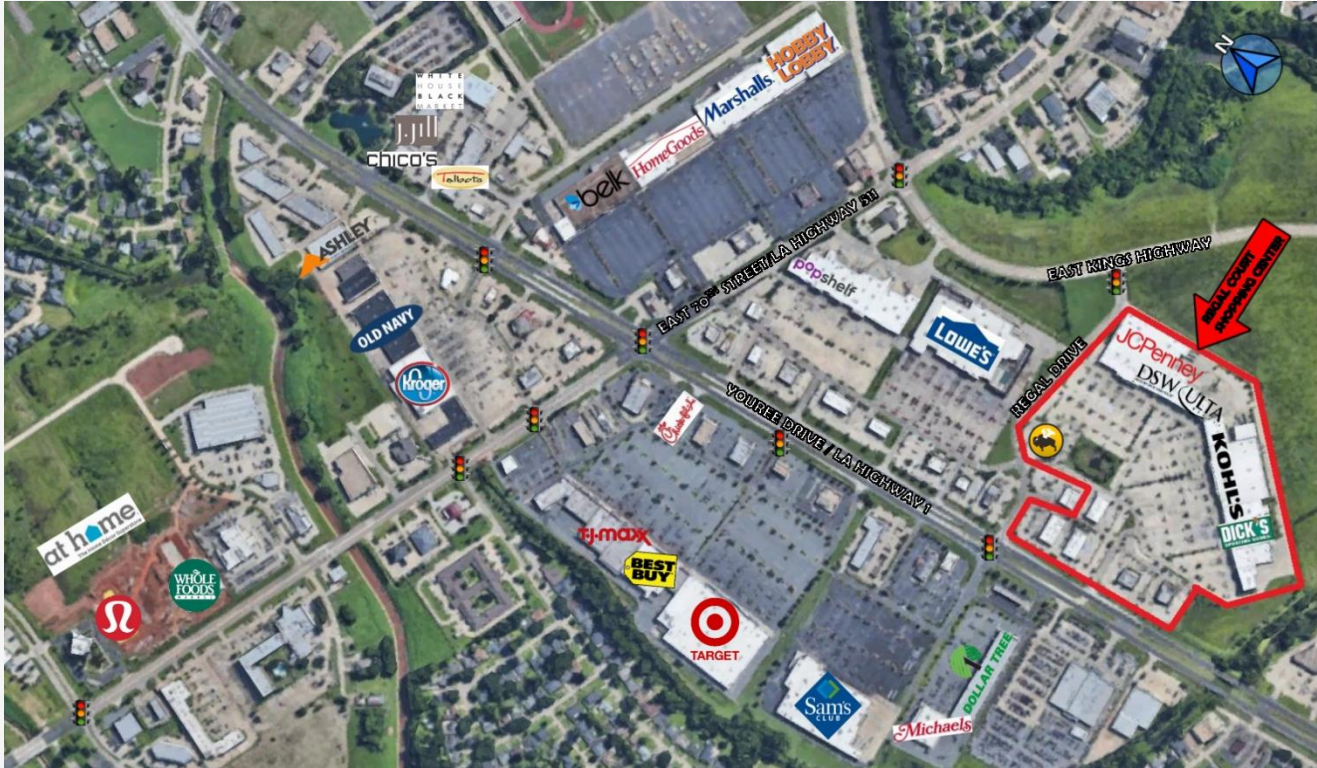
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TIER 1 TRADE AREA



DEMOGRAPHIC	5 MINUTE	10 MINUTE	15 MINUTE
Median Household Income	\$56,250	\$52,280	\$39,781
Households by Net Worth \$100K+	42.1%	38.9%	31.7%
Total Households & Average Size	2,882 (2.08)	25,972 (2.23)	36,043 (2.56)
Median Age	42.9	39.2	36.6
Owner Occupied Housing Units	44.8%	46%	45.1%
Renter Occupied Housing Units	45.3%	40.8%	41.6%
Bachelor's Degree	27.4%	22.2%	12.9%
Graduate Degree	17.1%	15.1%	7.1%
Retail Goods & Services Annual Household Expenditures:			
Apparel/Services	\$1,844.16	\$1,813.89	\$1,412.47
Food at Home	\$4,589.39	\$3,162.63	\$3,504.30
Food Away from Home	\$3,227.90	\$4,453.75	\$2,458.92
Household Furnishings & Equipment	\$1,192.99	\$1,165.25	\$905.71
Entertainment & Recreation	\$2,770.54	\$2,678.19	\$2,078.09

Source: Census 2010 Profile, ESRI forecasts for 2025.

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### TENANTS & TRAFFIC



### VARIED, DESIRABLE, STRONG, & ENDURING TENANT MIX

**INGRESS & EGRESS** Two (2) Youree Drive curb cuts for north and southbound traffic and five (5) Regal Drive entry points as well as dedicated turn lanes, traffic lights, and East Kings Highway access offer quick transit.

**DRIVE PATTERNS** Afternoon drive side from East Kings Highway and morning drive side off Youree Drive.

**TRAFFIC COUNT** 57,162 4/2011

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### THE EXPERTS

#### LAUREL RICE BRIGHTWELL, REALTOR®

ASSOCIATE BROKER

Shreveport, LA native, Louisiana State University in Shreveport Bachelor's degree and Southern Methodist University Dallas, TX Master's degree graduate, and former Simon Property Group, J. Walter Thompson, and Harrah's New Orleans Casino associate, Laurel brings a myriad of marketing, advertising, sales, and public relations experience.

Her community and industry involvement has included: National Association of REALTORS® (NAR) Land Use & Property Rights Committee; Louisiana REALTORS® Association (LR) board director; Louisiana Commercial Database (LACDB) Chairman of the Board; Northwest Louisiana Association of REALTORS® (NWLAR) board President; Multi-List Service, Inc. (MLS) board President; NWLAR Commercial Investment Division board President and Commercial Trends REALTOR® Day Conference chairman; Shreveport Airports Hangar Owners Association (SAHOA) board Real Estate and Legislation Vice President; Junior League Shreveport-Bossier board Vice President; Rotary Club of Shreveport board director; Junior Achievement board director; Red River Revel Festival Production Committee Chairman; International Council of Shopping Centers member since 2006; CCIM candidate; and Greater Shreveport Chamber of Commerce (GSCC) Leadership Program graduate and session planner, 2008 Northwest Louisiana Top 40 business professionals Under 40, and 2011 Athena Award finalist. In addition, she served on Mayor Adrian Perkins's Business Council, Mayor Cedric Glover's City of Shreveport Economic Development Stakeholders, Alliance for Education Grant Committee, Community Renewal International chairman, and helped pen the City of Shreveport and Caddo Parish 2030 Master Plan. She is an active participant in Daughters of the American Revolution, The Cotillion Club, and Southern Trace Country Club.

#### U. L. COLEMAN COMPANIES

##### U. L. COLEMAN COMPANY | U.L. COLEMAN PROPERTIES | SEQUOIA CONSTRUCTION

Founded by CEO, Linc Coleman in 1973, U.L. Coleman Companies has grown to become a leading full-service real estate company providing diverse product expertise for commercial and multifamily residential products. In providing these services, we utilize a fully-integrated approach; one that respects the environment and social and economic needs of communities. The growth of the companies has created employment opportunities for over 150 associates in various departments and locations. Our approach combines professional planning, aesthetic appeal, and quality service. From land development and construction, to property management, U.L. Coleman Companies offer attractive, affordable working and living environments and sound investment opportunities.

With its corporate headquarters located in Shreveport, Louisiana, U. L. Coleman Properties, LLC was the first commercial real estate company in North Louisiana to receive the Accredited Management Organization® (AMO®) designation. Our management portfolio includes over 2.7 million square feet of office buildings, shopping centers, industrial properties, mini-storage facilities, and multifamily communities.

Whether you are looking for the right office, retail, industrial environment, multifamily community for your lifestyle, or a professional, accredited organization to manage your real estate investments, U.L. Coleman Companies will exceed your expectations in providing successful solutions and long-term results.

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