



RIVERGATE SHOPPING CENTER FOR LEASE

1938 & 1950 E. 70TH STREET, SHREVEPORT, LA 71105

- Convenient location with great accessibility to both Shreveport and Bossier City
- Lease space available: 1,000-4,000 square feet
- Ready for move-in and/or Landlord will renovate to meet specific requirements
- Excellent visibility and exterior signage available
- Traffic Counts - average cars daily
 - E. 70th & E. Kings - 26,131
 - E. 70th at Youree - 47,734
- Great mix of tenants: Service, Medical, Retail & Professional Offices



2023 DEMOGRAPHICS

Radius	Population	Avg HH Income	Households
1 mile	6,102	\$77,497	3,006
3 mile	54,394	\$77,973	24,860
5 mile	128,775	\$64,710	54,979

For more information, contact:

Michele Sauls, Associate Broker | msauls@vintagerealty.com | 318.222.2244

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 8/2025



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1938 E. 70th
Suite D/E - 4,000 SF

Suite D/E 4,000 SF Available	LEASED	LEASED	LEASED LEASED
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1950 E. 70th

Leased	Leased	Suite F 1,000 SF Available	Leased	Leased	Leased	Suite A 1,250 SF Available
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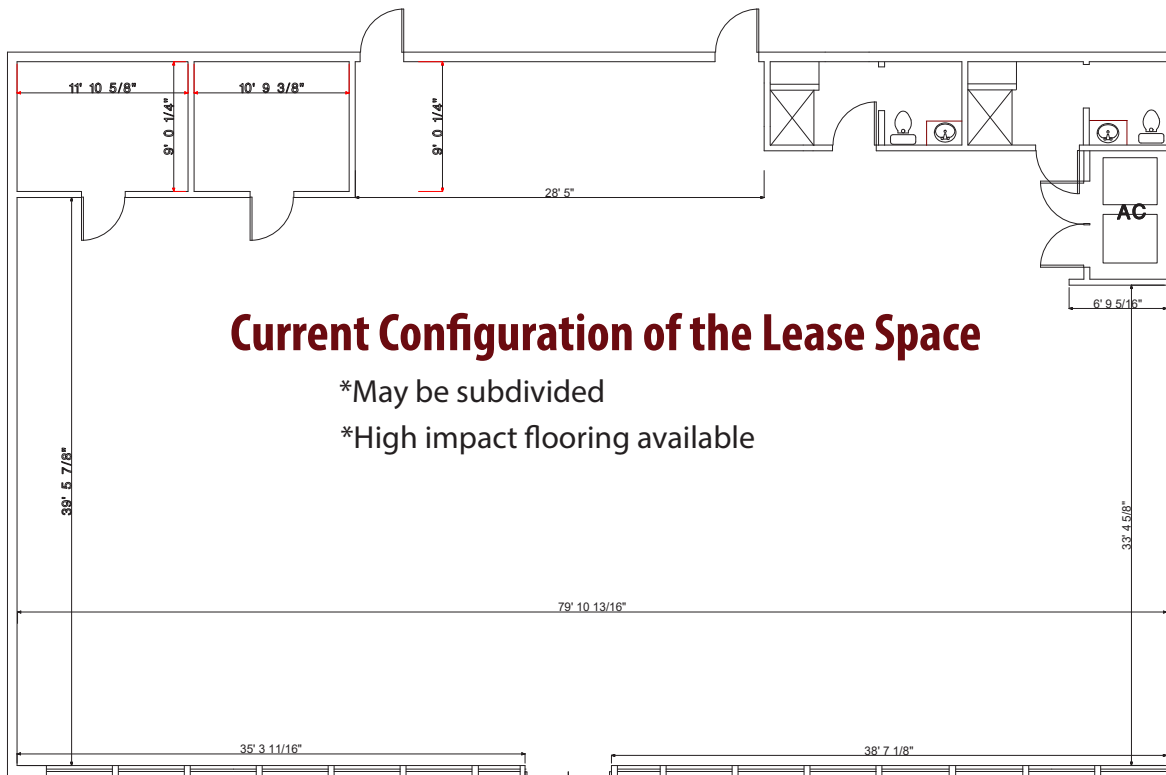
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Current Configuration of the Lease Space

*May be subdivided

*High impact flooring available

1938 E. 70th St. Suites D & E
4,000 sf



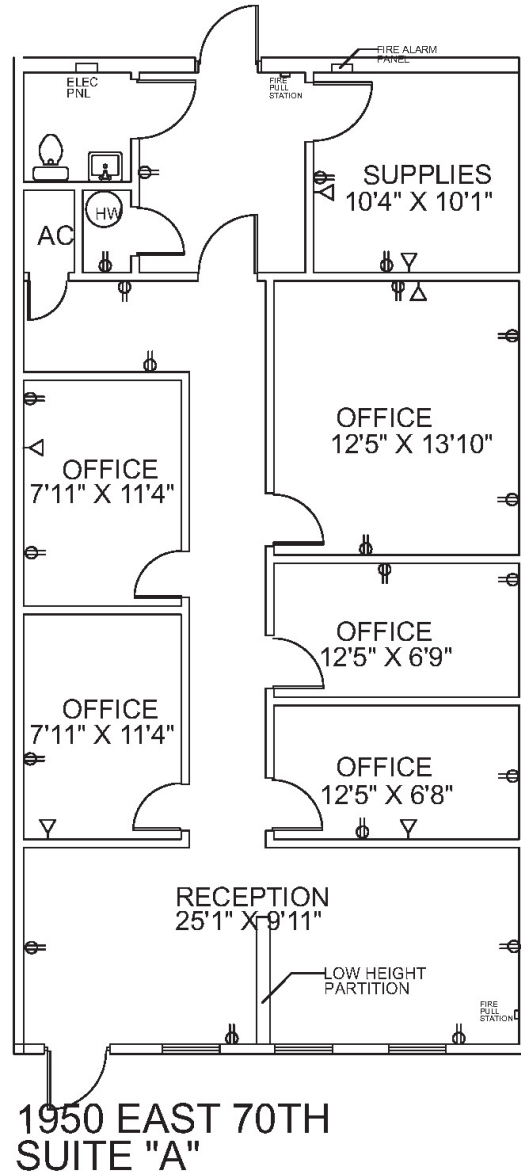
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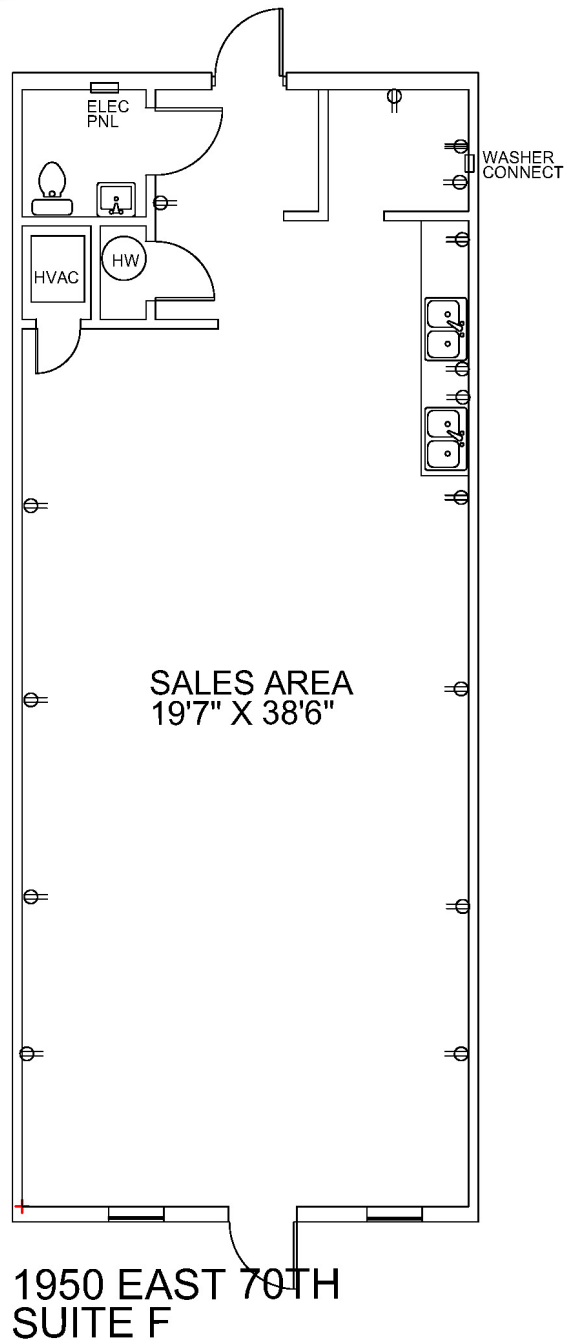
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