



BROADMOOR CENTER FOR LEASE

3950 YOREE DRIVE, SHREVEPORT, LA 71105

- 306 Ockley Dr., Suite 212 - 6,091 SF
- Centrally located in heart of retail corridor
- Great visibility
- Excellent signage visibility
- Easy accessibility
- Traffic count: 30,000+ vehicles per day



For more information, contact:

Hilary Bransford | 318.222.2244

hbransford@vintagerealty.com | vintagerealty.com

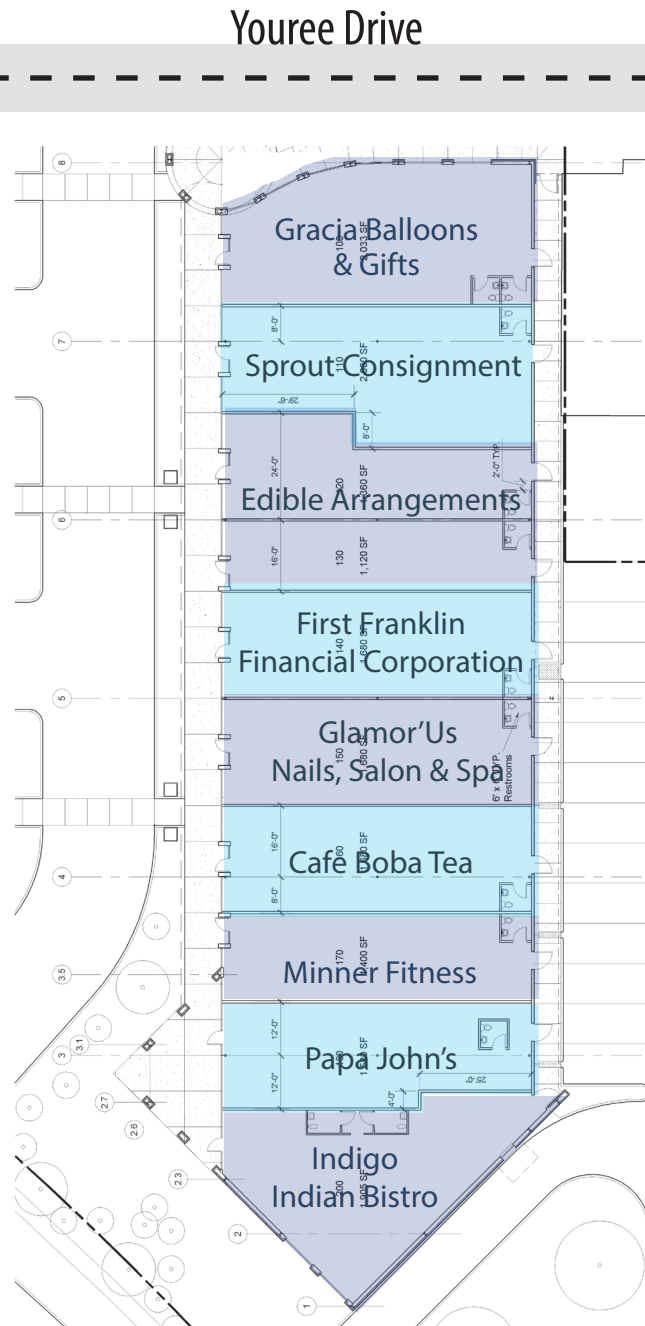
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SITE PLAN



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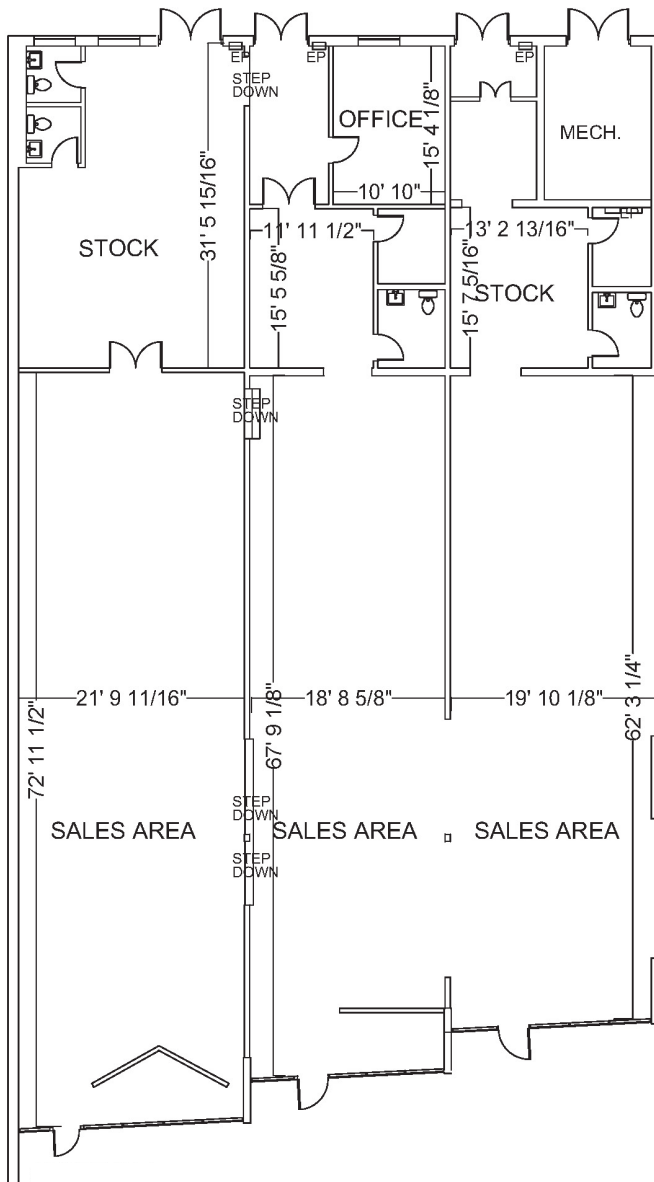
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AVAILABLE

306 OCKLEY DR., SUITE 212 - 6,091 USF COMBINED



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3950 YOUREE DRIVE
SHREVEPORT, LA 71105



Executive Summary

3950 Youree Dr, Shreveport, Louisiana, 71105
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.46725
Longitude: -93.72290

	1 mile	3 miles	5 miles
Population			
2010 Population	10,296	66,195	161,968
2020 Population	9,887	60,526	149,997
2022 Population	9,664	59,841	147,984
2027 Population	9,286	58,030	144,868
2010-2020 Annual Rate	-0.40%	-0.89%	-0.76%
2020-2022 Annual Rate	-1.01%	-0.50%	-0.60%
2022-2027 Annual Rate	-0.79%	-0.61%	-0.42%
2022 Male Population	48.6%	48.0%	47.6%
2022 Female Population	51.4%	52.0%	52.4%
2022 Median Age	40.1	38.2	36.8

In the identified area, the current year population is 147,984. In 2020, the Census count in the area was 149,997. The rate of change since 2020 was -0.60% annually. The five-year projection for the population in the area is 144,868 representing a change of -0.42% annually from 2022 to 2027. Currently, the population is 47.6% male and 52.4% female.

Households			
2022 Wealth Index	94	67	54
2010 Households	4,560	28,692	66,439
2020 Households	4,397	27,293	64,226
2022 Households	4,329	26,986	63,829
2027 Households	4,204	26,364	62,902
2010-2020 Annual Rate	-0.36%	-0.50%	-0.34%
2020-2022 Annual Rate	-0.69%	-0.50%	-0.28%
2022-2027 Annual Rate	-0.58%	-0.47%	-0.29%
2022 Average Household Size	2.23	2.17	2.28

The household count in this area has changed from 64,226 in 2020 to 63,829 in the current year, a change of -0.28% annually. The five-year projection of households is 62,902, a change of -0.29% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2020. The number of families in the current year is 35,631 in the specified area.

Average Household Income			
2022 Average Household Income	\$102,920	\$77,277	\$67,852
2027 Average Household Income	\$119,265	\$88,634	\$78,013
2022-2027 Annual Rate	2.99%	2.78%	2.83%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

August 02, 2022



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