

CAMP FORBING TOWN CENTER

RETAIL SPACES FOR LEASE

PAD SITES FOR SALE

9462-9464 Ellerbe Road, Shreveport, LA 71106
NW CORNER OF FLOURNOY LUCAS ROAD AND ELLERBE ROAD



Exclusively Listed by:

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KROGER AND YMCA ANCHORED SHOPPING CENTER IN SOUTH SHREVEPORT



SERVING HIGH INCOME AREA IN GROWING SOUTH SHREVEPORT

- \$165k Average Household Income Within 1 Mile
- 82k Current Population Within 5 Miles

2029 ESRI DEMOGRAPHIC SNAPSHOT

Radius	Population	Avg HH Income	Households
1 mile	2,121	\$165,904	832
3 mile	32,775	\$115,120	14,483
5 mile	82,433	\$105,024	36,033

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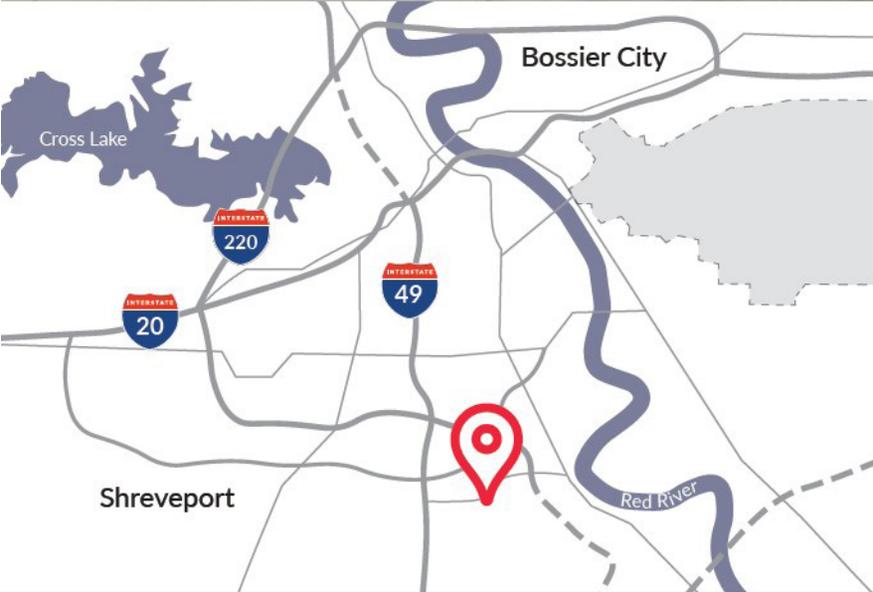
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SUITES FOR LEASE

- 9460 Ellerbe Suite 100 3,182 sf
- 9462 Ellerbe Suite 150 1,611 sf
- 9462 Ellerbe Suite 200 1,918 sf

LAND FOR SALE

- Tract #3 58,066 sf
- Tract #4 42,795 sf
- Tract #7 54,456 sf
- Tract #9 58,151 sf

- Available: Four Pad Sites + Inline Retail/Office Suites
- Anchored by the Largest Kroger Marketplace in Shreveport, the 3rd Largest City in LA
- 123,000-SF Kroger Marketplace with signalized access at the main entrance and averages 2.6 M annual visits
- Brand new 44,000-SF Lash Family YMCA, Adjacent to Kroger
- Key Tenants include Kroger + Fuel Station, Willis Knighton Quick Care, Runwild, Baskin Robbins, Silver Star Grill, Marco's Pizza, Sportclips, CS's Coffee, YMCA, Mr. Thrifty
- Award-Winning Boardwalk-Style Access
- Enhanced With Lighted Pedestrian Walkways and Outdoor Seating Along the Boardwalk-Style Water Feature
- 2018 Shreveport Green Mission Award Winner Outstanding Property & Maintenance



Lucien Field Estates

El Patio Restaurant

Superior Spa & Nails

Kroger

Starbucks Coffee

Sport Clips
Consumer Cellular
Wonderful Nails & Spa
SILVER STAR
RUNWILD
Great Clips
BR

Ste. 100 3,182 sf
Ste. 150 1,611 sf
Ste. 200 1,918 sf

the Y YMCA

Tract #3
58,066 sf

Tract #4
42,795 sf

Bank of Coughatta & Positive Steps Fertility Clinic

The Bluffs Neighborhood

Tract #7
54,456 sf

Ilios Oil & Gas

Tract #9
58,151 sf

CC's COFFEE HOUSE
marco's PIZZA
Sushi Bistro
Lichen Good Donuts

BFCU

CVS/pharmacy

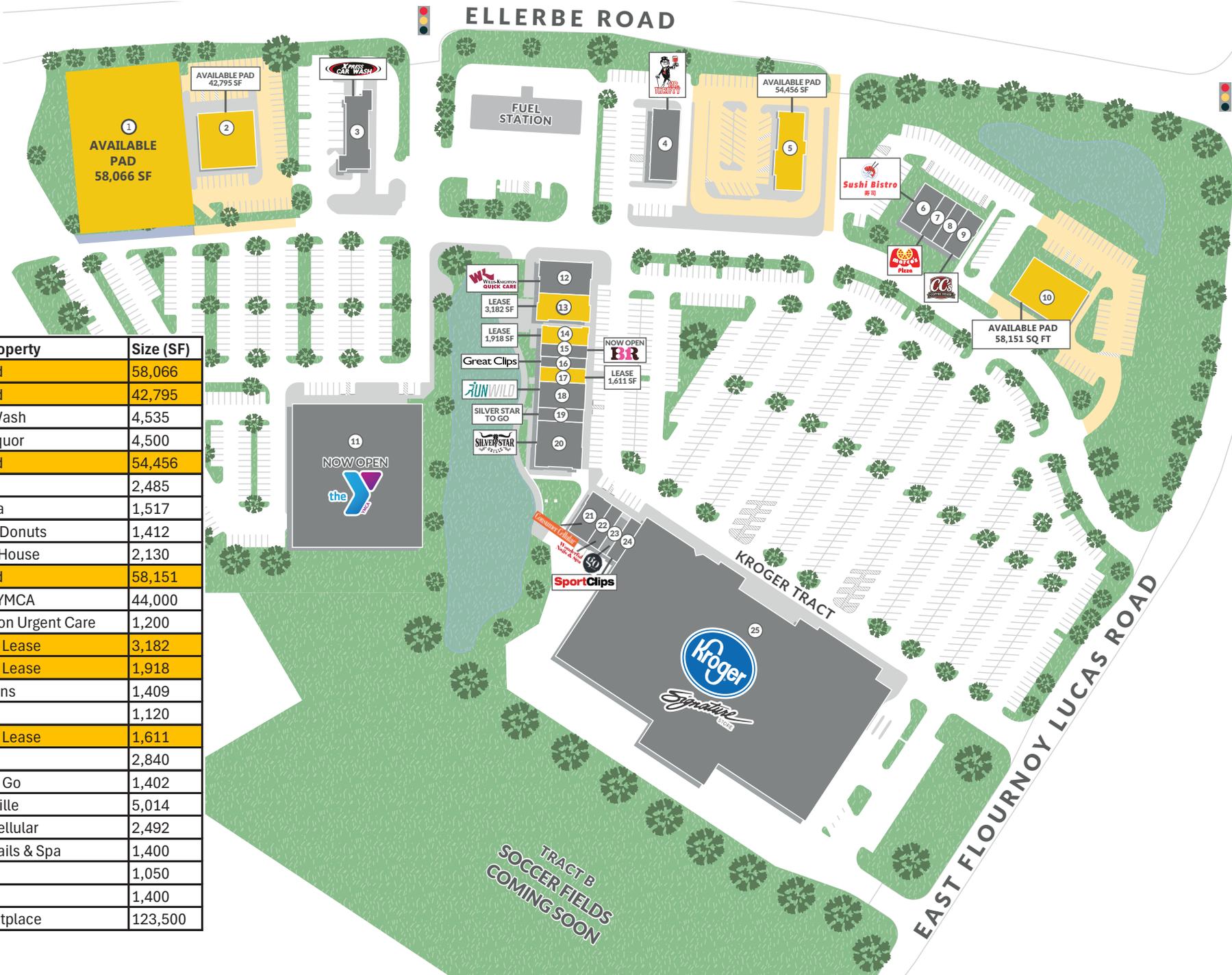
CUSH'S Grocery & Market

Flourmoy Lucas Rd.

Ellebe Rd.

SITE PLAN

#	Business/Property	Size (SF)
1	Available Pad	58,066
2	Available Pad	42,795
3	Xpress Car Wash	4,535
4	Mr. Thrifty Liquor	4,500
5	Available Pad	54,456
6	Sushi Bowl	2,485
7	Marco's Pizza	1,517
8	Lickin' Good Donuts	1,412
9	CC's Coffee House	2,130
10	Available Pad	58,151
11	Lash Family YMCA	44,000
12	Willis-Knighton Urgent Care	1,200
13	Available For Lease	3,182
14	Available For Lease	1,918
15	Baskin Robbins	1,409
16	Great Clips	1,120
17	Available For Lease	1,611
18	Run Wild	2,840
19	Silver Star To Go	1,402
20	Silver Star Grille	5,014
21	Consumer Cellular	2,492
22	Wonderful Nails & Spa	1,400
23	goGLOW	1,050
24	SportClips	1,400
25	Kroger Marketplace	123,500





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