

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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SUITES FOR LEASE \$31/sf NNN

- 9464 Ellerbe Suite 120 1,050 sf
- 9464 Ellerbe Suite 140 2,492 sf
- 9462 Ellerbe Suite 150 1,611 sf
- 9462 Ellerbe Suite 200 1,918 sf

LAND FOR SALE

- Tract #3 58,066 sf \$28/sf
- Tract #4 42,795 sf \$28/sf
- Tract #7 54,456 sf \$30/sf
- Tract #9 58,151 sf \$30/sf

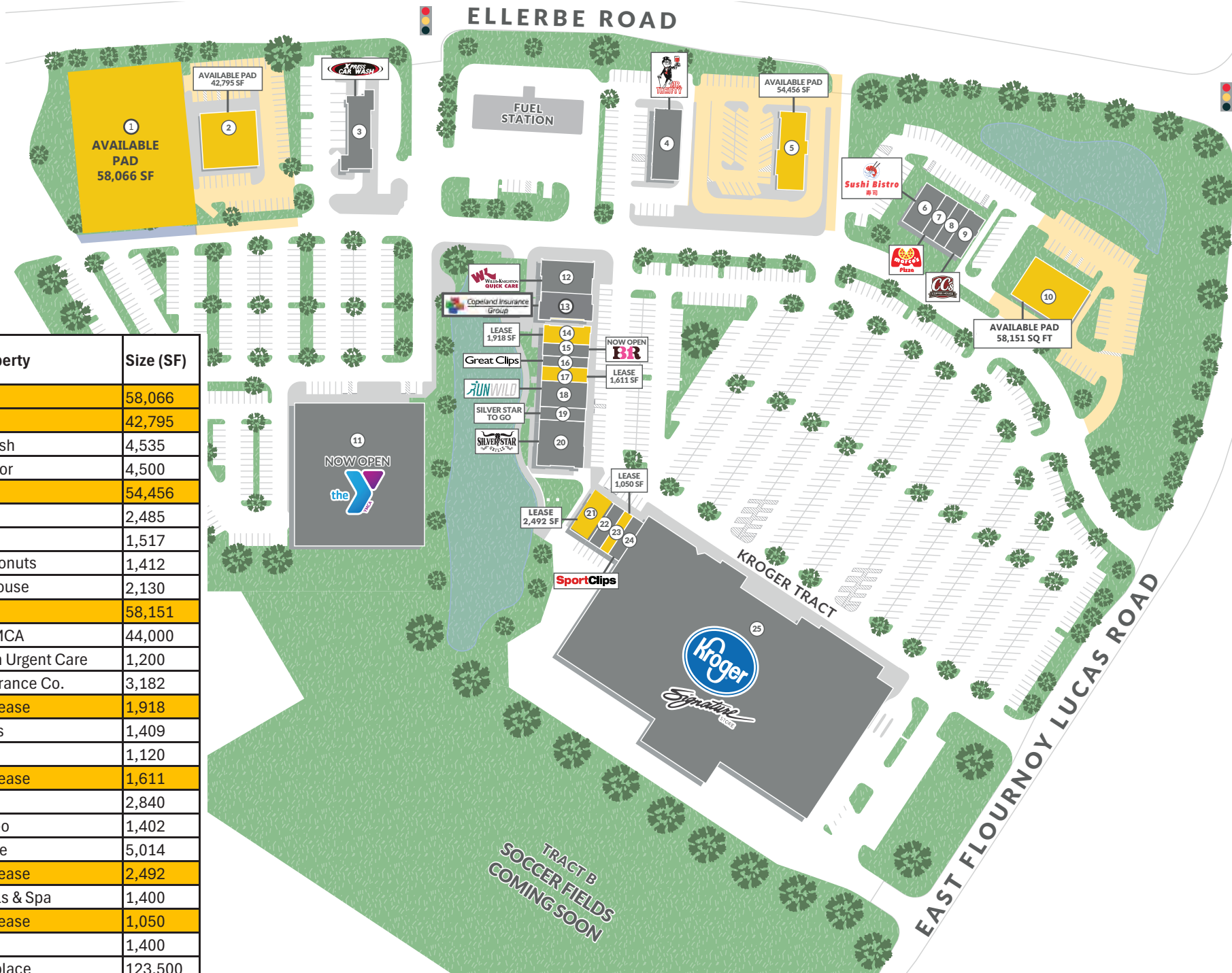


- Available: Four Pad Sites + Inline Retail/Office Suites
- Anchored by the Largest Kroger Marketplace in Shreveport, the 3rd Largest City in LA
- 123,000-SF Kroger Marketplace with signalized access at the main entrance and averages 2.6 M annual visits
- Brand new 44,000-SF Lash Family YMCA, Adjacent 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



SITE PLAN

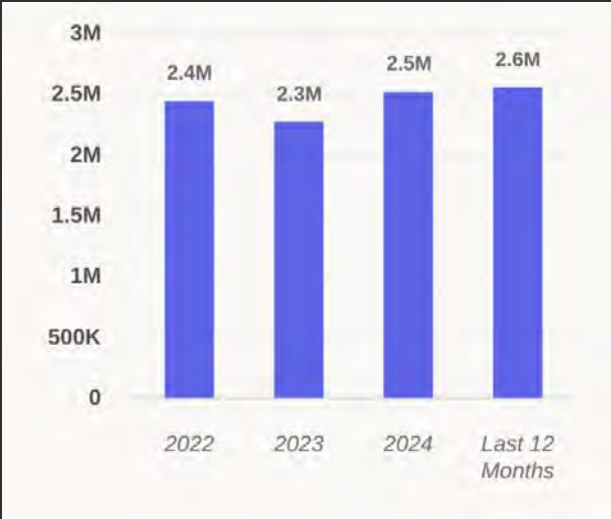
#	Business/Property	Size (SF)
1	Available Pad	58,066
2	Available Pad	42,795
3	Xpress Car Wash	4,535
4	Mr. Thrifty Liquor	4,500
5	Available Pad	54,456
6	Sushi Bowl	2,485
7	Marco's Pizza	1,517
8	Lickin' Good Donuts	1,412
9	CC's Coffee House	2,130
10	Available Pad	58,151
11	Lash Family YMCA	44,000
12	Willis-Knighton Urgent Care	1,200
13	Copeland Insurance Co.	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	Available For Lease	2,492
22	Wonderful Nails & Spa	1,400
23	Available For Lease	1,050
24	SportClips	1,400
25	Kroger Marketplace	123,500



VISITOR INSIGHTS

- 2.6 Million Visits March 2024-March 2025
Source: Placer.AI
- Strong Customer Loyalty with 11.29 Average Visits Per Customer - March 2024-2025
Source: Placer.AI
- Neighborhood Essential Center - 67% of Visitors Live Within 5 Miles of Camp Forbing
Source: Placer.AI

NUMBER OF VISITS



Source: Placer.AI





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Licensed by LREC

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