

SUMMARY

CURRENT SITE PLAN

PROPOSED SITE PLAN

AERIAL

PHOTOS

RETAIL COMPETITION

DEMOS

FOR LEASE

PROPERTY DESCRIPTION

The Shreveport-Barksdale Highway is a major corridor between east Shreveport and Bossier City/Barksdale Air Force Base. The newly remodeled Super 1 Foods anchors Old River Marketplace. The residential area surrounding Old River Marketplace is composed of strong middle and upper income families. Traffic counts remain strong as Barksdale Air Force Base, located less than 3 miles away, employs over 14,500 military and civilian personnel.

TENANTS

- Super 1 Foods
- Family Dollar
- Hibbett Sports
- Anytime Fitness
- Louisiana Lottery
- Pizza Hut
- Diva Nails & Spa
- Adecco Employment
- Wingstop
- State Beauty Supply
(Relocated and Expanded)
- Regions ATM

AVAILABLE

- Suite A - 11,250 SF
~146' x 77'
Prior Piccadilly
- Suite F - 1,200 SF
~17.6' x 68'
Prior Quik Cash
- Suite G - 1,630 SF
~33.7 Frontage
Prior Beauty Supply - relocated and expanded into larger space
- Suite J - Up to 23,375 SF
~117' x 202.3
Prior Anytime Fitness, Colortyme, and Mattress Firm combined

TRAFFIC COUNT (ADT 2023)

- E. Kings Highway: 11,575
- Barksdale-Shreveport Hwy: 19,446



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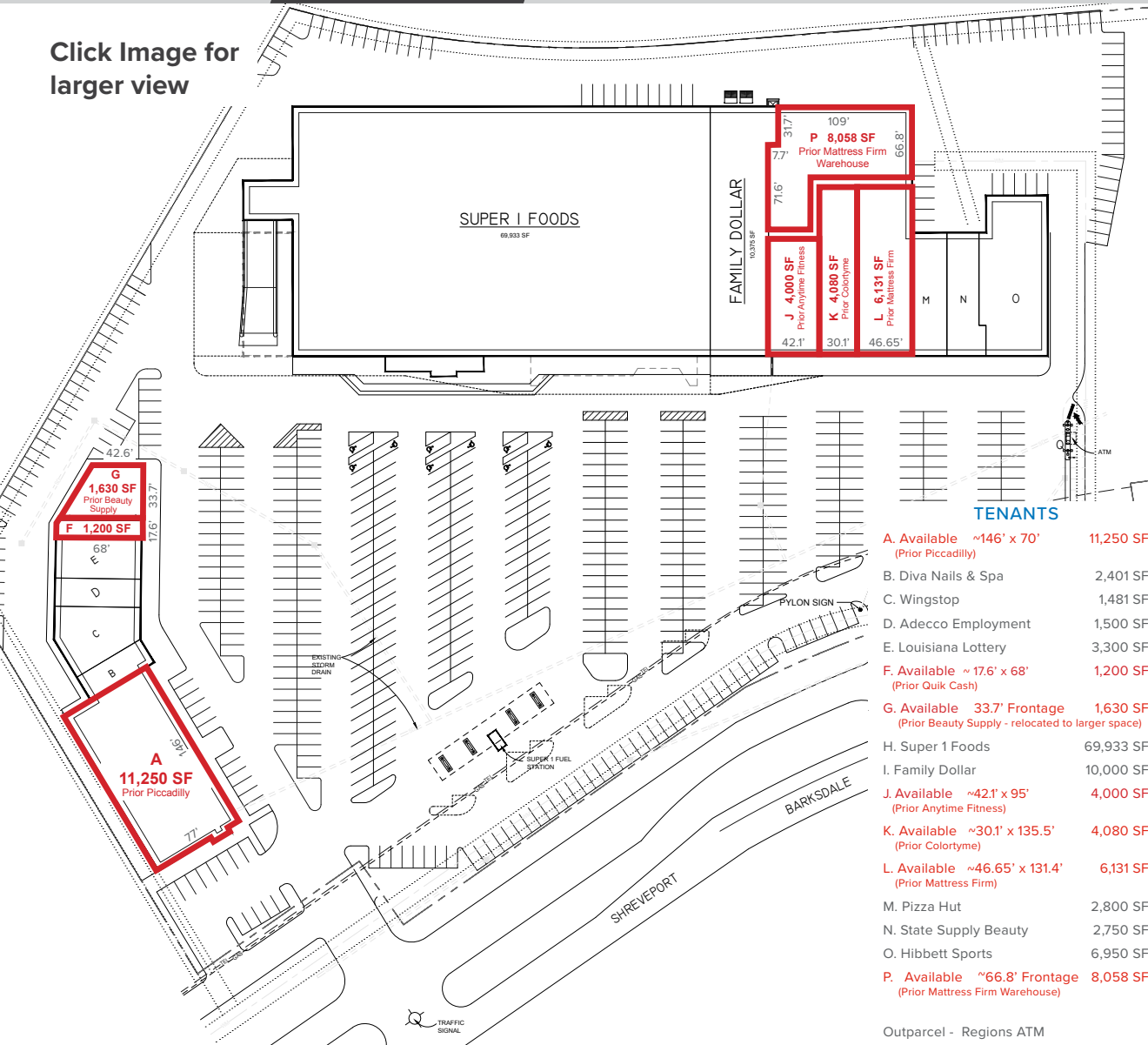
AERIAL

PHOTOS

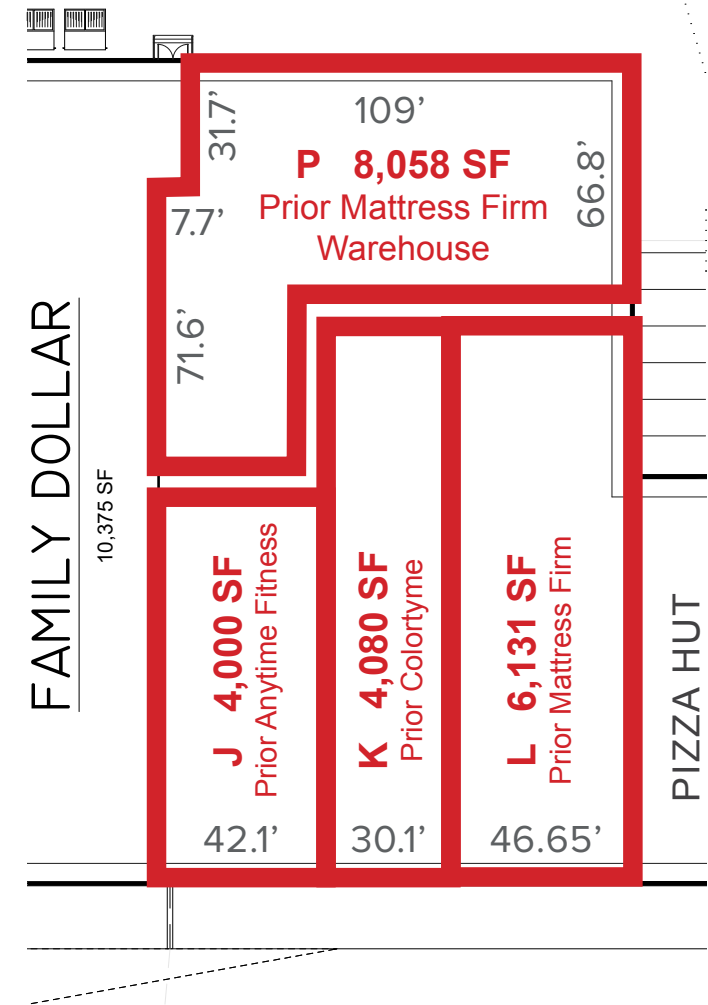
RETAIL
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Click Image for
larger view



CURRENT LAYOUT
SUITES J, K, L & P



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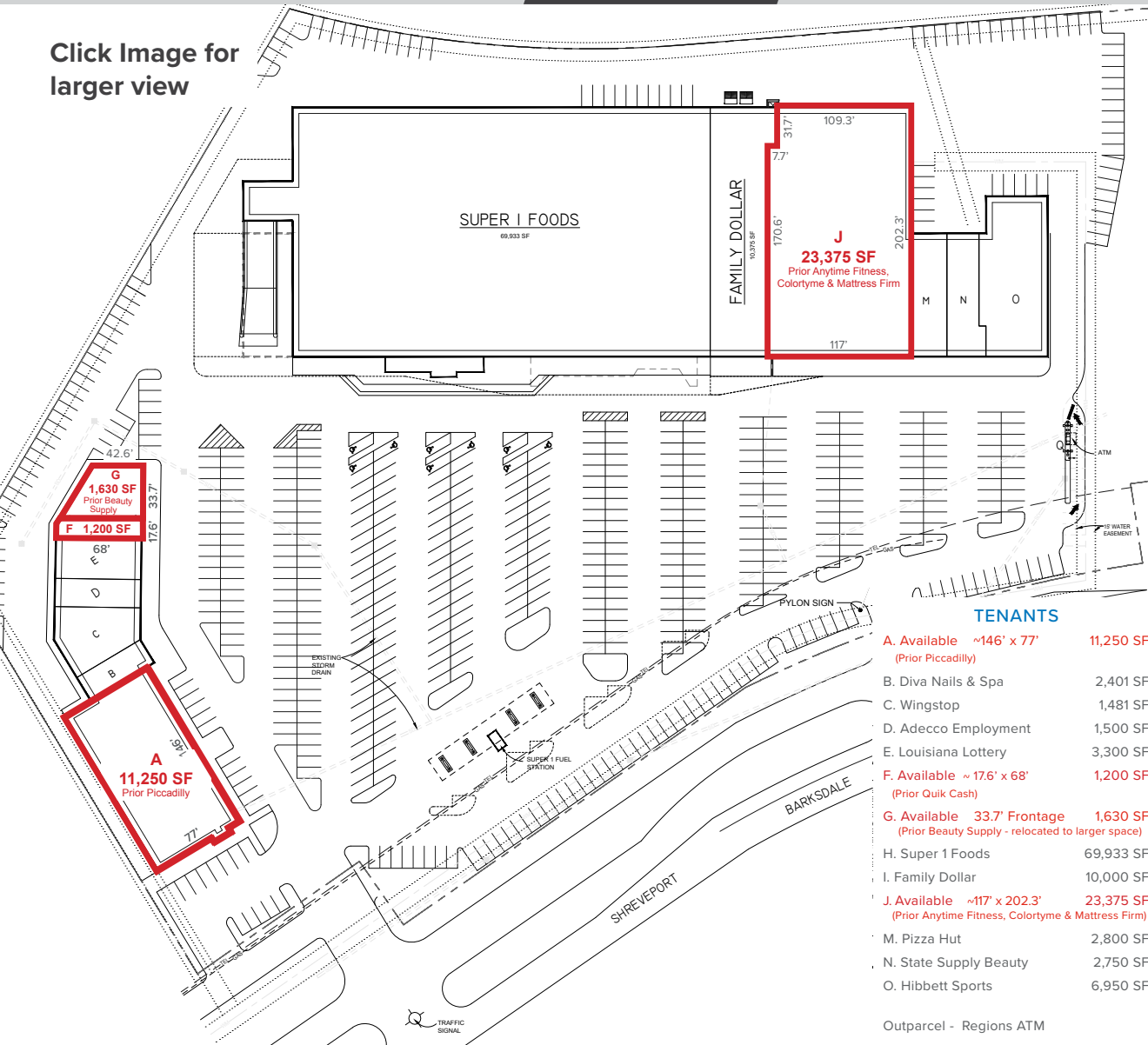
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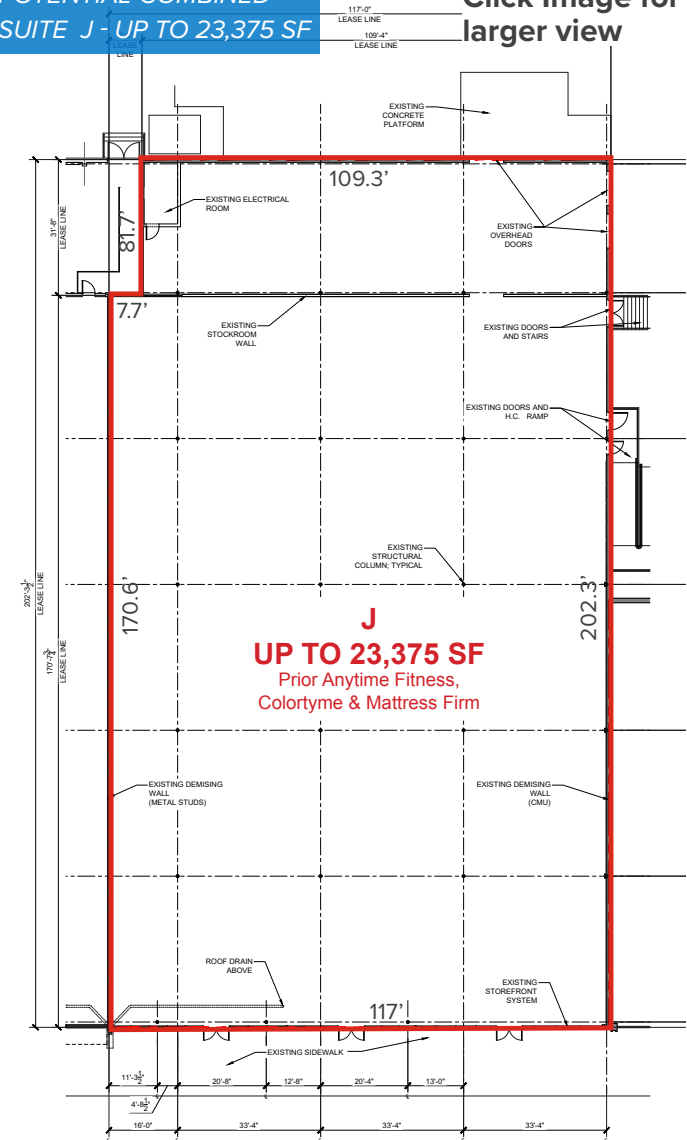
TENANTS

A. Available ~146' x 77' (Prior Piccadilly)	11,250 SF
B. Diva Nails & Spa	2,401 SF
C. Wingstop	1,481 SF
D. Adecco Employment	1,500 SF
E. Louisiana Lottery	3,300 SF
F. Available ~176' x 68' (Prior Quik Cash)	1,200 SF
G. Available 33.7' Frontage (Prior Beauty Supply - relocated to larger space)	1,630 SF
H. Super 1 Foods	69,933 SF
I. Family Dollar	10,000 SF
J. Available ~117' x 202.3' (Prior Anytime Fitness, Colortyme & Mattress Firm)	23,375 SF
M. Pizza Hut	2,800 SF
N. State Supply Beauty	2,750 SF
O. Hibbett Sports	6,950 SF

Outparcel - Regions ATM

POTENTIAL COMBINED
SUITE J - UP TO 23,375 SF

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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

8,019

63,124

141,594



AVG. HH
INCOME

\$70,622

\$89,120

\$76,690



HOUSEHOLDS

3,951

28,774

62,112



DAYTIME POPULATION

6,454

64,848

148,332

