

## 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
- State Beauty Supply  
*(Relocated and Expanded)*
- Louisiana Lottery
- Pizza Hut
- Diva Nails & Spa
- Adecco Employment
- Wingstop
- Regions ATM

### AVAILABILITY RANGE

- 1,200 SF - Up to 23,375 SF

### AVAILABLE SUITES

- Suite A - 11,250 SF ~146' x 77'  
Prior Piccadilly
- Suite D - 1,500 SF ~22' x 68'  
Existing Adecco Employment  
Potentially Available
- 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 - 4,000 SF - Up to 23,375 SF  
~117' x 202.3  
Prior Anytime Fitness, Colortyme,  
and Mattress Firm combined

### TRAFFIC COUNT (ADT 2024)

- E. Kings Highway: 11,665
- Barksdale-Shreveport Hwy: 17,914



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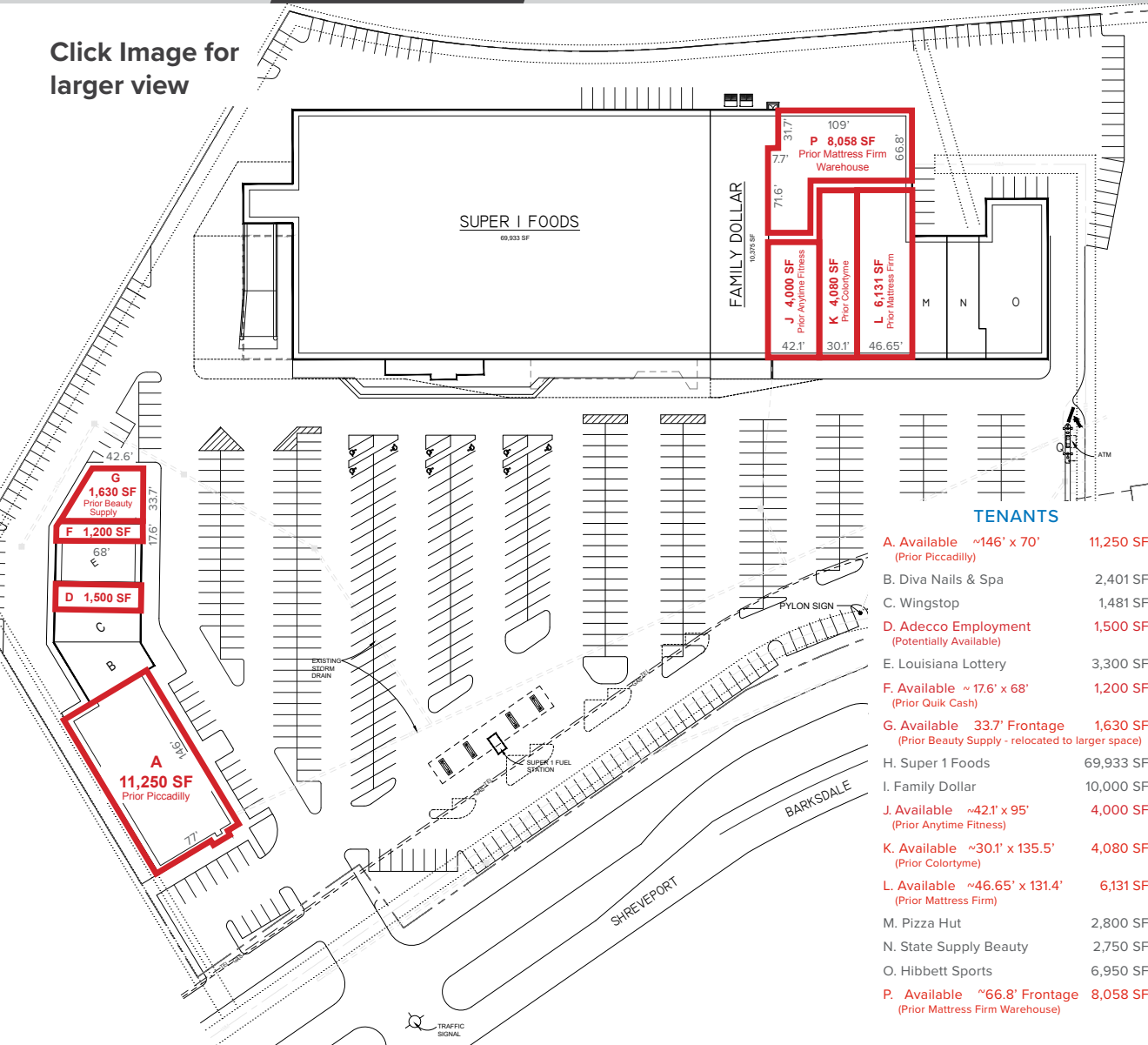
AERIAL

PHOTOS

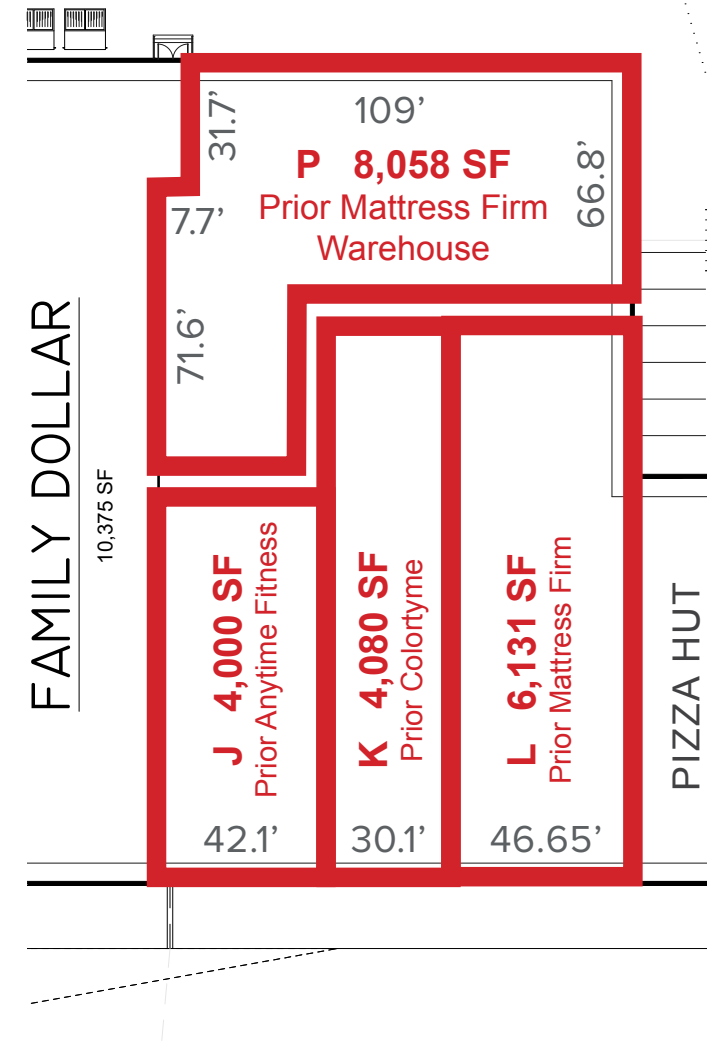
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DEMOS

Click Image for  
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CURRENT LAYOUT  
SUITES J, K, L & P



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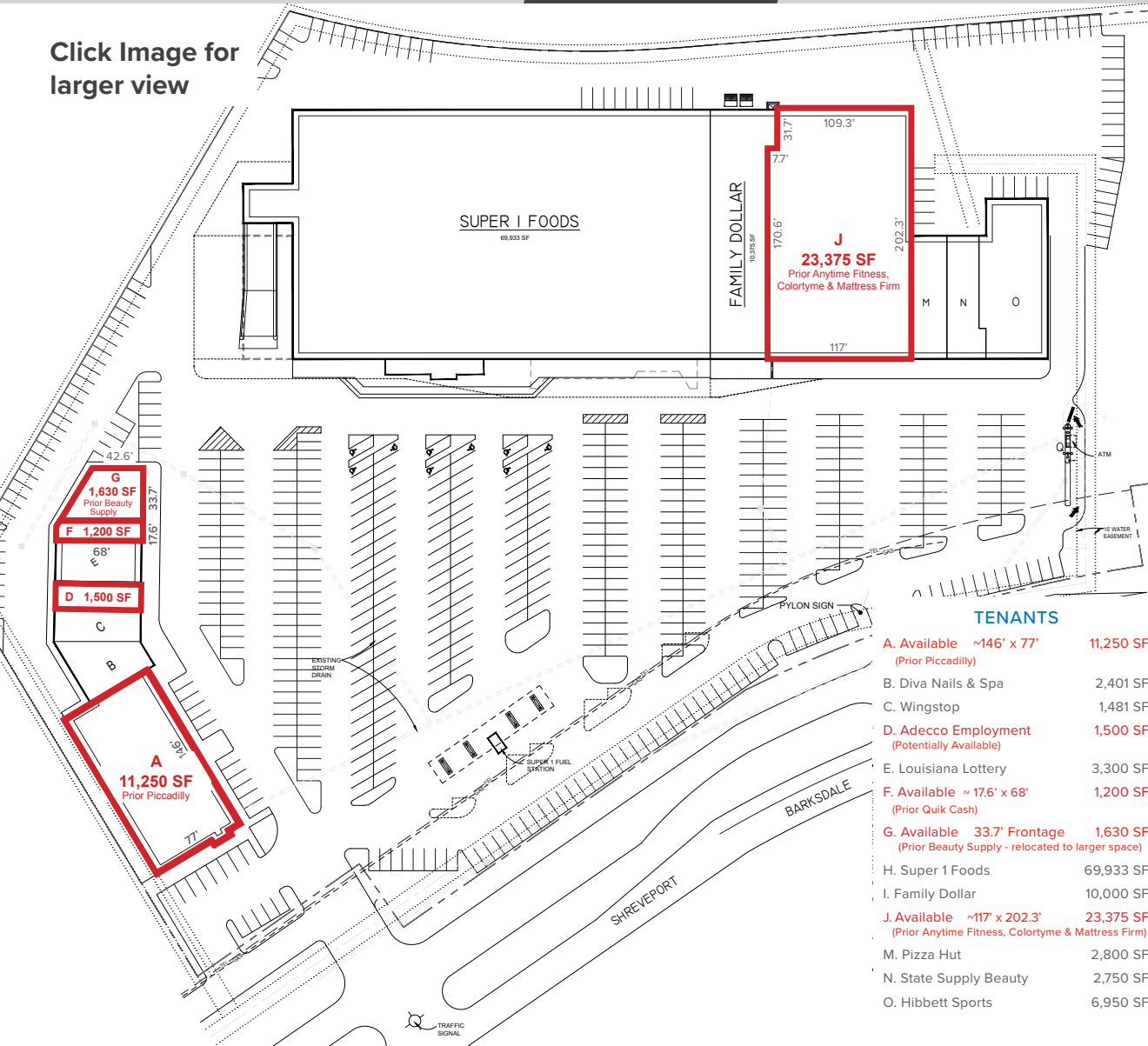
AERIAL

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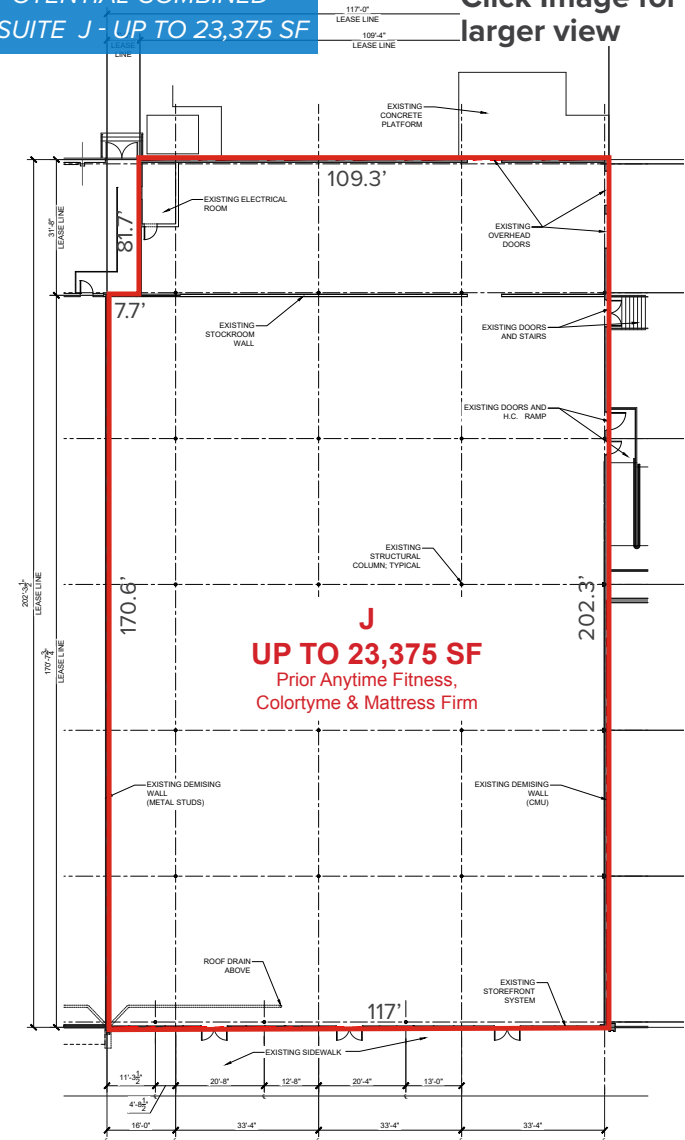
DEMOS

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POTENTIAL COMBINED  
SUITE J - UP TO 23,375 SF

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## 2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

7,920

62,089

140,484



AVG. HH  
INCOME

\$79,692

\$90,813

\$78,685



HOUSEHOLDS

3,868

28,324

61,467



DAYTIME POPULATION

5,869

61,146

144,297

