

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

TRAFFIC COUNT (ADT 2024)

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

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



SUMMARY

CURRENT SITE PLAN

PROPOSED SITE PLAN

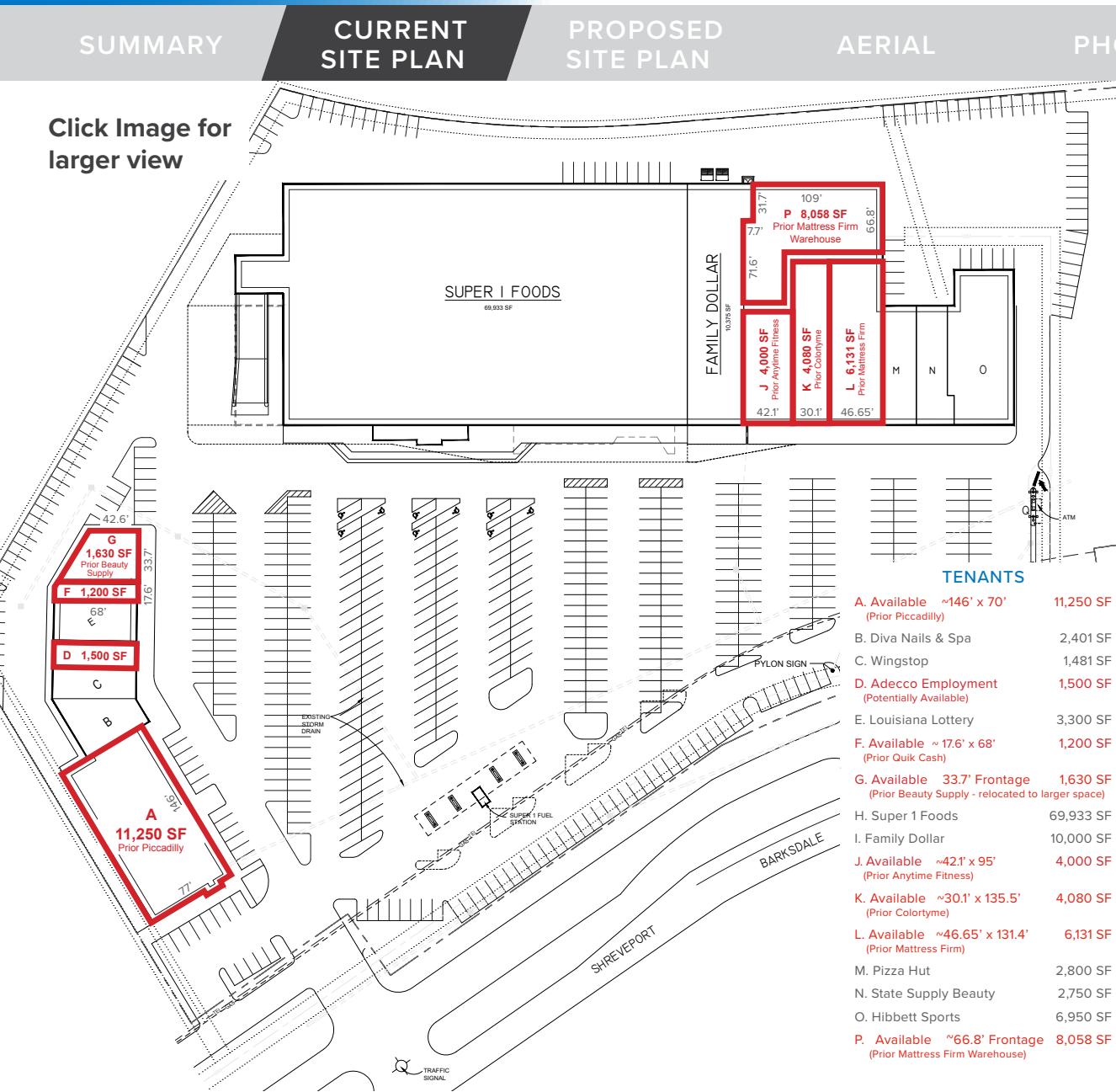
AERIAL

PHOTOS

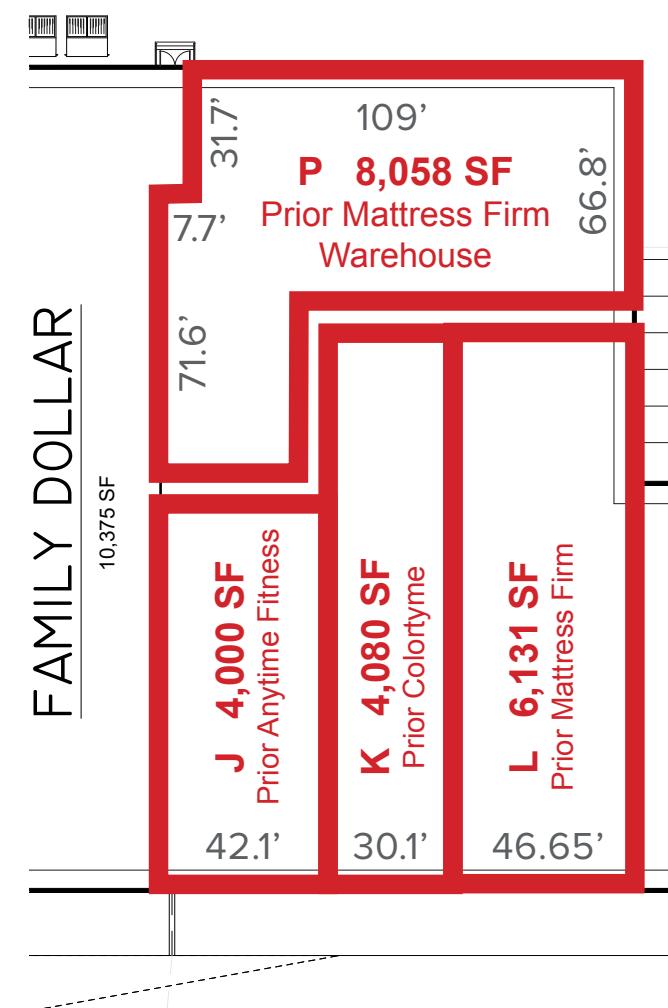
RETAIL COMPETITION

DEMOS

Click Image for
larger view



CURRENT LAYOUT SUITES J, K, L & P



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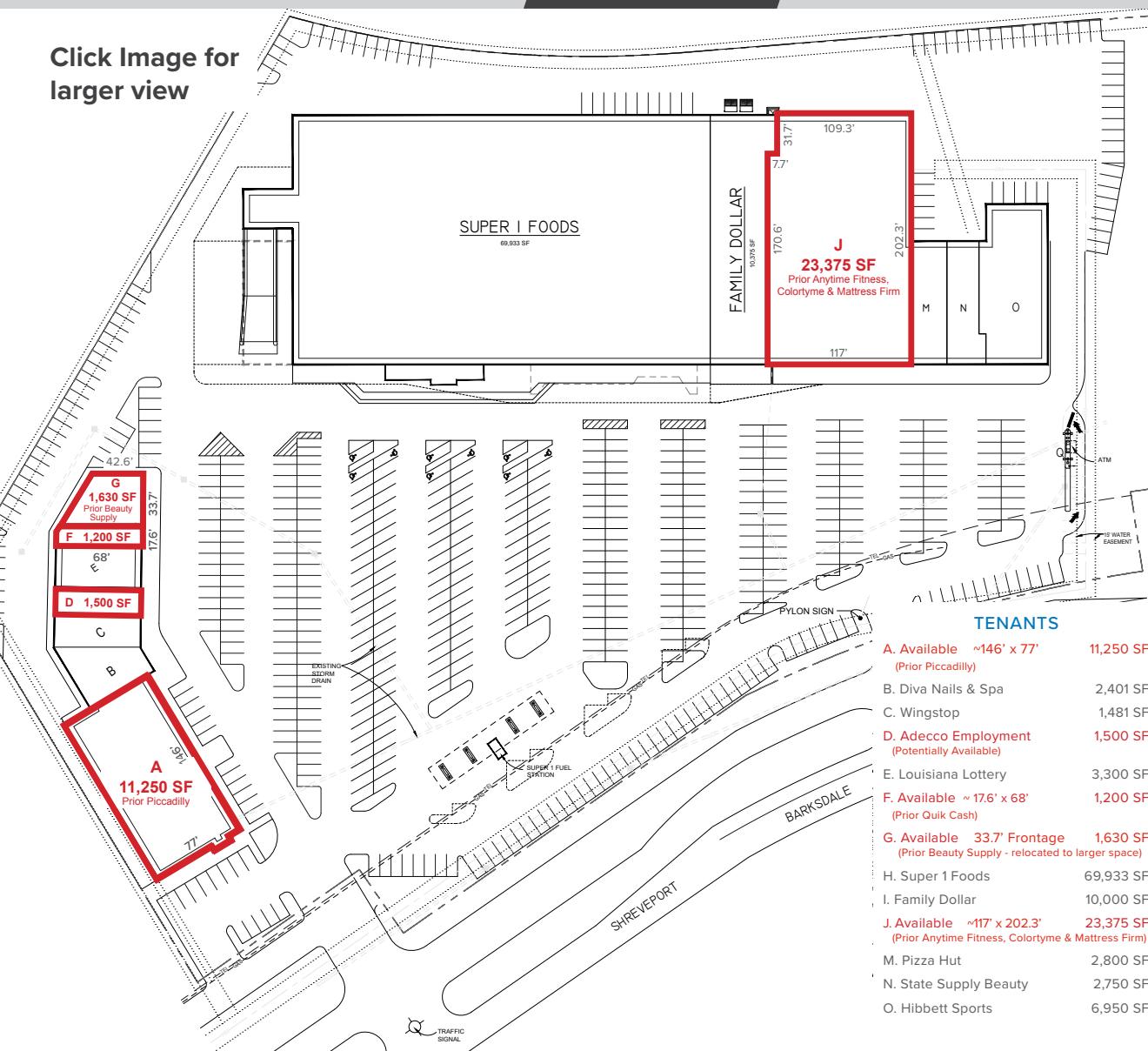
AERIAL

PHOTOS

RETAIL COMPETITION

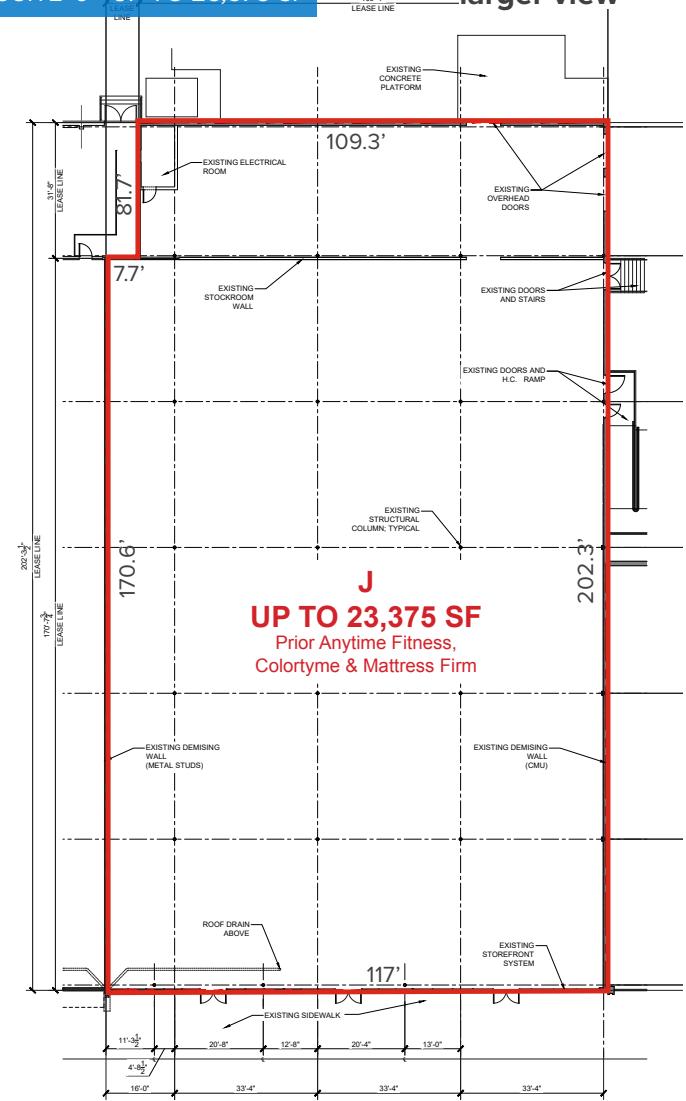
DEMOS

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POTENTIAL COMBINED SUITE J - UP TO 23,375 SF

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larger view





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SUMMARY CURRENT SITE PLAN

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

PROPOSED SITE PLAN

