

SHOPPES AT BELLEMEAD

FOR LEASE

SHREVEPORT, LOUISIANA

YOUREE DRIVE NORTH OF E. 70TH STREET

BENJAMIN HINES

TAYLOR CANTRELL

HILARY BRANSFORD



214-378-1212



318-222-2244



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



LSUS

Arthur Circle Elementary School

Captain Shreve High School

SITE

Youree Drive Middle School

broadmoor baptist

Broadmoor Middle Laboratory School

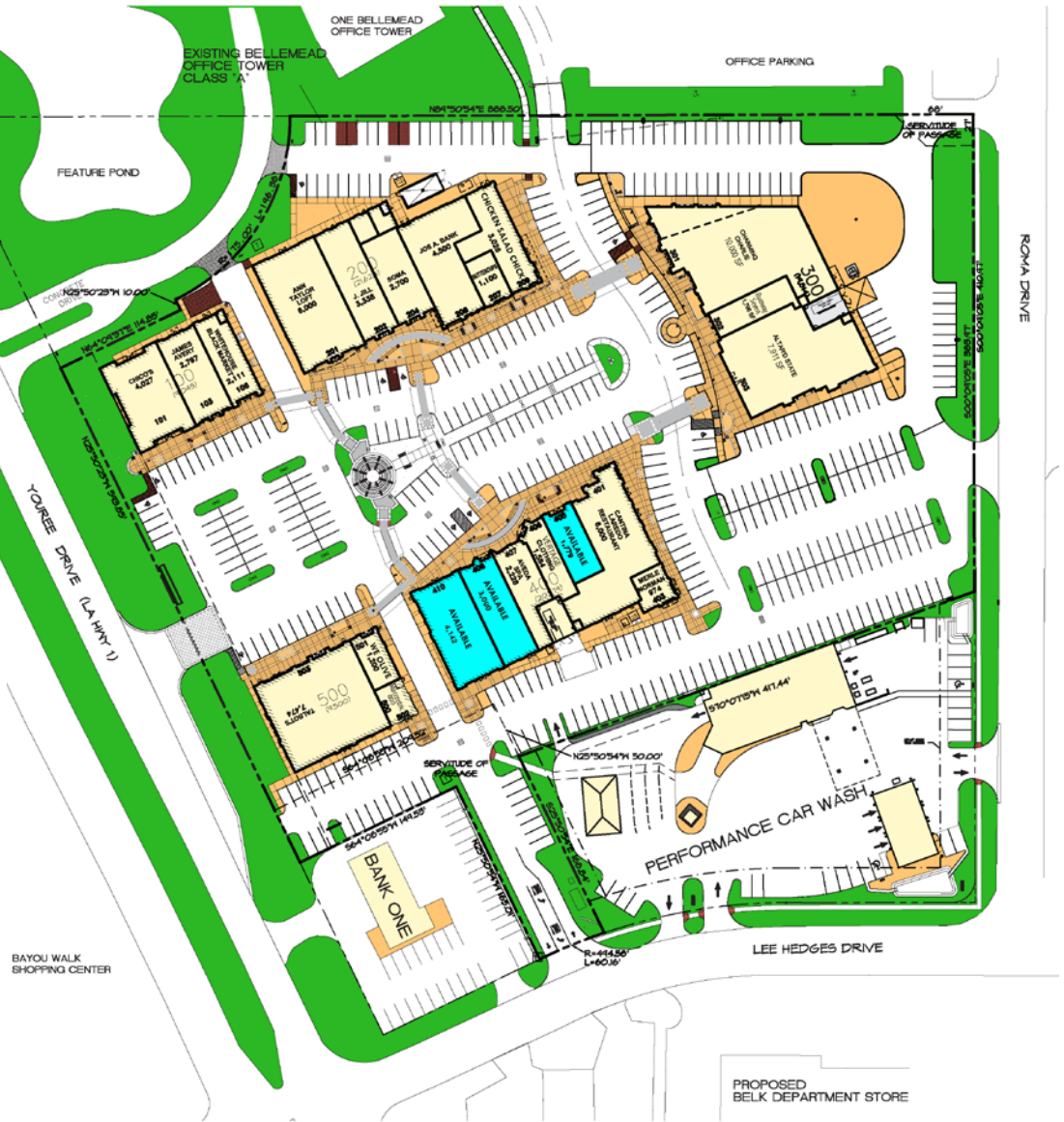
VENTURE 214.378.1212
COMMERCIAL 8235 Douglas Ave, Suite 720
Dallas, TX 75225

YOUREE DR & 70TH ST

SHREVEPORT, LA

SHOPPES AT BELLEMEAD

Tenant	SF
Altar'd State	7,911
Ann Taylor Loft	6,000
Buttercups	1,100
Cantina Laredo	6,000
Charming Charlie	10,000
Chico's	4,027
Chicken Salad Chick	3,026
We Olive	1,200
Frock Candy	3,000
J. Jill	3,338
James Avery	2,797
Jos A Bank	4,500
Maccentric	800
Maintenance Office	841
Merle Norman Cosmetics	974
Runway Seven	1,796
Select Comfort	1,779
SOMA Intimates	2,700
Spa Concept/Aveda	2,228
Talbots	7,474
Former Coldwater	4,142
Vertage Clothing	1,584
White House Black Market	2,111



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	7,058	61,273	144,844
2017 EST AVG HH INCOME	\$84,950	\$77,413	\$64,996
2017 EST MEDIAN AGE	42.9	37.6	35.4

TRAFFIC COUNTS

YOUREE & 70TH	57,162 VPD
YOUREE & SOUTHFIELD	39,169 VPD

HIGHLIGHTS

- 1,779 SF, 3,000 SF and 4,142 SF available.
- Conveniently located on Youree Drive just north of E. 70th Street, the primary retail corridor.
- Strong tenant mix and great visibility on a high-traffic road.
- Substantial and accessible parking.

