



SHOPPES AT BELLEMEAD FOR LEASE

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YOU'REE DR NORTH OF E. 70TH ST
SHREVEPORT, LA

PARTNER **XTEAM**
RETAIL ADVISORS

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LOCATION

YOUREE DR NORTH OF E. 70TH ST
SHREVEPORT, LA

SIZE

79,328 SF

AVAILABLE SPACES

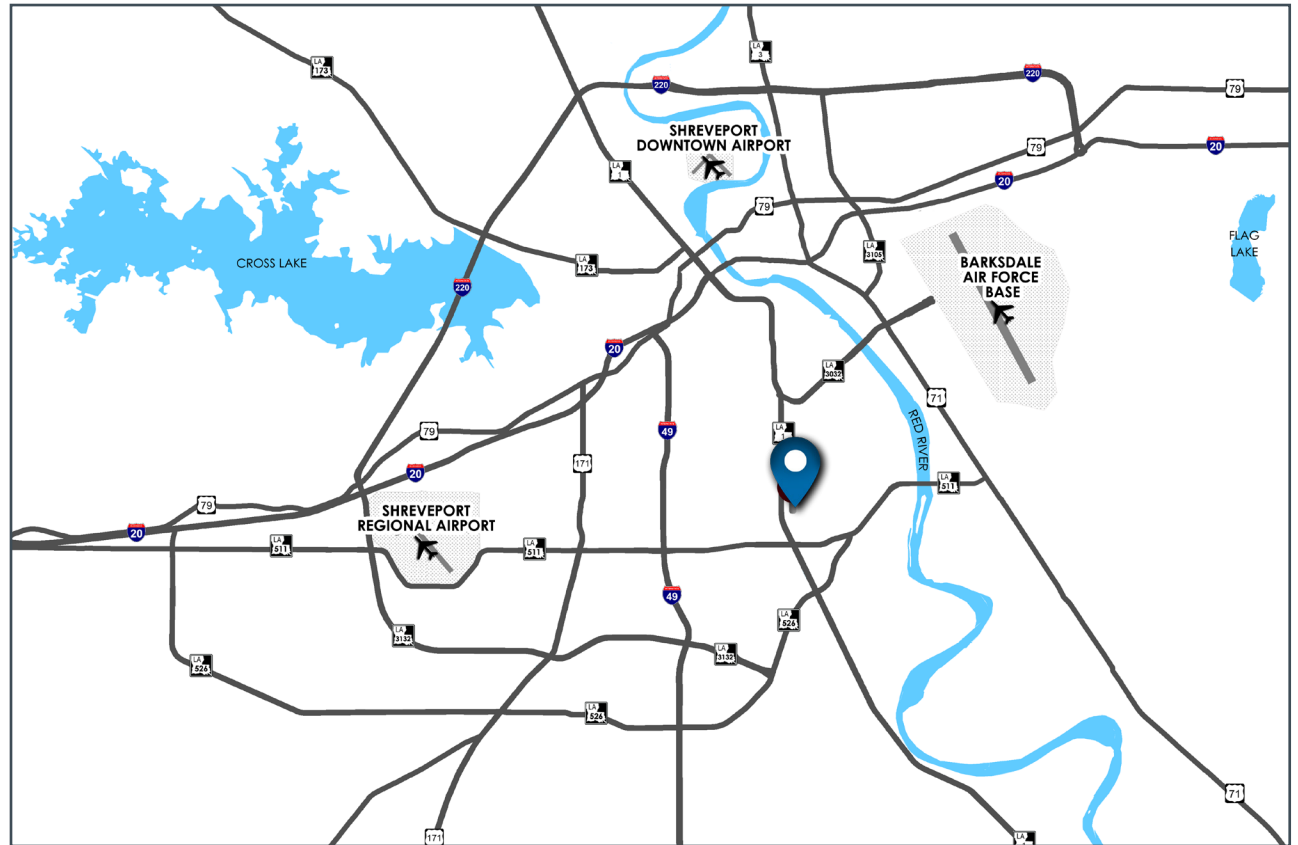
SUITE 410	SUITE 502
4,142 SF	800 SF

TRAFFIC COUNTS

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

PROPERTY HIGHLIGHTS

- ★ 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



2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,901	55,021	135,726
EST. AVG. HH INCOME	\$83,942	\$88,903	\$69,481
EST. MEDIAN AGE	39.6	38.3	35.5

AREA ATTRACTIONS



ALTAR'S STATE
stand out. for good





UNIT TENANTS

SF

303	Altar'd State	7,911
302	The Good Feet Store	1,796
301	Charming Charlie	10,000
208	Chicken Salad Chick	3,026
207	Buttercups	1,100
206	Jos A Bank	4,500
204	Soma Intimates	2,700
202	J. Jill	3,338
201	Ann Taylor Loft	6,000
106	White House Black Market	2,111
103	James Avery	2,797
101	Chico's	4,027
503	Talbots	7,474
501	We Olive	1,200
502	AVAILABLE	800
410	AVAILABLE	4,142
408	Ivy & Stone	3,000
407	Aveda Spa	2,228
406	Vertage Clothing	1,584
405	Maccentric	1,779
401	Cantina Laredo	6,000
403	Merle Normal Cosmetics	974
	Maintenance Office	841







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