



North Shreveport

RETAIL DISTRICT

*Historic Heart.
Regional Reach.*

THE People

Within a 15-minute drive of the North Shreveport Retail District — anchored by the I-220/North Market interchange — businesses can reach one of the region's fastest growing markets.

Median Household Income: \$44,734
(+\$6,000 since 2020)

Population within 15 minutes **79,222**

Daytime Population (+14% since 2020) **131,308**

Workers arrive every weekday = steady lunch & service demand **40,000+**

Commuters drive through twice daily **30,000+**

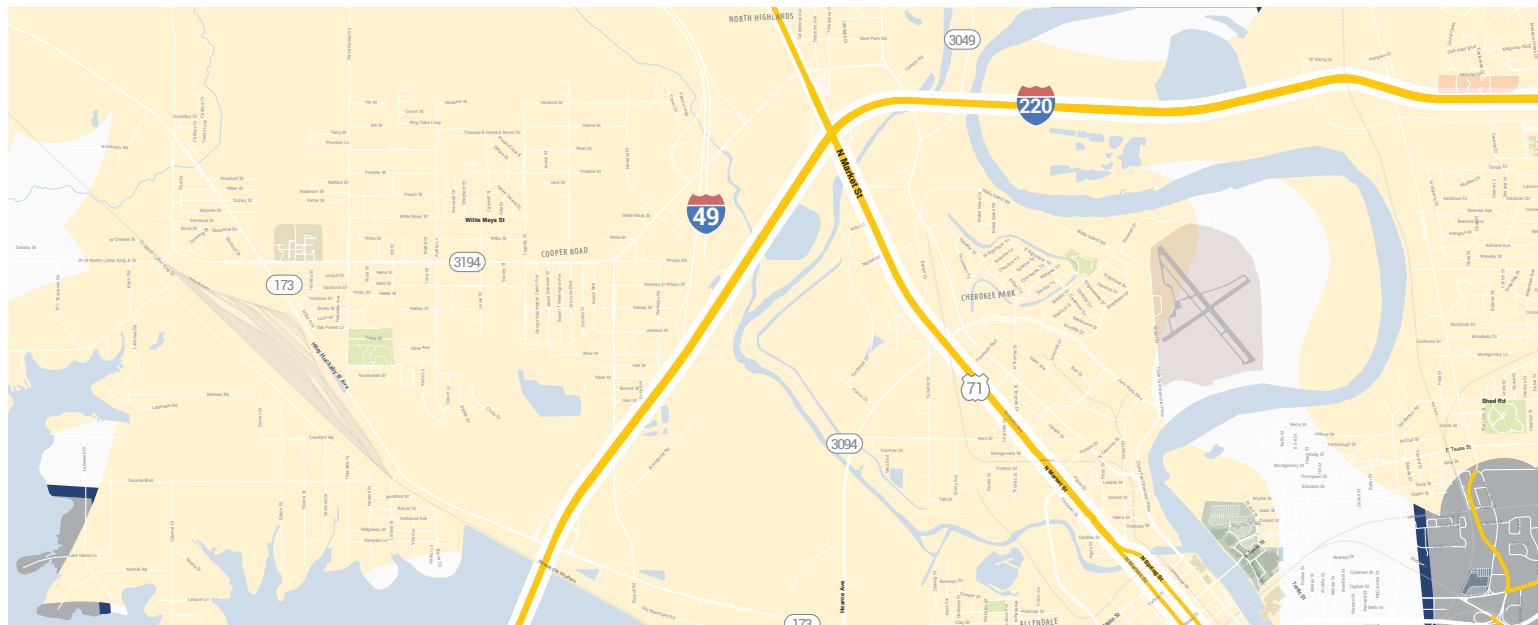


\$500 Million
in Additional Spending
Power is Already Here

*Yet, there are several
industry segments
underrepresented according
to a just released retail
market analysis.*

Every year, more than half a billion dollars in consumer spending flows through the North Shreveport trade area from surrounding communities.

That means people aren't just living here — they're *driving here* to work, shop, and eat. The area has already become a regional retail hub serving northern Caddo, Bossier, and rural parishes across the Red River.



THE Landscape

The North Shreveport Police

Substation is one of three permanent substations under construction now. It shows a long term investment by the people of Shreveport to increase officer visibility in the community while also reducing response time on calls. The second of the three sub-stations to be built, the North Shreveport location at 1500 North Market Street is on track to be complete in early 2026.

The North Shreveport Business

Association expedited the location and construction process by donating the land for the police department to build on, demonstrating the strong community of residents and business owners in the area.



The Anchor Interchange for the North Shreveport Retail District is **I-220 at North Market**. Zooming out, the whole district includes North Market Street, the Martin Luther King Drive area, and the Cooper Road corridors.

Amazon's North Shreveport fulfillment center

drives strong local traffic, with nearly **4,000 workers** visiting the site throughout the year. The workforce is **overwhelmingly local** — drawing heavily from 71107 — which strengthens demand for food, retail, housing, and daily services along North Market and MLK.



Sportran also offers **OnDemand** services when transit routes aren't a good option.



Downtown Shreveport boasts **multiple Sportran public transit routes** to the North Shreveport Retail District. Additionally, Uber Eats and grocery delivery services are booming.

THE Opportunities

Local and Regional

Proven Market Confidence:

National and regional brands — including Brookshire's, Walgreens, McDonald's, Taco Bell, and Dollar General — have already positioned themselves along the North Shreveport Retail Corridor, capitalizing on strong traffic counts, population density, and steady commuter flow. Their success demonstrates the corridor's growing potential for additional retailers and service providers.

Tap into new customers without starting from scratch: By locating in North Shreveport, retailers plug into a high-traffic corridor with unmet demand.

Leverage our growing infrastructure and city momentum: Shreveport is on the move. The Amazon distribution center and G Unit's investment in the downtown show that Shreveport is growing.

Get ahead of the curve and benefit from current lease availability and flex space: It takes two to three years for national retailers to find and move into an area. This gives local business a head start on site selection and attractive land.

Reach more customers, residential and daytime population build your brand in a visible corridor: North Shreveport gives exposure to both residents and workers commuting through/around the corridor.

Growth in industrial and logistics: employment corridors (Northport, I-49/I-220, airport zone) means more paychecks being spent locally.

Twice-Daily Reach: With thousands of morning and evening commuters through the North Shreveport Retail Corridor, your business can connect with thousands of potential customers — on their way to work and on their way home.

5 Miles

Grocery	\$12M
Full-service restaurants	\$6.7M
Fast Food	\$8M
Catering, food trucks, bakeries, coffee shops, etc.....	\$616K
Gas Stations	\$5.7M
Health & Personal care	\$4M
Miscellaneous retail.....	\$1.2M

TOTAL Unmet Retail Demand.....\$24M

15-Min Drive

Grocery	\$55M
Full-service restaurants	\$31M
Fast Food	\$47M
Catering, food trucks, bakeries, coffee shops, etc.....	\$19M
Furniture stores	\$10M
Thrift stores	\$6.7M

TOTAL Unmet Retail Demand.....\$168M

by Sector

Food & Beverage:

grab-and-go, lunch cafes, and casual dining for daytime workers.

Health &

Personal Care: barbers, nail salons, small clinics near job centers.

Convenience

Retail: gas, grocery, and discount operators close to residential clusters.

Professional Services:

accountants, insurance, and office users to serve local businesses.

