

# BAYOU PLAZA

6550 Youree Drive. Shreveport, LA 71105



GORDON PARTNERS

Shadow Grocery

21 Lease Spaces

Convenience Retail

Youree Drive exposure

32,000 cars/day





Building 1	SF	
100	City Gear	1,882
200	Oasis Nails	1,873
300	Cici's Pizza	4,325
700	Kpot Korean BBQ	6,848

Building 2	SF	
2100	Game Exchange	1,970
2200	Edwin Watts Golf	6,304
2300	Pinch A Penny	1,600
2400	Tea Mochi	1,699
2500	Available	2,720
2550	H&R Block	1,400
2600	LA National Guard	2,465

Rear Building	SF	
1001	Tower Loan	2,409
1003	Thriveworks	1,722
1005	Available	1,800
1006	Low-Cost Vaccinations	1,200
1007	Bonfide Orthopedics	1,200
1008	McDonald's Training	1,800
1009	Available	1,798
1010	Iron Warrior	2,409

LEASING INFO: PHILLIP CARAMEROS (832.937.5900) PHILLIP@GORDONPARTNERS.COM | JENNY NGUYEN (409.900.2060) JENNY@GORDONPARTNERS.COM

Population (2024)

1 mile	6,939
3 mile	61,394
5 mile	140,039

Average Household Income (2024)

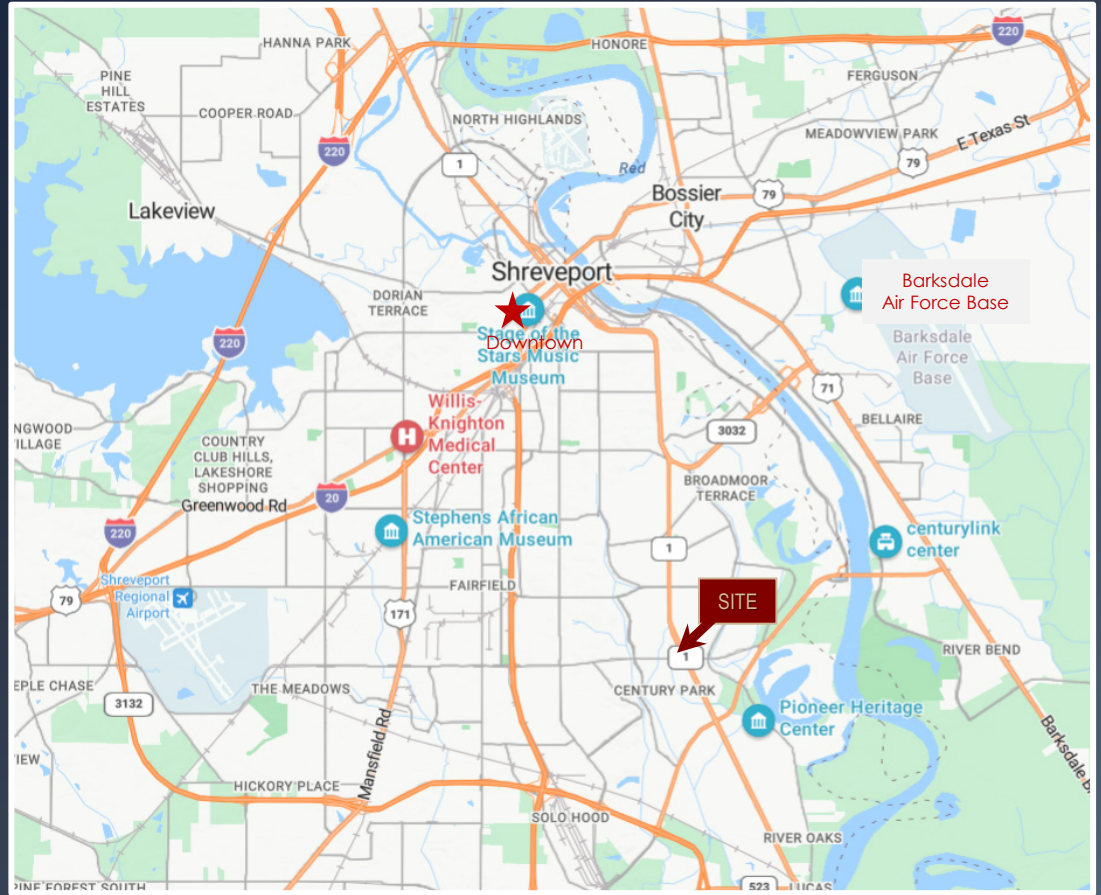
1 mile	\$104,191
3 mile	\$96,038
5 mile	\$82,277

Total Employees

1 mile	5,657
3 mile	30,588
5 mile	83,761

Traffic Counts (cars/day)

Youree Dr.	32,761
E. 70 <sup>th</sup> St.	24,401



TENANTS & SHADOW ANCHORS INCLUDE:



AREA RETAILERS







Shadow Grocery

32,000 cars/day

4 access points

Robust retail intersection

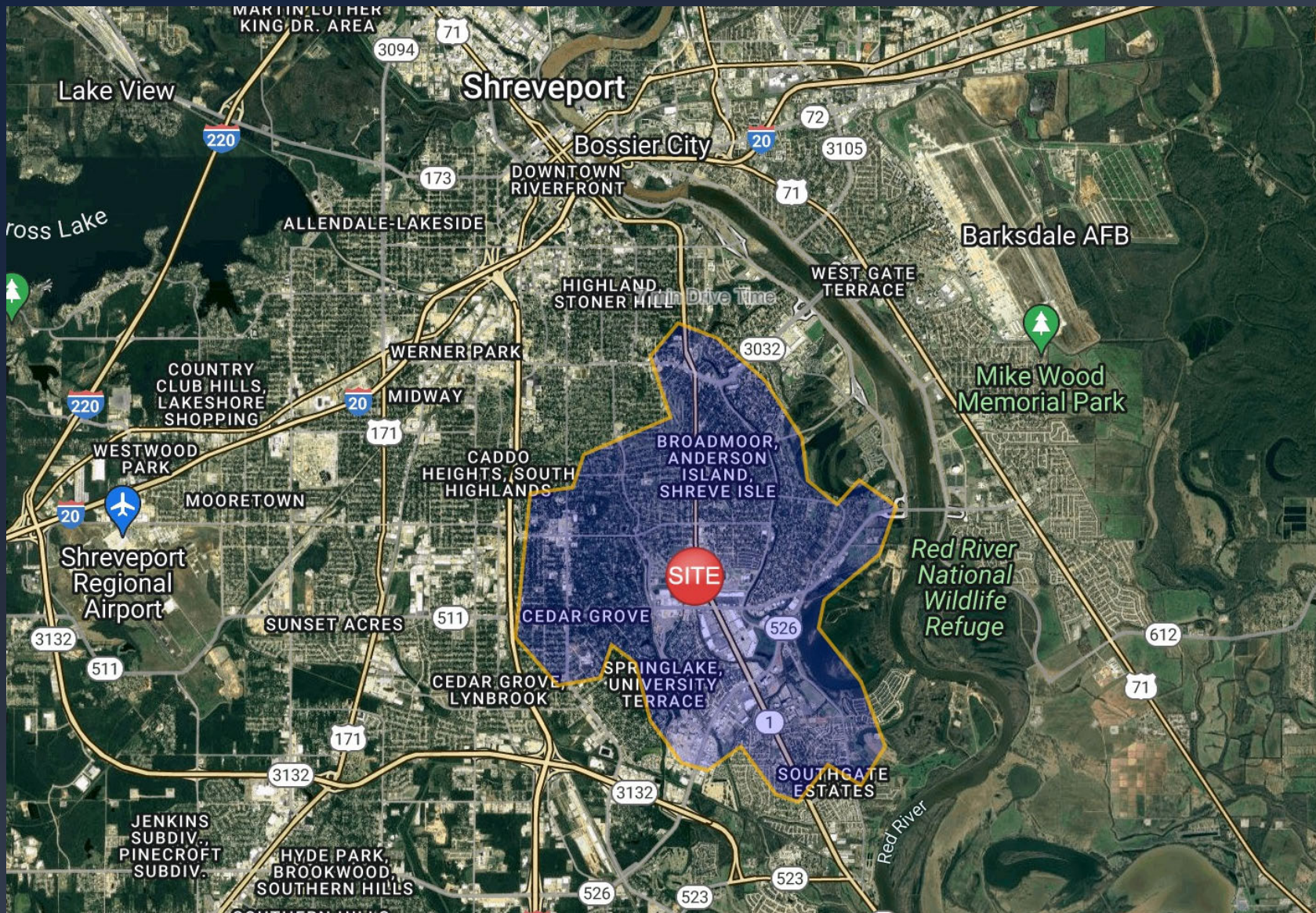


➔ 18,903 Employees

➔ 13,813 Households

➔ 29,204 People

➔ \$111K Avg. HH Income





61,394 people

28,628 Households

\$96 Avg. HH Income

30,588 Employees

