

BAYOU PLAZA

6550 Youree Drive. Shreveport, LA 71105



GORDONPARTNERS

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 Flaming Hot Pot & Korean BBQ	6,848

Building 2	SF
2100 Game Exchange	1,970
2200 Edwin Watts Golf	6,304
2300 Available	1,600
2400 Tea Mochi	1,699
2500 1 st Choice Personnel	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 Bonefide 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)

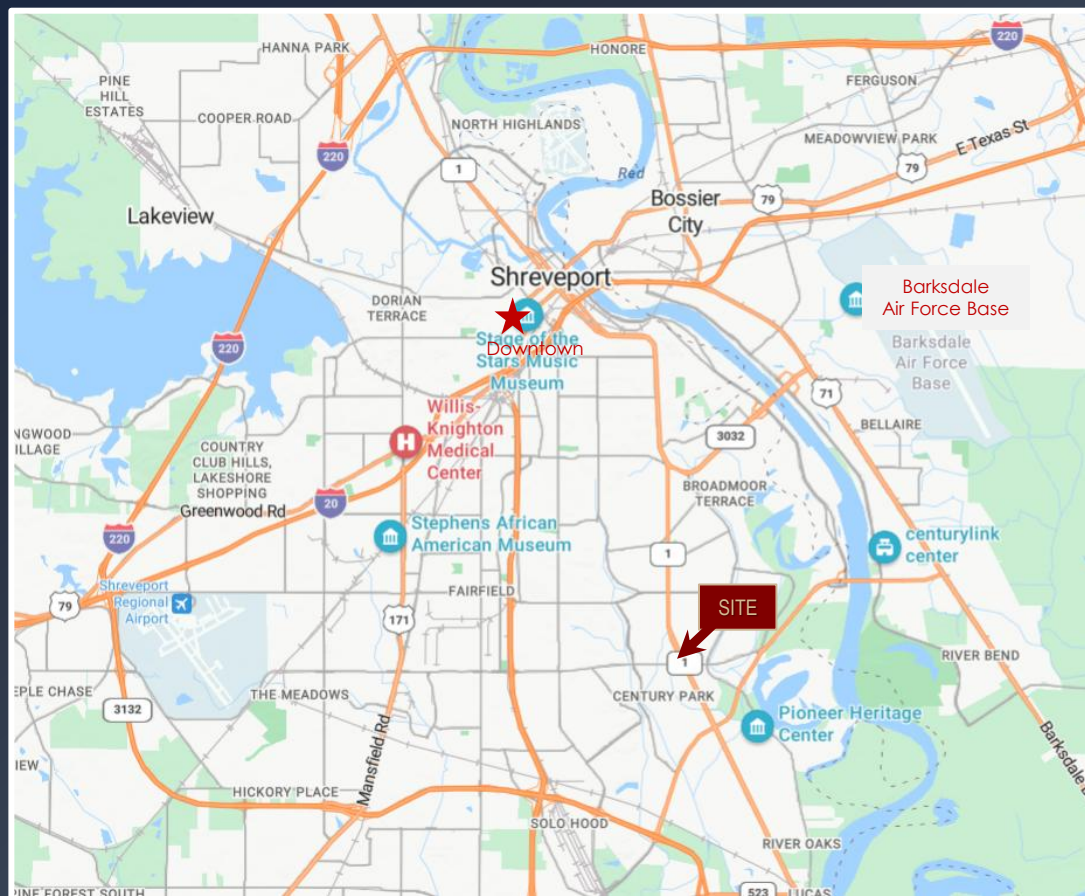
1 mile	\$104,191
3 mile	\$96,038
5 mile	\$82,277

Total Employees

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

Traffic Counts (cars/day)

Youree Dr.	32,761
E. 70 th St.	24,401



TENANTS & SHADOW ANCHORS INCLUDE:



AREA RETAILERS





Shadow Grocery

32,000 cars/day

4 access points

Robust retail intersection

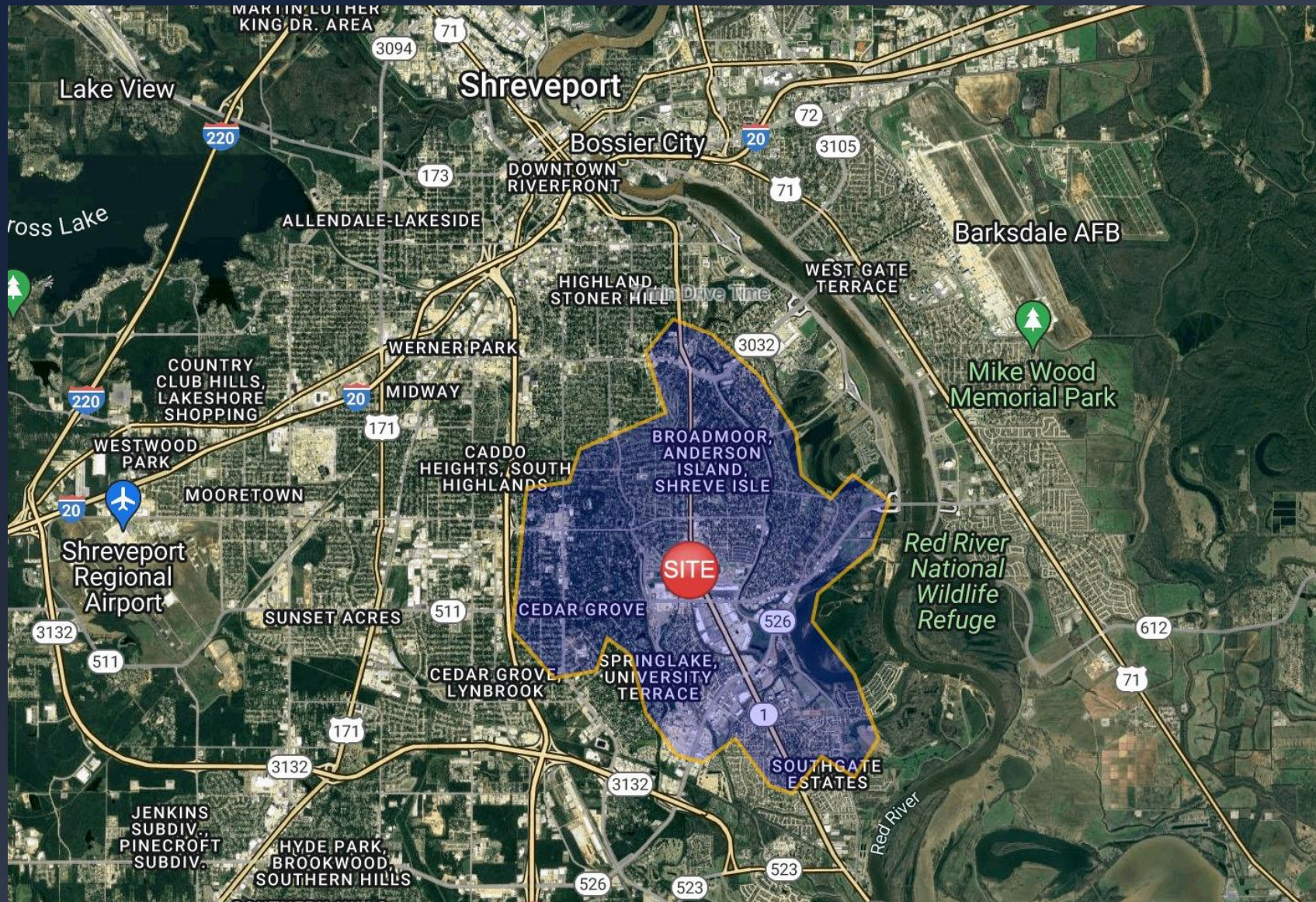


➡ 18,903 Employees

➡ 13,813 Households

➡ 29,204 People

➡ \$111K Avg. HH Income





➡ 61,394 people

➡ 28,628 Households

➡ \$96 Avg. HH Income

➡ 30,588 Employees

