



FOR LEASE

1655 E. Bert Kouns /Industrial Loop, Shreveport, LA 71105



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The information contained herein is deemed reliable; however, SDI Realty, LLC makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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Property Highlights

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Property Highlights

- 3,310 SF second-generation office space (previously Humana)
- Walmart-anchored located at the SWQ of Youree Dr. and E. Bert Kouns Industrial Loop
- Signalized intersection at the main entrance/exit to Walmart
- Close proximity to LSU Shreveport (8,500 Students) and student housing
- Close Proximity to Willis-Knighton Pierremont Hospital and Christus Health
- Pylon signage located at the main entrance/exit to Walmart

Traffic Counts:

Youree Dr: 25,224 VPD

E. Bert Kouns: 13,921 VPD

Demographics:	1 Mile	3 Mile	5 Mile
2025 Population	7,456	44,001	121,801
Daytime Pop.	15,949	52,366	133,126
Avg HH Income	\$82,764	\$91,906	\$82,472

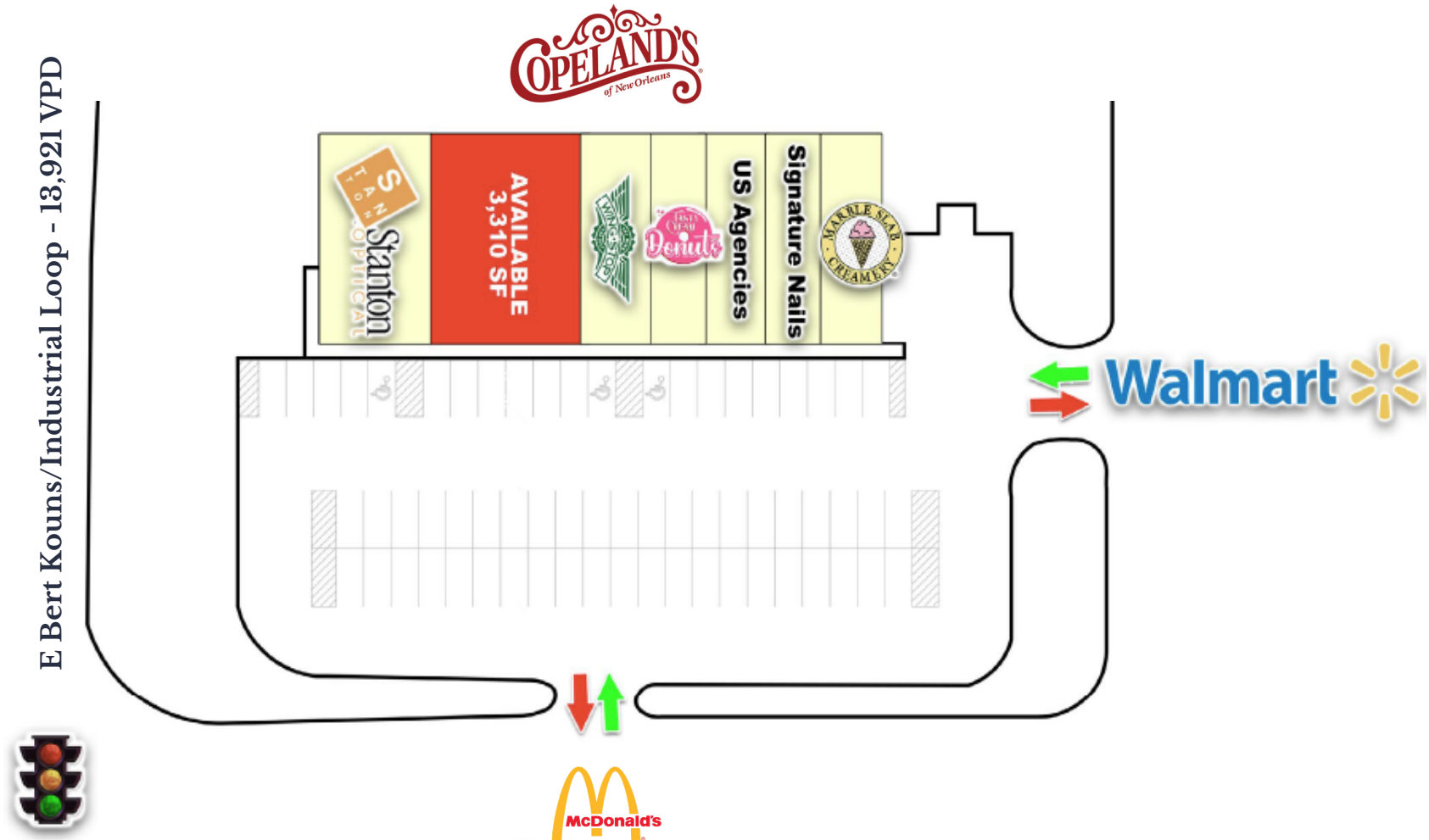
Area Retailers:



SITE PLAN

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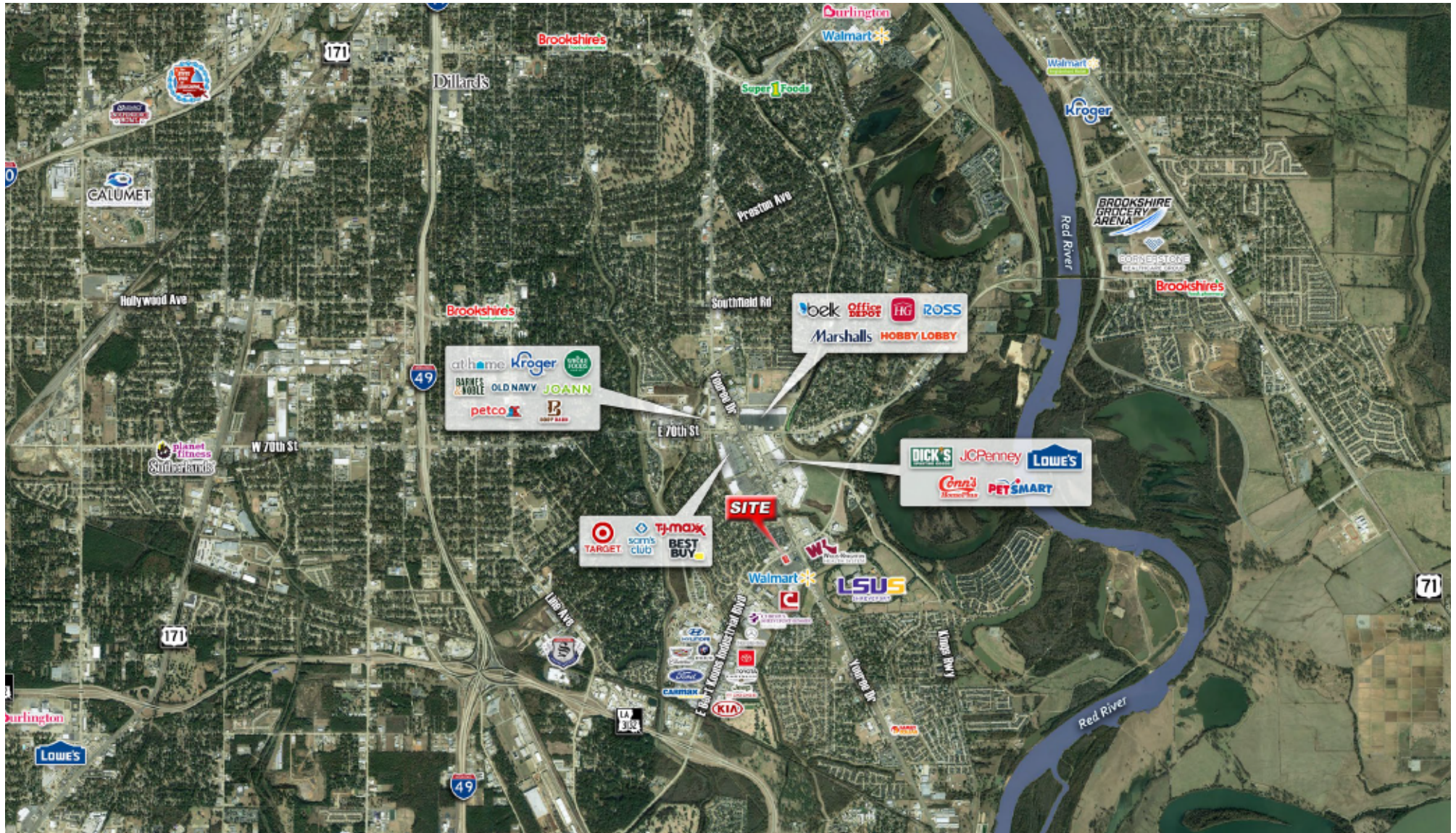
Youree Dr - 22,027 VPD





AERIAL VIEW

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