



CAMPUS WALK SHOPPING CENTER

8510 YOUREE DRIVE, SHREVEPORT, LA 71115

- Retail Center Located Across From LSU-Shreveport (Enrollment: 11,000+ students in 2025)
- 1,313 Square Feet Available
- Excellent Visibility, Accessibility, and Signage
- Desirable Youree Drive Location
- Located on Major Retail Corridor
- Traffic Count: 72,000+ Cars Per Day At Youree/E. Bert Kouns

RETAIL SPACE FOR LEASE



For more information, contact:

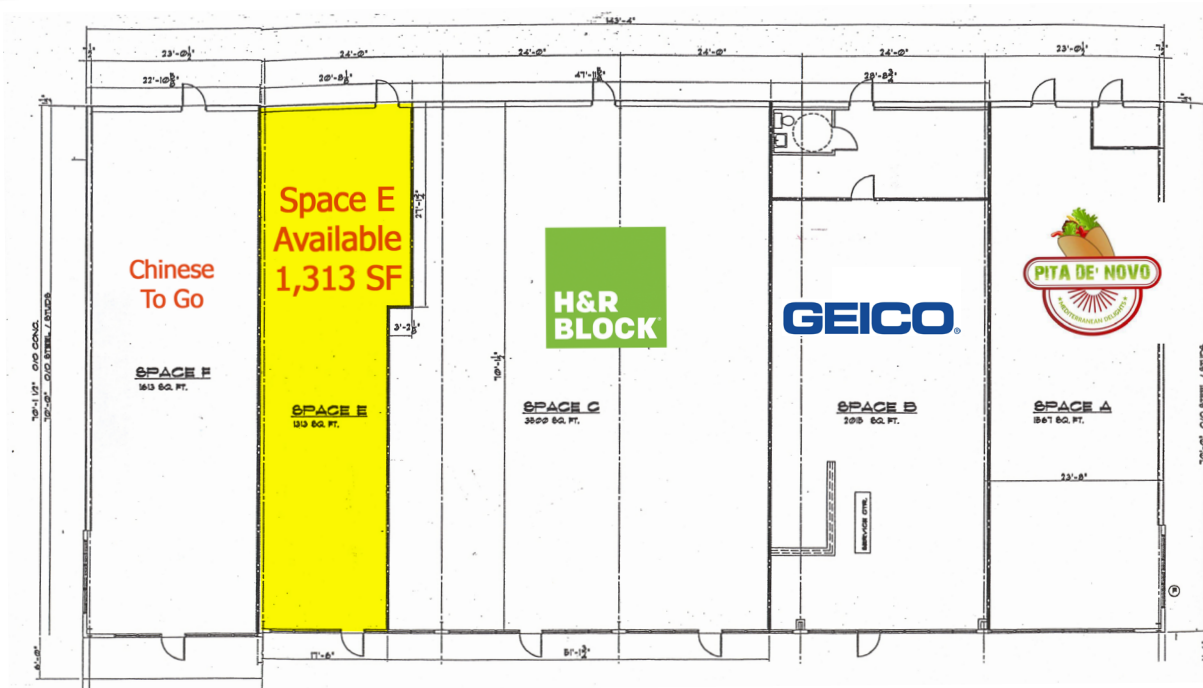
Hilary Bransford | 318.222.2244 | hbransford@vintagerealty.com

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Executive Summary

8510 Youree Dr, Shreveport, Louisiana, 71115



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	8,778	43,655	124,986
2020 Population	8,841	43,313	121,785
2025 Population	8,433	41,098	116,358
2030 Population	8,107	39,455	112,730
2010-2020 Annual Rate	0.07%	-0.08%	-0.26%
2020-2025 Annual Rate	-0.90%	-0.99%	-0.86%
2025-2030 Annual Rate	-0.79%	-0.81%	-0.63%
Households			
2010 Total Households	4,131	19,389	51,279
2020 Total Households	4,277	19,346	51,454
2025 Total Households	4,276	19,236	51,329
2030 Total Households	4,206	18,896	50,682
2010-2020 Annual Rate	0.35%	-0.02%	0.03%
2020-2025 Annual Rate	0.00%	-0.11%	-0.05%
2025-2030 Annual Rate	-0.33%	-0.36%	-0.25%
2025 Average Household Size	1.95	2.10	2.23
Average Household Income			
2025 Average Household Income	\$79,427	\$91,982	\$88,184
2030 Average Household Income	\$88,089	\$100,791	\$97,011

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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