## **Available for Sublease**

Former KFC - Shreveport, LA

### 4005 Hearne Ave Shreveport, LA

#### **Property Specifications**

- 4,100 SF free-standing building located on 1.19 acre parcel
- Located 1000 feet from the I-20 Hearne St exit (19,913 CPD)
- 0.5 miles to Willis Knighton Hospital (775 beds/2,700 employees) and other major medical facilities
- Less than 3 miles to riverfront casinos and Red River Entertainment District
- Lease end date 5/31/2037 with options available.
  Year built - 1995.



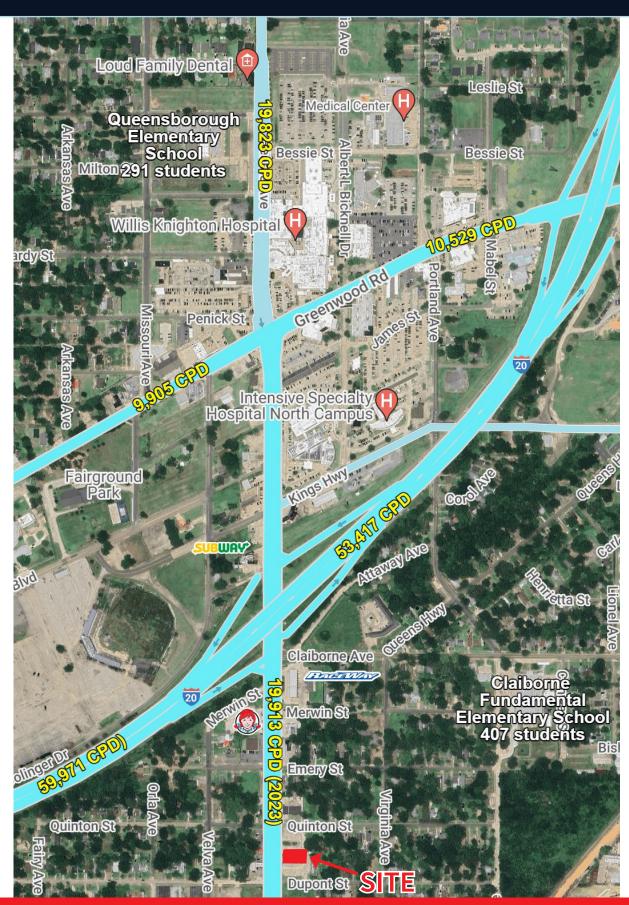


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#### **Demographics** 1 Mile 7,449 13,626 \$42,621 34.7 Daytime Population Average Household Income Estimated Population Median Age 3 Mile 60,495 76,646 \$56,137 36.8 | \$ | Estimated Population Daytime Population Average Household Income Median Age 5 Mile 125,366 159,245 \$59,785 37 | \$ Estimated Population Daytime Population Average Household Income Median Age

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# Shreveport/Bossier City, LA Retail Aerial



