

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.



Demographics

Source: Esri 2023

1 Mile

7,449 Estimated Population		13,626 Daytime Population	\$42,621 Average Household Income		34.7 Median Age
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3 Mile

60,495 Estimated Population		76,646 Daytime Population	\$56,137 Average Household Income		36.8 Median Age
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5 Mile

125,366 Estimated Population		159,245 Daytime Population	\$59,785 Average Household Income		37 Median Age
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Shreveport/Bossier City, LA Retail Aerial

