

BAYOU PLAZA

6550 Youree Drive. Shreveport, LA 71105



GORDON PARTNERS

Shadow Grocery

21 Lease Spaces

Convenience Retail

Youree Drive exposure

32,000 cars/day



LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM



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	Available	2,409
1003	Thriveworks	1,722
1005	Available	1,800
1006	Low-Cost Vaccinations	1,200
1007	Bonafide Orthopedics	1,200
1008	McDonald's Training	1,800
1009	Available	1,798
1010	Available	2,409

Population

1 mile	8,318
3 mile	64,812
5 mile	144,892

Average Household Income

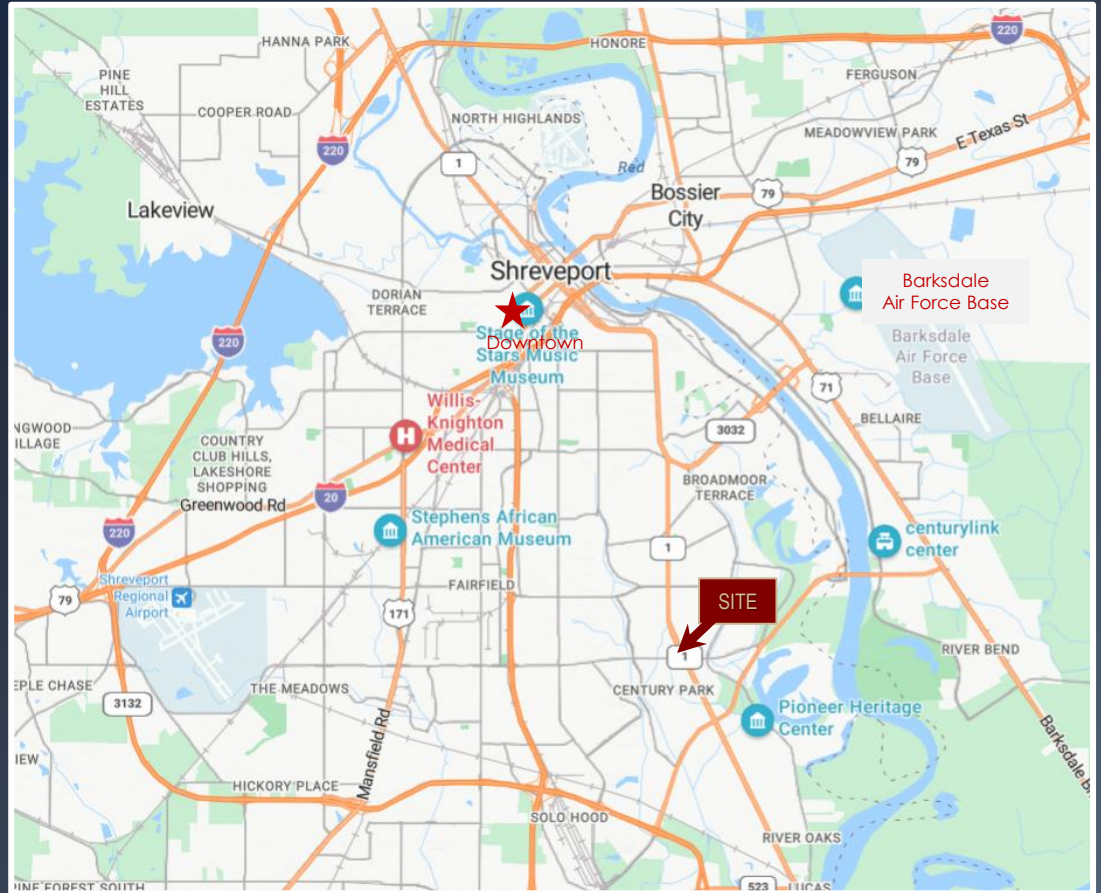
1 mile	\$75,158
3 mile	\$51,506
5 mile	\$44,828

Total Employees

1 mile	6,097
3 mile	50,707
5 mile	101,621

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





➔ 60,000 people

➔ 29,000 Households

➔ \$96 Avg. HH Income

➔ 31,000 Employees

