



BROADMOOR CENTER FOR LEASE

3950 YOREE DRIVE, SHREVEPORT, LA 71105

- Suite 160 - 1,680 square feet available
- Suite 140 - 1,680 square feet available
- Centrally located in heart of retail corridor
- Great visibility
- Excellent signage potential
- Easy accessibility
- Traffic count: 30,000+ vehicles per day



For more information, contact:

Hilary Bransford | 318.222.2244

hbransford@vintagerealty.com | vintagerealty.com

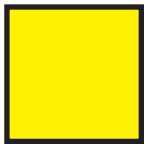
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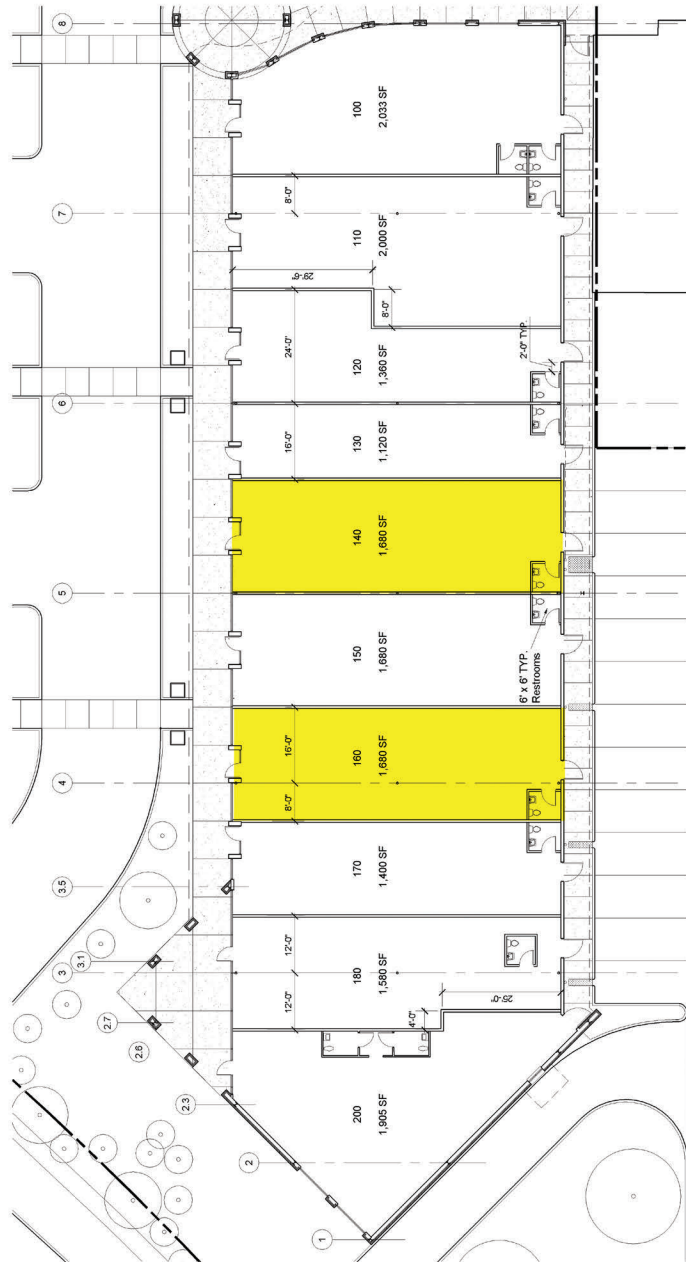
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SITE PLAN



=Available



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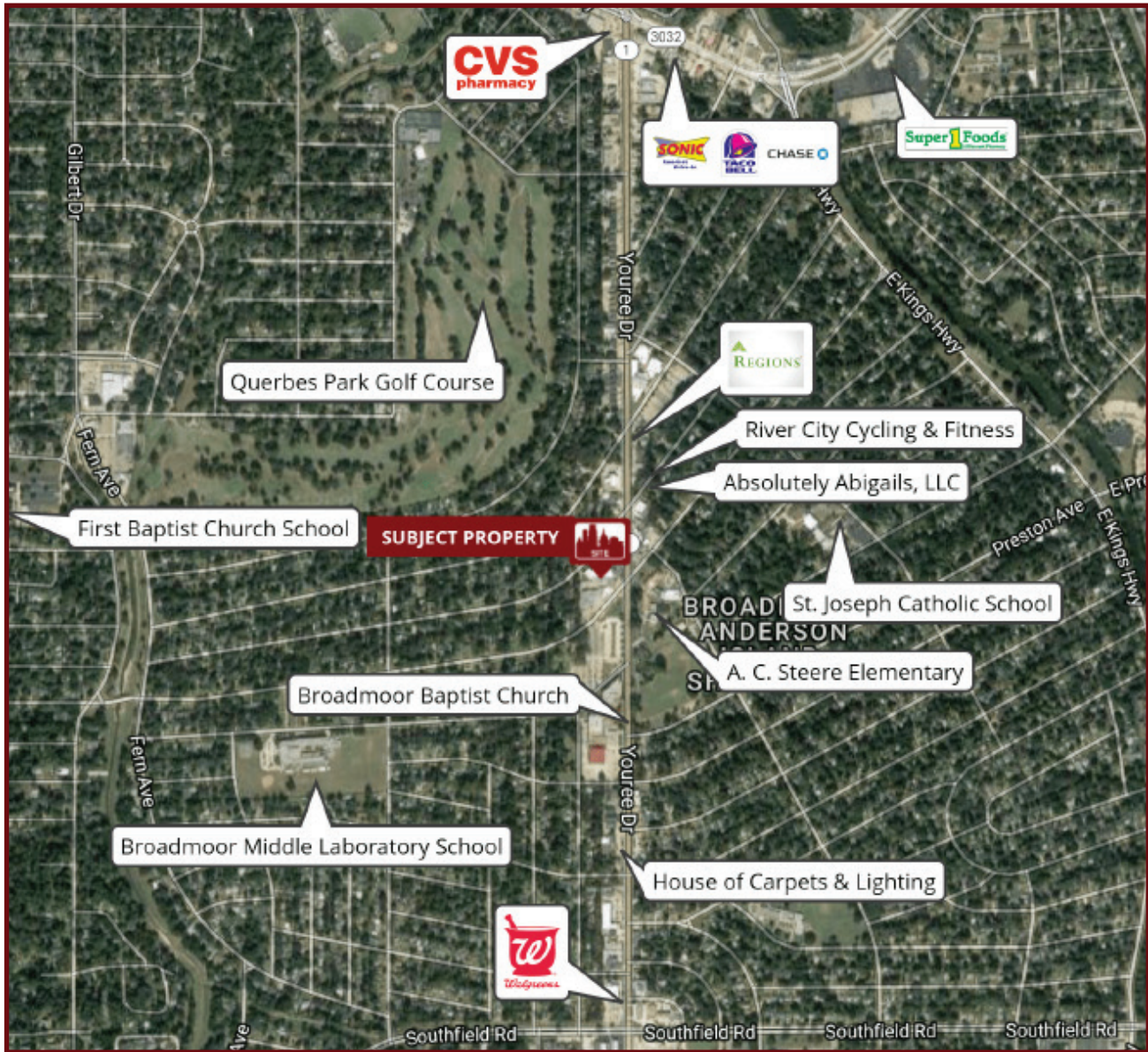
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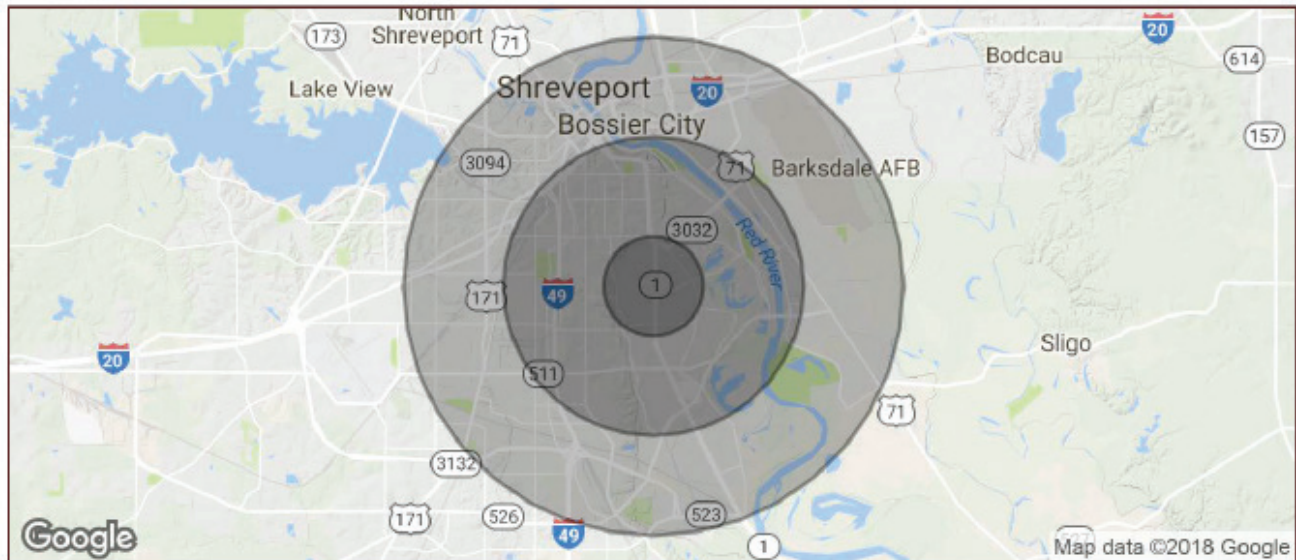
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,478	71,583	157,741
MEDIAN AGE	37.0	37.2	35.3
MEDIAN AGE (MALE)	33.1	35.0	33.2
MEDIAN AGE (FEMALE)	40.6	38.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,436	30,105	63,908
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$76,325	\$64,650	\$57,455
AVERAGE HOUSE VALUE	\$171,421	\$154,104	\$138,725

* Demographic data derived from 2010 US Census



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