



SHOPPES at BELLEMEAD

PREMIER LIFESTYLE CENTER SPACE AVAILABLE

Shoppes at Bellemead offers visitors an unparalleled shopping experience. At this unique lifestyle center, shoppers can browse the top retailers and restaurants in the area amidst a sophisticated, stylish setting of beautifully appointed shop facades and pleasant, park-like surroundings. Conveniently located on Youree Drive just North of E. 70th Street, Shoppes at Bellemead is easily accessible from both I-49 and I-20.

PROPERTY HIGHLIGHTS

- 4,500 square feet available (Suite 206)
- 10,000 square feet available (Suite 301)
- 4,142 square feet available (Suite 410)
- Competitive lease rates
- Direct access from parking lot to shops
- High traffic count
 - Youree & E. 70th: 57,162 cars per day
 - Youree & Southfield Rd.: 39,169 cars per day

TENANTS INCLUDE:

- Ann Taylor Loft
- Chico's
- Ivy & Stone
- James Avery Jewelry
- J. Jill
- Kendra Scott Pop Up
- Maccentric
- Merle Norman
- Moore Active
- Precision Pilates
- Soma Intimates
- Spa Concepts - Aveda
- Talbots
- The Good Feet Store
- Vertage Clothing Boutique
- White House-Black Market
- Buttercups Cupcakes
- Cantina Laredo Restaurant
- Chicken Salad Chick
- We Olive & Wine Bar



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6535 YOUREE DRIVE, SHREVEPORT, LA 71105

Photos



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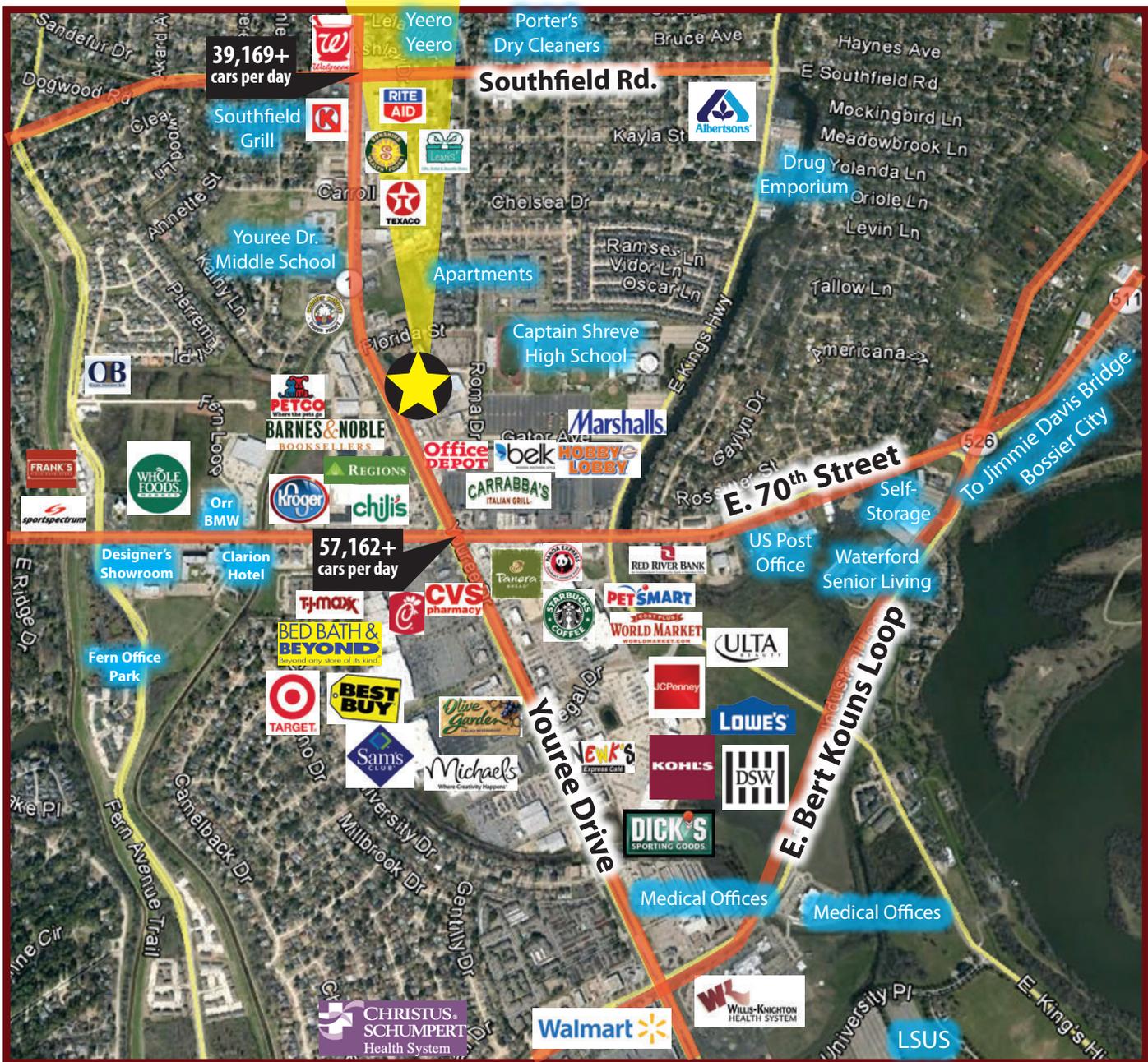
Zoom View of Subject Property



Demographic Snapshot

	Population	Avg. HH Income	Median Age
1 mi	6,725	\$86,780	43.2
3 mi	65,462	\$72,907	37.7
5 mi	155,513	\$62,633	35.8

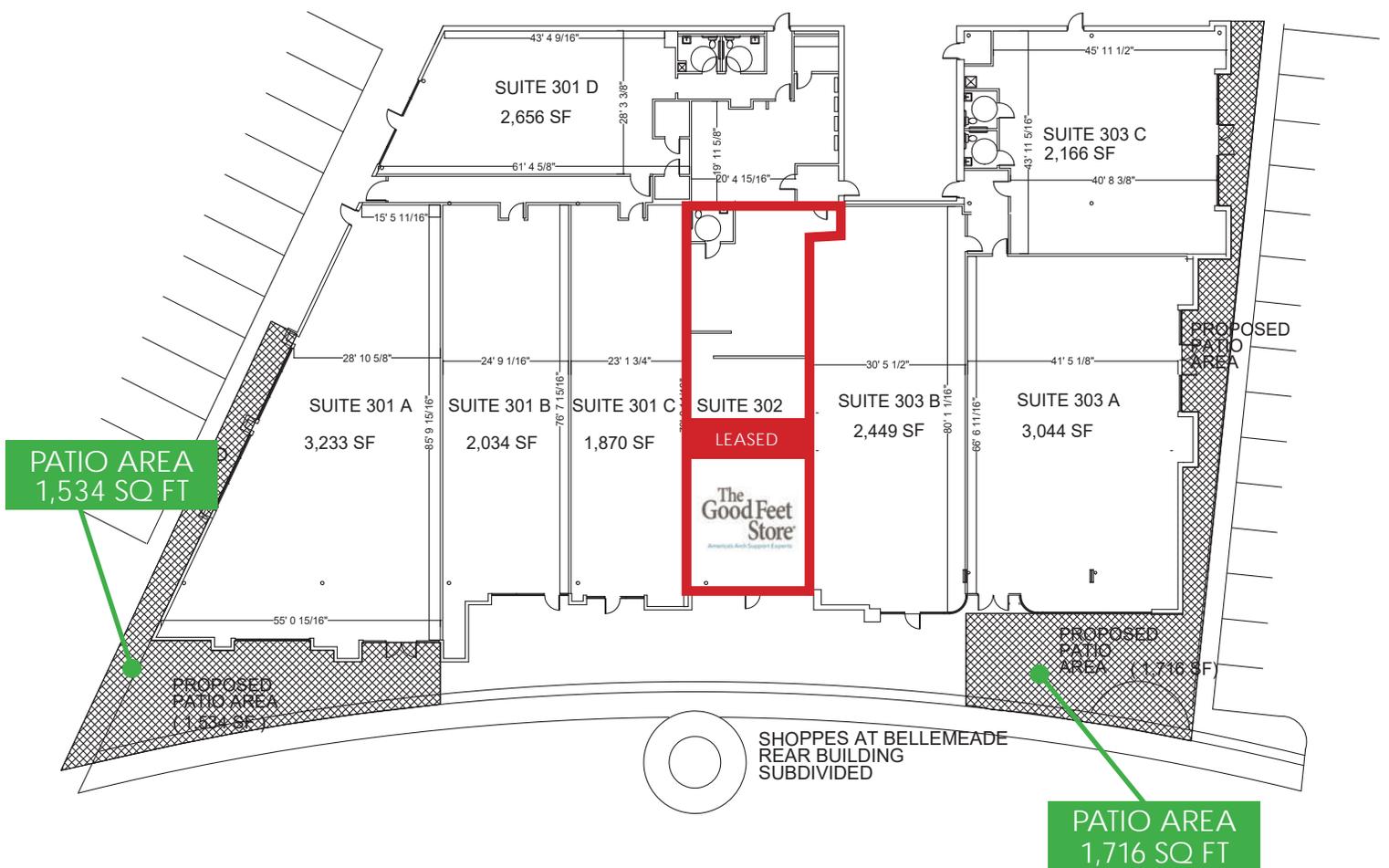
Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2019 and 2023.



Proposed Subdivision of Building 300

Suites may be combined. Max contiguous 19,000 ± sq. ft.

- Suite 301A: 3,233 sq. ft.
- Suite 302: **LEASED**
- Suite 301B: 2,034 sq. ft.
- Suite 303A: 3,044 sq. ft.
- Suite 301C: 1,870 sq. ft.
- Suite 303B: 2,449 sq. ft.
- Suite 301D: 2,656 sq. ft.
- Suite 303C: 2,166 sq. ft.



DYSON
Design Arts

Proposed Subdivision Mock-Ups



Uses portrayed are placeholders and a variety of uses could work well in the shopping center.