

FOR LEASE

PROPERTY DESCRIPTION

University Place Shopping Center, located in the midst of Shreveport's premier shopping corridor, is the retail and food destination for the Shreveport-Bossier City area.

- Top Traffic Counts – 57,162 ADT
- Within close proximity to medical centers, office parks, auto mall, Louisiana State University - Shreveport, and Cinemark Tinseltown (17 screens)
- Center offers great visibility, easy accessibility and ample parking.

GLA

- 206,753 SF

AVAILABLE

- Suite 1 - 3,463 SF
- Suite 4 - 1,550 SF
- Suite 5 - 1,450 SF
- Suite 6 - 1,738 SF
- Suite 7 - 2,489 SF
- Suite 8 - 1,330 SF
- **Suites 4-8 Combined**
Up to 8,553 SF
- Suite 10 - 8,160 SF
- Suite 11 - 10,000 SF
- **Suites 10 & 11 Combined**
Up to 18,165 SF
- Suite 33- 1,950 SF

TENANTS INCLUDE

Super Target, Best Buy, Bed Bath & Beyond, T.J.Maxx, Rack Room Shoes, Olive Garden, Chick-fil-A, Chipotle Mexican Grill, CVS Pharmacy, Vision 4 Less, and many more!

AREA NATIONAL RETAILERS

- Sam's Club, Michaels, Guitar Center
- **Regal Court Shopping Center**
Kohl's, Dick's Sporting Goods, JCPenney, DSW, ULTA Beauty, Party City
- **King's Crossing**
Conn's HomePlus, PetSmart, Cost Plus World Market, Walk-On's Sports Bistreaux
- **Eastgate Shopping Center**
Belk, Hobby Lobby, Ross Dress for Less, Marshalls, HomeGoods, Office Depot
- **Bayou Walk Shopping Center**
Kroger, Petco, Old Navy, Barnes & Noble, Boot Barn, Ashley HomeStore



SUMMARY

AERIAL

SITE PLAN

AREA RETAIL

PHOTOS

DEMOGRAPHICS



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Click image for larger view



KEY

Available:

Leased:

Not a Part:



TENANTS

1. AVAILABLE	3,463 SF
2. Happy Nails	1,350 SF
3. The UPS Store	1,500 SF
4. AVAILABLE	1,550 SF
5. AVAILABLE	1,450 SF
6. AVAILABLE	1,734 SF
7. AVAILABLE	2,489 SF
8. AVAILABLE	1,330 SF
9. Sports Clips	1,500 SF
10. AVAILABLE	8,160 SF
11. AVAILABLE	10,000 SF
12. T.J. Maxx	30,000 SF
13. Bed Bath & Beyond	30,000 SF
14. Best Buy	45,830 SF
15. Rack Room Shoes	8,000 SF
16. CVS Pharmacy	14,470 SF
17. Sonic Drive-In	1,362 SF
18. McAlister's Deli	3,700 SF
19. Chase	2,800 SF
20. Ochsner Urgent Care	2,500 SF
21. New Frontier Gold & Silver	1,200 SF
22. Smoothie King	1,400 SF
23. Sleep Number	2,800 SF
24. Jimmy John's	1,200 SF
25. Texas Dental Professionals	2,675 SF
26. 5 Star Nutrition	1,200 SF
27. Chipotle Mexican Grill	2,749 SF
28. Vision 4 Less	3,450 SF
29. Go Auto Insurance	1,500 SF
30. Cricket Wireless	1,230 SF
31. AVAILABLE	1,950 SF
32. Chick-fil-A	Outparcel
33. Olive Garden	Outparcel

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Suites 4-8 Available
Up to 8,553 SF



Image Altered to Show Updated Signage

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2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,381	57,530	141,457
AVG. HH INCOME	\$93,506	\$80,324	\$65,194
HOUSEHOLDS	3,308	27,391	61,497
DAYTIME POPULATION	19,342	61,458	155,314

