



PAD AVAILABLE

SWC of E. Kings Hwy & Regal Dr, Shreveport, LA 71105



Details:

- Land area is 51,742 Sq Ft / 1.19 Acres
- Excellent location near major healthcare hubs, including Willis-Knighton Pierremont Hospital and CHRISTUS Health, with immediate access to LSU Shreveport, student housing, and a strong daytime population.
- Across the street from Orr Automotive Super Center, consisting of: BMW, Acura, and Cadillac.
- Prime hard corner located at a signalized intersection
- Surrounded by major national retailers

Traffic Counts:

E. Kings Hwy: 14,137 VPD
Youree Dr: 33,240 VPD
E. 70th St: 19,785 VPD

Demographics:	1 Mile	3 Mile	5 Mile
2025 Population	5,267	50,320	124,313
Avg. HH Income	\$86,634	\$111,104	\$94,409
Daytime Pop.	14,279	56,016	141,067

Area Retailers:





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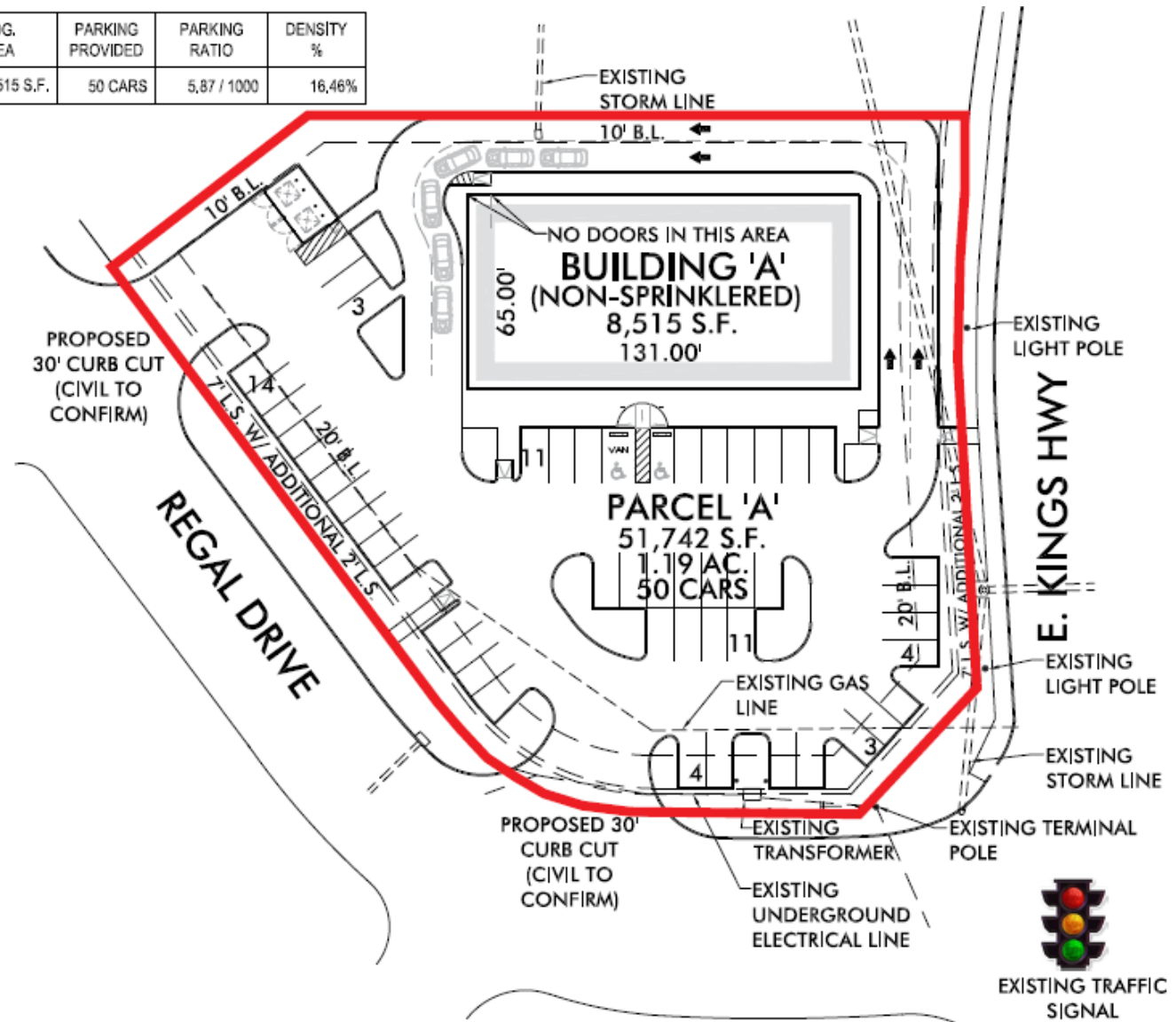
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SITE PLAN

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LOT	LAND AREA		BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
LOT 1	51,742 S.F.	1.19 AC.	8,515 S.F.	50 CARS	5.87 / 1000	16.46%



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