

FOR LEASE

1655 E. Bert Kouns /Industrial Loop, Shreveport, LA 71105



LSU
SHREVEPORT
CONTINUING EDUCATION

8,500 Students Annually

22,027 VPD (24)

WK
WILLIS-KNIGHTON HEALTH SYSTEM

Walmart

Youree Dr

ihop

MURPHY USA

COPELAND'S
of New Orleans

Pylon Sign

13,921 VPD (24)

E. Bert Kouns Industrial Loop

WK
WILLIS-KNIGHTON
QUICK CARE

McDonald's



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Property Highlights

- 3,310 SF second-generation office space (previously Humana)
- Walmart-anchored located at the SWQ of Youree Dr. and E. Bert Kouns Industrial Loop
- Signalized intersection at the main entrance/exit to Walmart
- Close proximity to LSU Shreveport (8,500 Students) and student housing
- Close Proximity to Willis-Knighton Pierremont Hospital and Christus Health
- Pylon signage located at the main entrance/exit to Walmart

Traffic Counts:

Youree Dr: 25,224 VPD
 E. Bert Kouns: 13,921 VPD

Demographics:

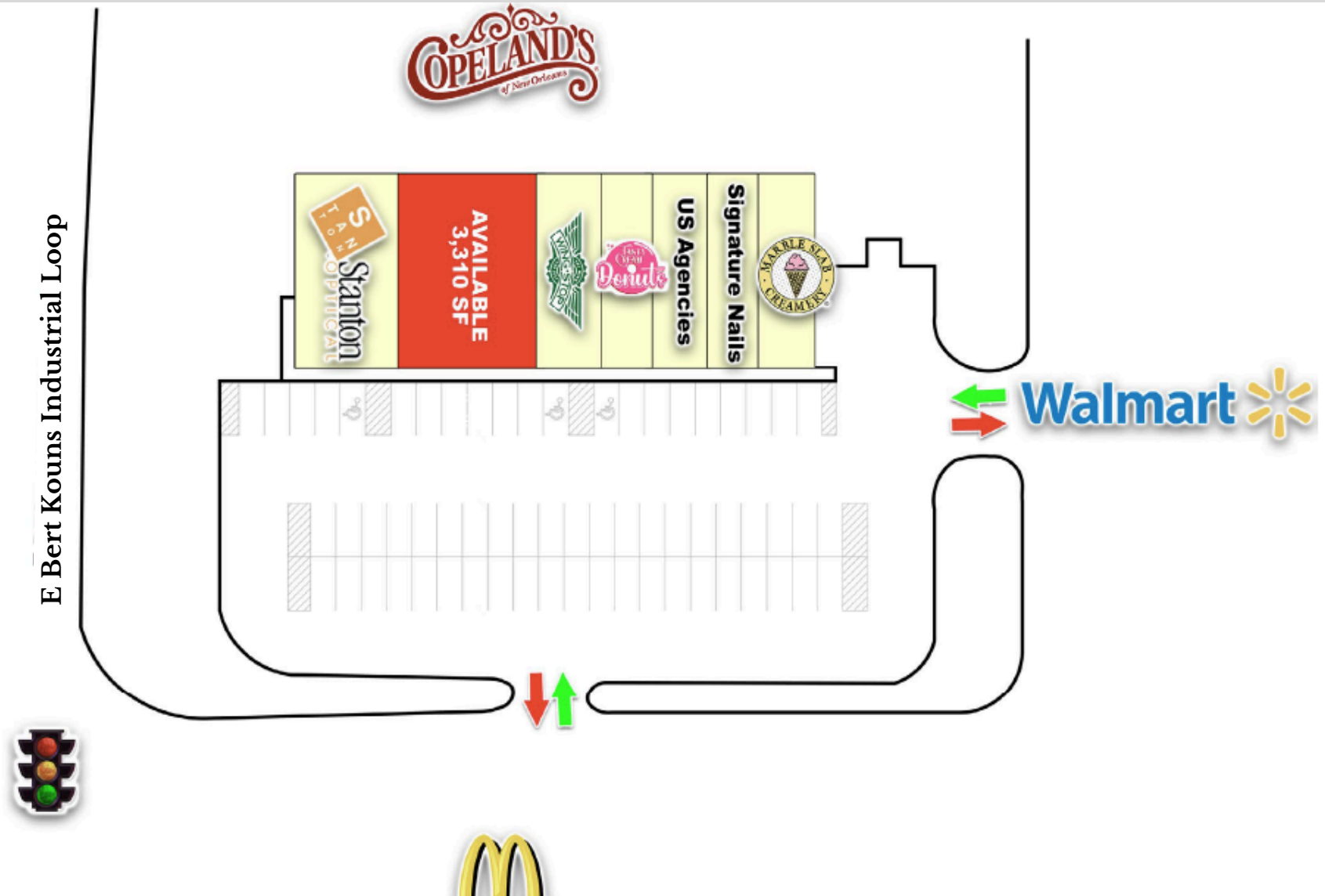
	1 Mile	3 Mile	5 Mile
2025 Population	7,456	44,001	121,801
Daytime Pop.	15,949	52,366	133,126
Avg HH Income	\$82,764	\$91,906	\$82,472

Area Retailers:



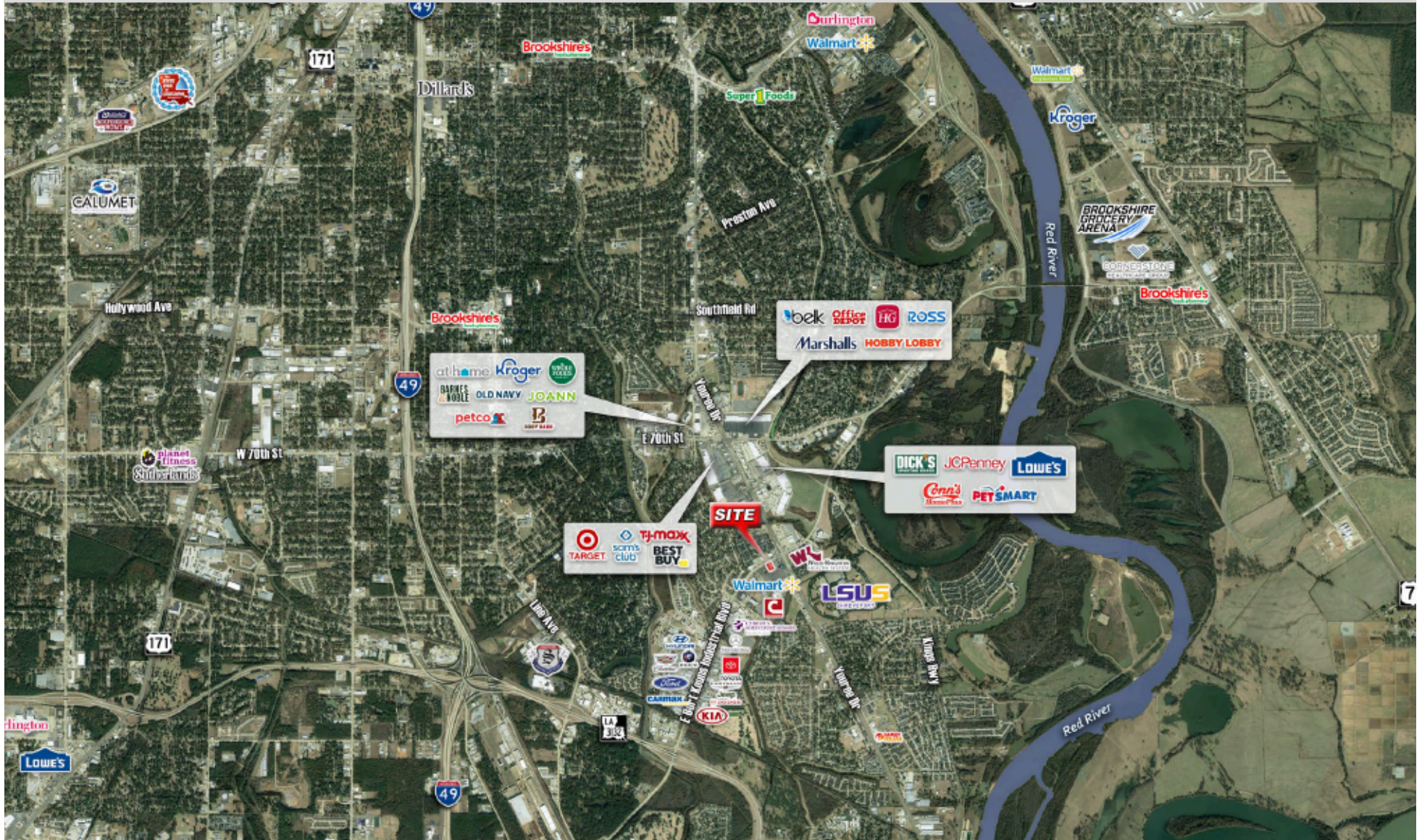
SITE PLAN

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AERIAL VIEW

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