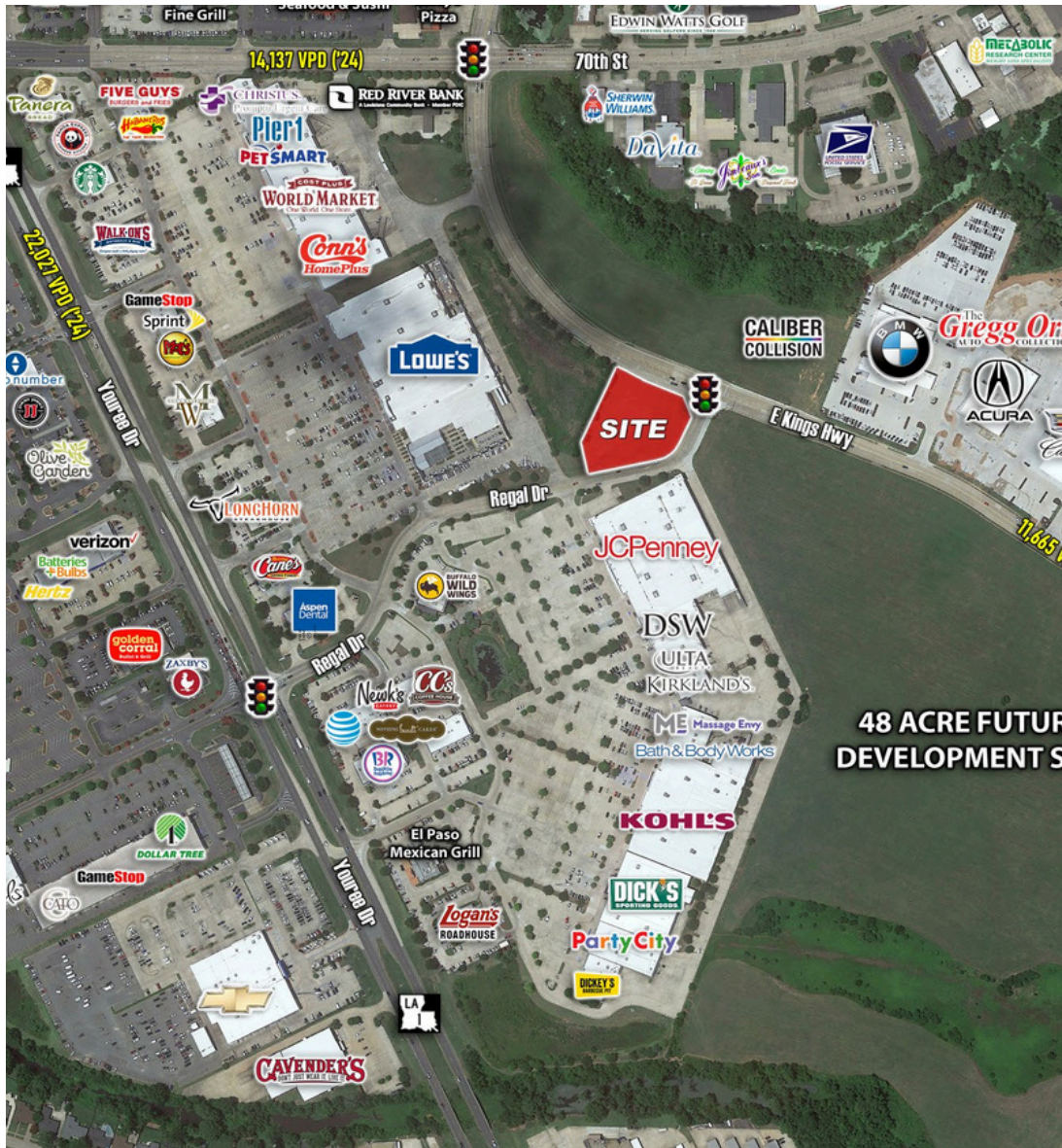




PAD AVAILABLE

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



Details:

- Land area is 51,742 Sq Ft / 1.19 Acres
- Hard corner at signalized intersection
- Located in the retail sector of Shreveport
- Across the street from Orr Automotive Super Center, consisting of: BMW, Acura, and Cadillac.
- 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
2024 Population	5,2636	50,320	124,313
Avg. HH Income	\$78,418	\$94,726	\$79,867
Daytime Pop.	14,279	56,016	141,067

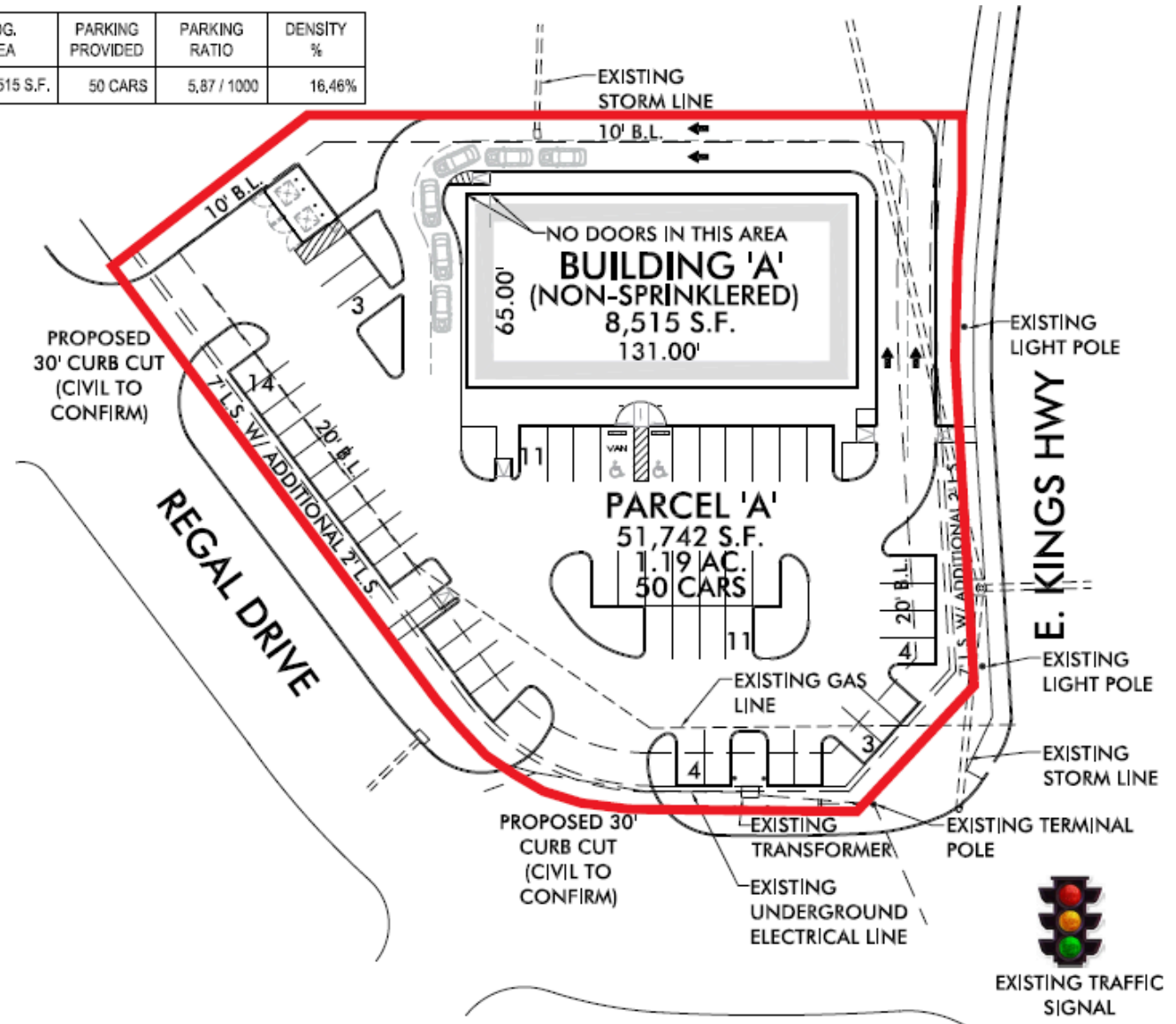
Area Retailers:



SITE PLAN

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

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%





AERIAL VIEW

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

