



Regal Court

7451 Youree Drive, Shreveport, LA 71105

Coordinates:

Latitude: 32.4366

Longitude: -93.7125

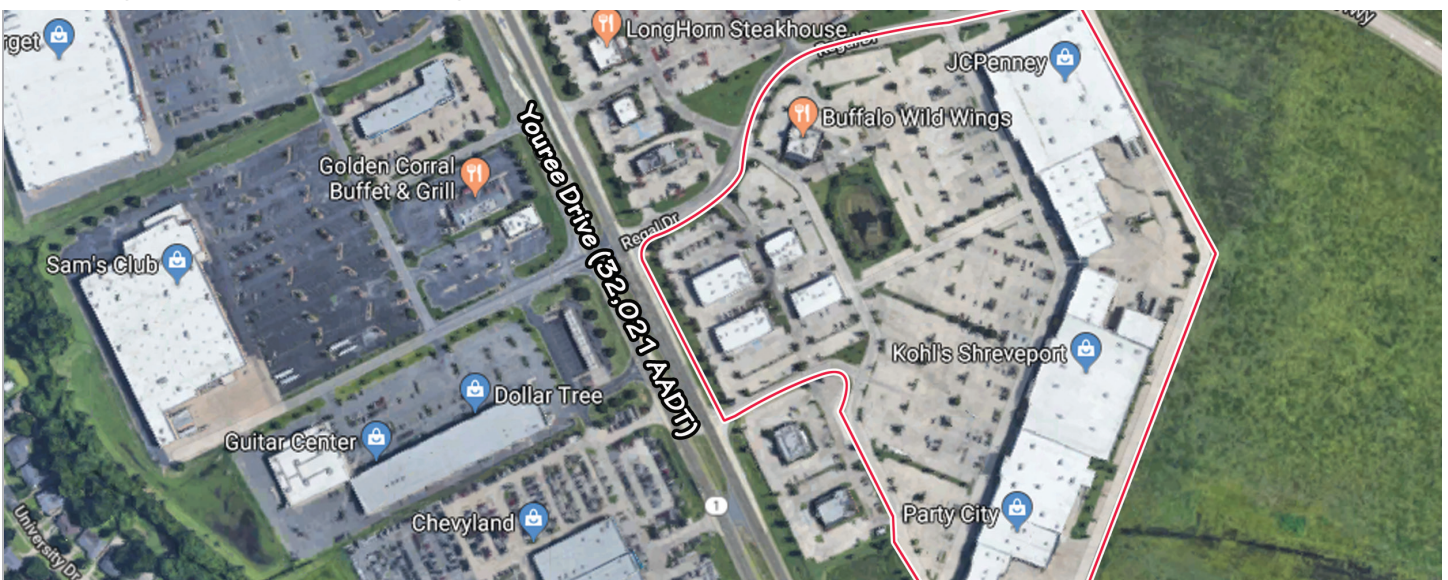
Leasing Contact: Stephanie Karpinski | skarpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 363,061 SF
- Shadow-anchored by Kohl's and JC Penney retail mix includes DSW, Dicks Sporting Goods, Ulta & more
- Conveniently located with direct access and Youree Drive - 32,021 AADT
- Strong population and positive growth makes this center an excellent choice



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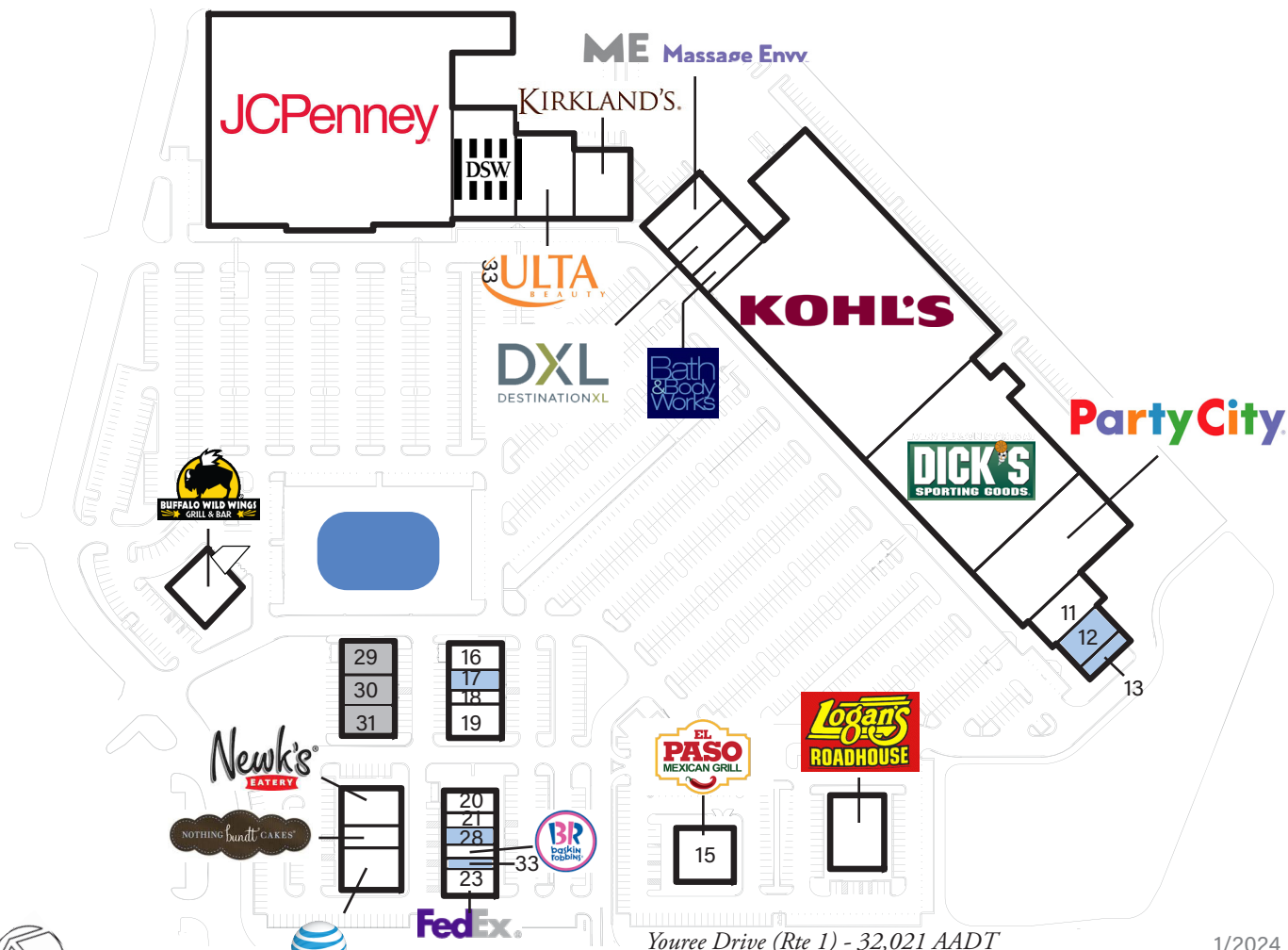
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Regal Court Store Listing

Center Size: 363,061 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	102,851 SF	JC Penney
2	14,500 SF	DSW
3	10,007 SF	Ulta
4	8,000 SF	Kirkland's
5	3,050 SF	Massage Envy
6	6,903 SF	DXL Men's Apparel
7	3,000 SF	Bath & Body Works
8	88,904 SF	Kohl's
9	45,142 SF	Dick's Sporting Goods
10	19,834 SF	Party City
11	5,990 SF	Partners in Primary Care
12	3,010 SF	Available
13	1,360 SF	Available
14	7,200 SF	Logan's Road House
15	6,100 SF	El Paso Mexican Grill
16	2,450 SF	Five Star Nail & Spa
17	1,820 SF	Available
18	1,540 SF	Milan Laser Hair Removal
19	3,290 SF	Laughing Crab
20	2,240 SF	Naruto Ramen
21	1,022 SF	Warhammer
22	1,330 SF	Baskin Robbins
23	2,397 SF	FedEx
24	4,200 SF	Newk's Express Cafe
25	2,400 SF	Nothing Bundt Cakes
26	5,000 SF	AT&T Mobility
27	6,400 SF	Buffalo Wild Wings
28	2,018 SF	Available
29		<i>U-Poke Bowl & Boba Tea</i>
30		<i>CPR Cell Phone Repair</i>
31		<i>Xfinity</i>
33	1,103 SF	Available

Items in blue and italicized are owned by others



2023



Demographics Estimate

Youree Drive (Rte 1) - 32,021 AADT

1/2024

	Resident Population	Households	Average HH Income
1 Mile	5,523	2,947	\$72,626
3 Miles	47,237	22,240	\$103,339
5 Miles	123,576	52,689	\$86,267



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