



Regal Court

7451 Youree Drive, Shreveport, LA 71105

Coordinates:
Latitude: 32.4366
Longitude: -93.7125

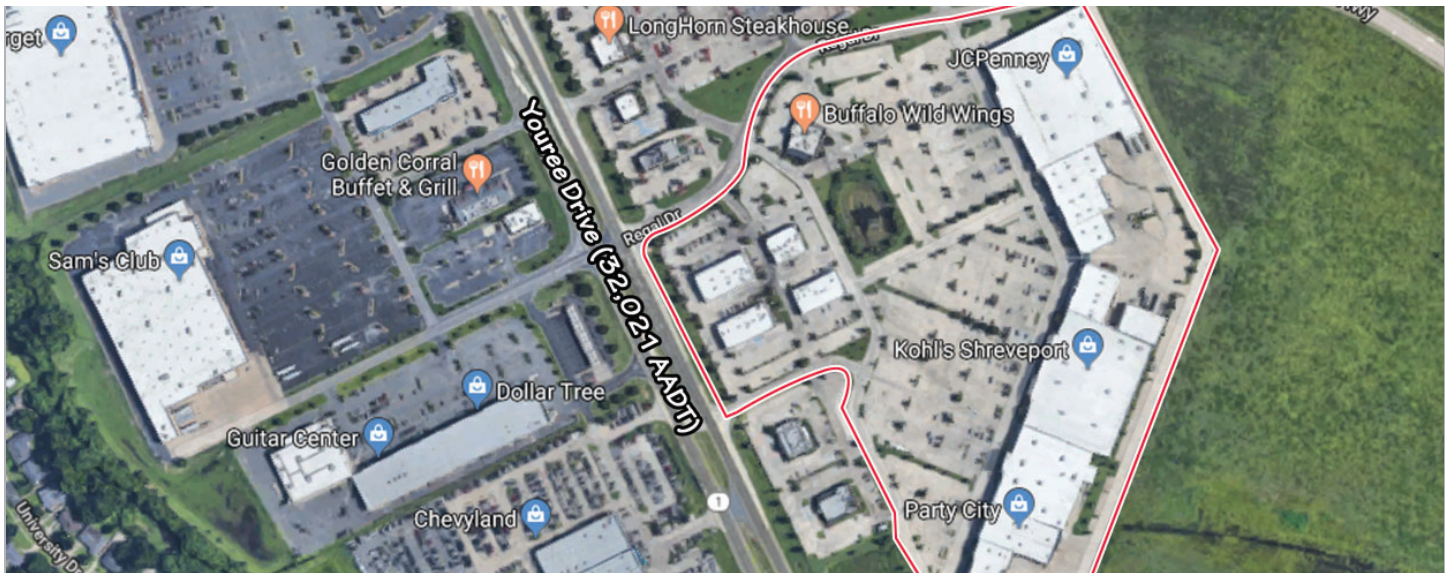
Leasing Contact: Stephanie Karpinski | skarpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

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



inlandgroup.com

The Inland name and logo are registered trademarks being used under license.



Regal Court

7451 Youree Drive, Shreveport, LA 71105

Coordinates:

Latitude: 32.4366

Longitude: -93.7125

Leasing Contact: Stephanie Karpinski | s.karpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

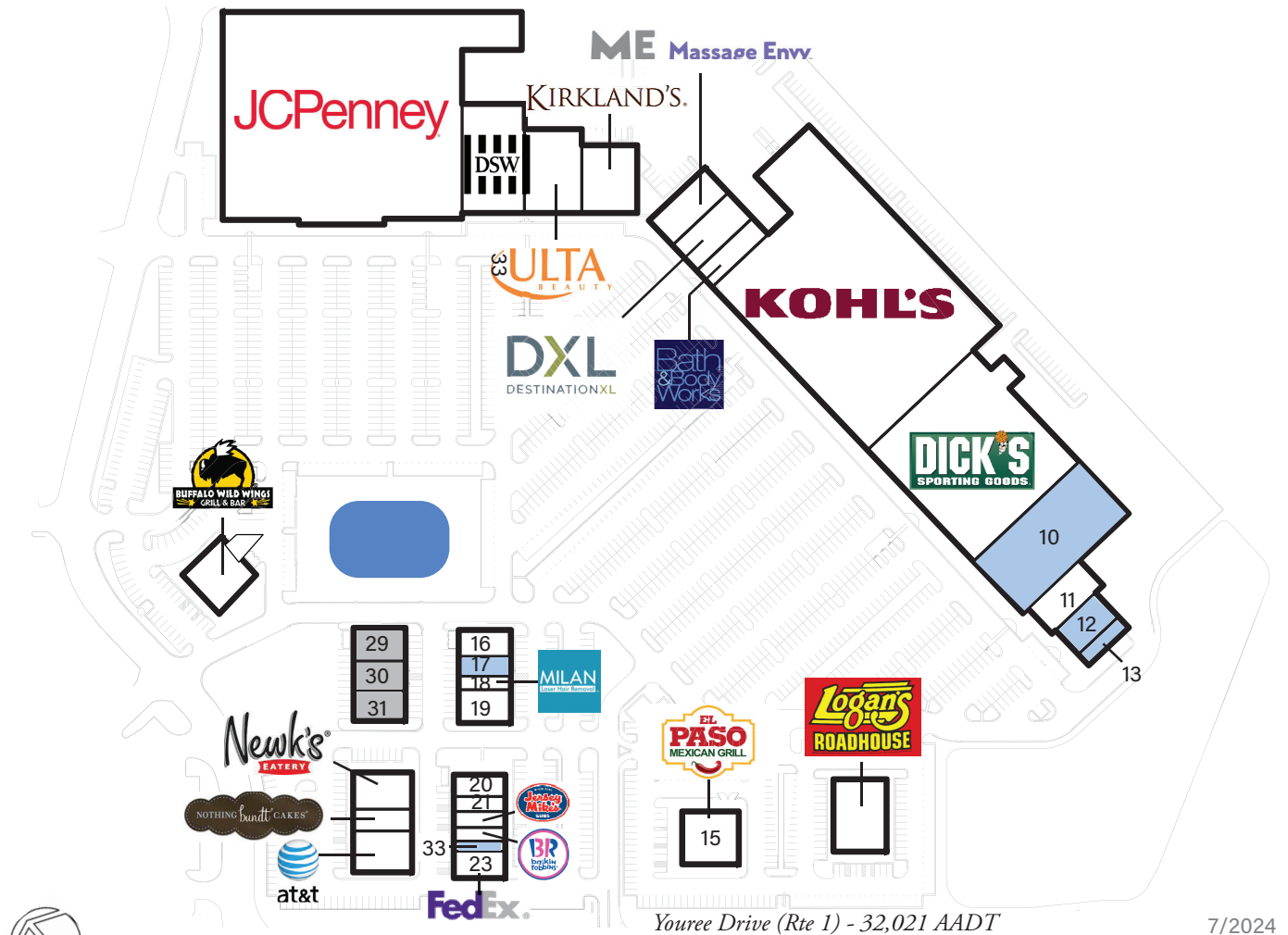
Property managed by Inland Commercial Real Estate Services LLC

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 | Available |
| 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 | Jersey Mike's Subs |
| 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



2024

Demographics Estimate

7/2024

| | Resident Population | Households | Average HH Income |
|---------|---------------------|------------|-------------------|
| 1 Mile | 5,384 | 2,884 | \$72,524 |
| 3 Miles | 48,459 | 22,423 | \$100,365 |
| 5 Miles | 122,815 | 52,861 | \$86,755 |



@inlandgroup