

# Former Captain D's - Shreveport, LA

7798 Youree Drive Shreveport, LA 71105



**FOR SALE/LEASE**

## Property Highlights

- 2,200 SF former Captain D's available
- Drive-thru Window
- Ample parking
- Located in close proximity to LSU Shreveport (10,000+ students) and multiple national retailers (Target, Sam's Club, Lowe's, Best Buy, JC Penney, etc.)
- Call for more information and pricing



SQ FT  
2,200



TRAFFIC  
23,662 VPD



ACCESS  
2 Full Access Points

Demographics	1 mile	3 mile	5 mile
Population	7,045	46,782	123,466
Households	3,604	20,868	51,990
Daytime Pop	16,104	54,082	135,852
Med HH Income	\$54,148	\$66,043	\$55,732

BROKER OF RECORD:  
ROBERT R. JOLLY, JR.  
BROK.0099568000-ACT

Joe Strauss, CCIM [jstrauss@retailspecialists.com](mailto:jstrauss@retailspecialists.com) 205.393.3215

Katie Carlton [kcarlton@retailspecialists.com](mailto:kcarlton@retailspecialists.com) 770.547.0522

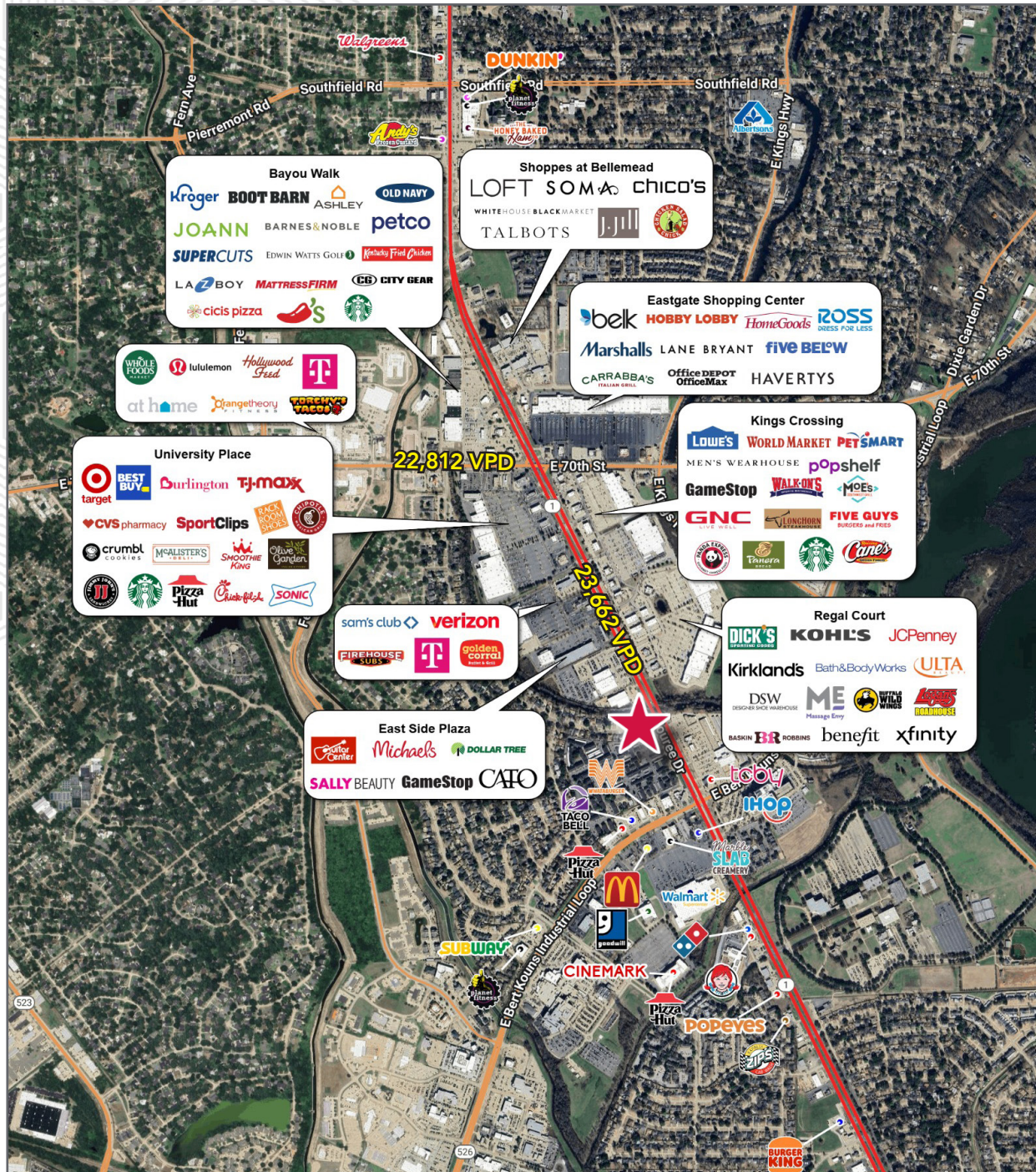


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## Market Aerial



AVAILABLE

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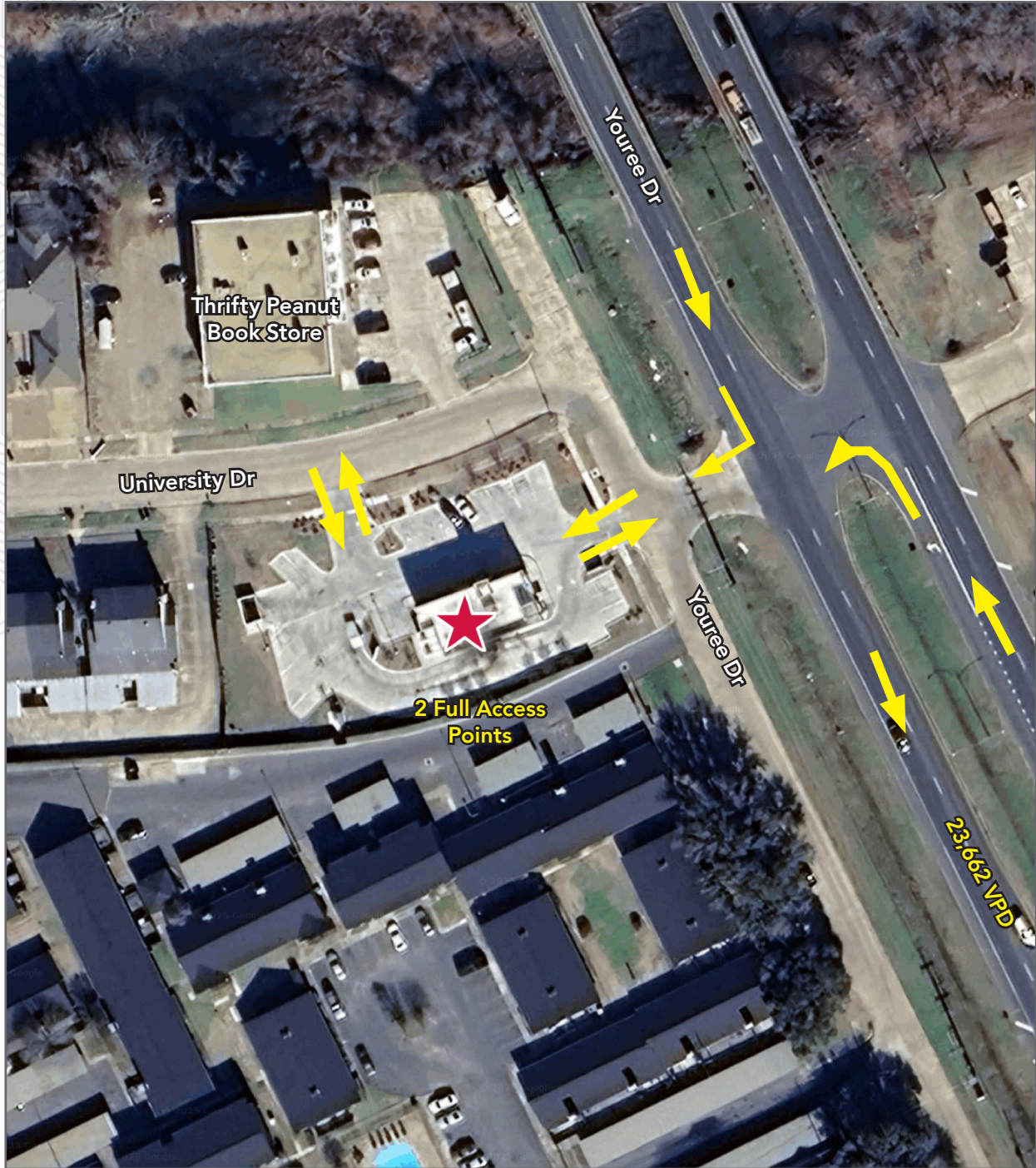


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## Site Access



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