



Green Meadow
CAPITAL



±1 AC Pad - Shreveport, LA

6901 Bert Kouns, Industrial Blvd, Shreveport, LA
71129

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PROPERTY DETAILS

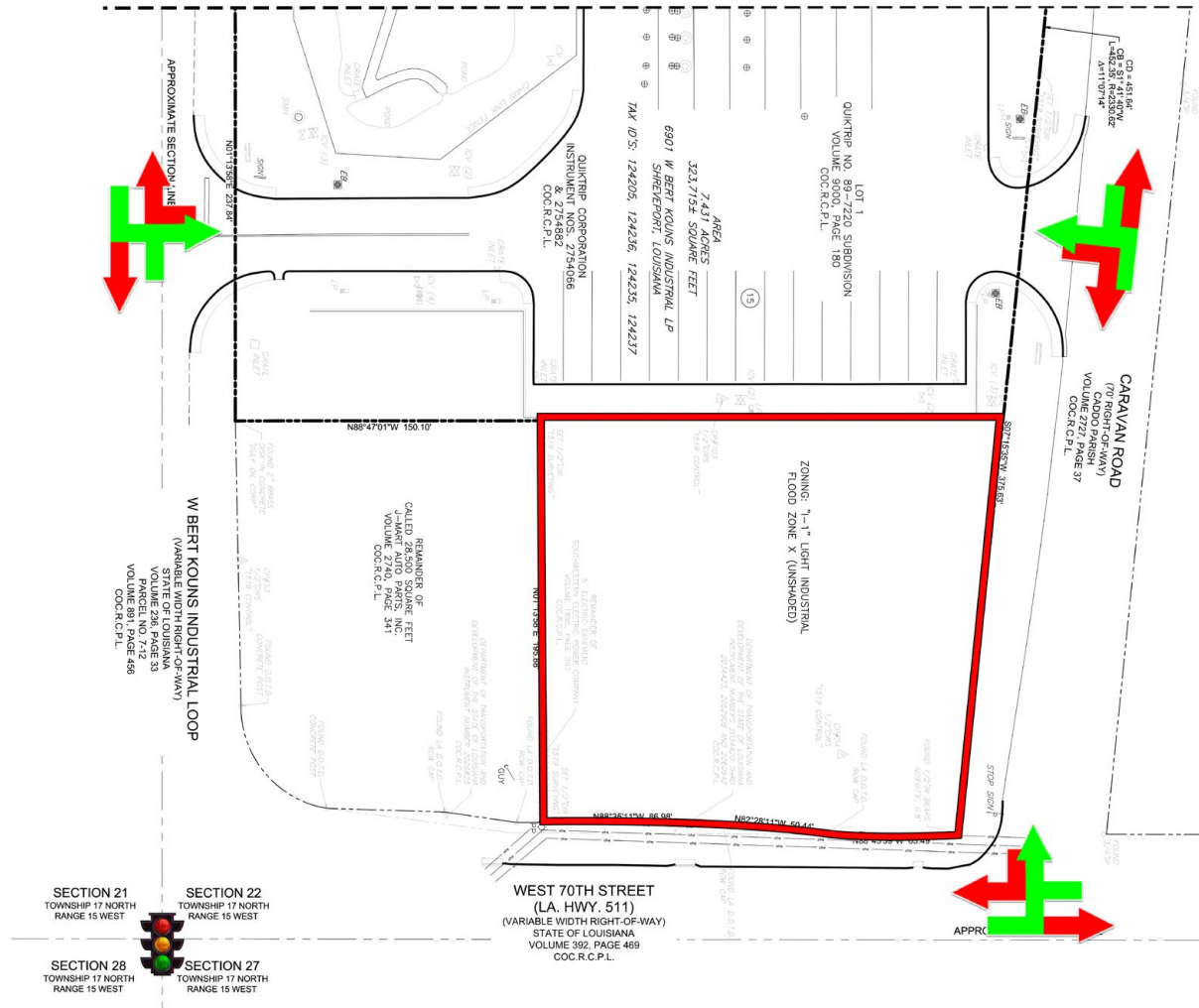
LOCATION	6901 W Bert Kouns Industrial Loop, Shreveport, LA 71129
AVAILABLE	±1 AC
HIGHLIGHTS	- Easily accessed from I-20 and visible from the Interstate - Proximity to two large, national brand travel centers (QuikTrip & Petro/TA) - Excellent opportunity for QSR/Fast Food user looking to serve heavy truck traffic
PRICE / RATE	Please Call for Pricing
NEARBY TRAFFIC DRIVERS	Petro Travel Center, QuikTrip, Walmart, Home Depot, O'Reilly, Family Dollar, Anytime Fitness, Cracker Barrel, Wendy's
TRAFFIC COUNTS	15,964 vpd'24 Bert Kouns Industrial Loop

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
2024 POPULATION	13,403	27,489	69,081
2029 PROPOSED POPULATION	12,842	26,328	65,965
DAYTIME POPULATION	12,826	24,018	58,890
AVERAGE HOUSEHOLD INCOME	\$71,228	\$75,756	\$64,489



SITE PLAN



WIDE AERIAL

