

MALL
ST. VINCENT



RETAIL SPACE FOR LEASE

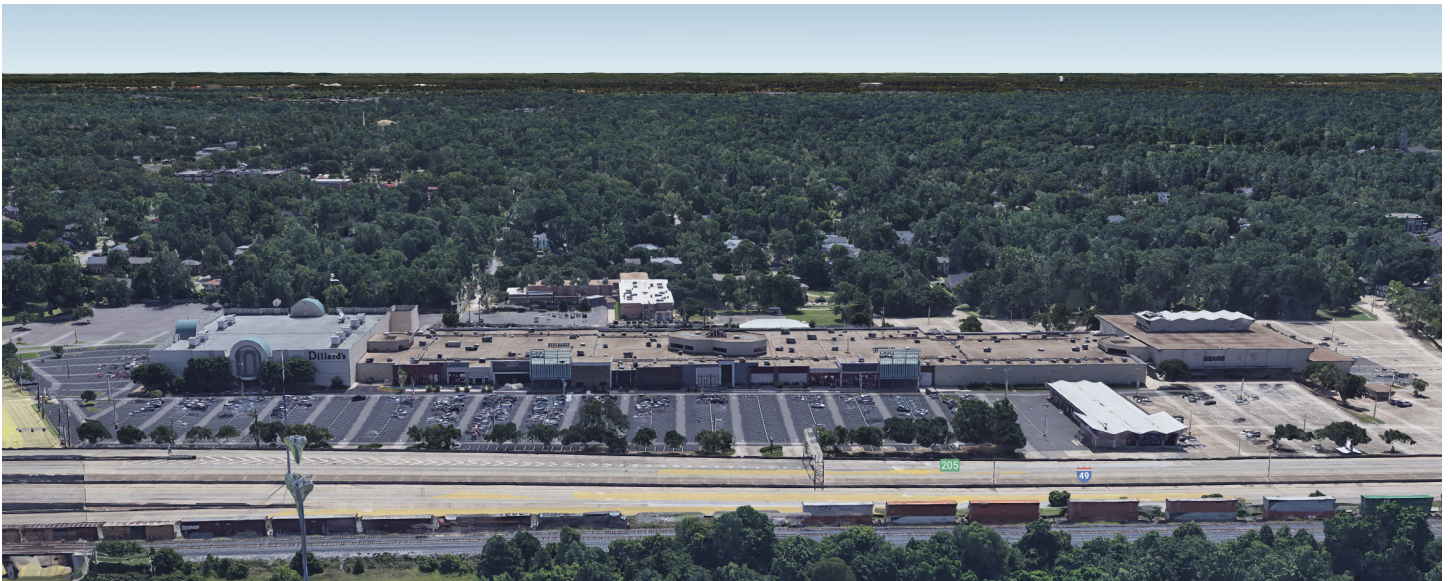
SUMMIT
PROPERTIES USA

Mall St. Vincent, strategically located along I-49 in Shreveport, serves over 184,000 residents and more than 300,000 in the Shreveport/Bossier area, offering seamless access and a dynamic shopping experience.

MALL ST. VINCENT

RETAIL SPACE FOR LEASE

1133 St Vincent Ave
Shreveport, LA 71104
f MallSt.Vincent



SITE OVERVIEW

Site Acres:	25.18 acres
Total Leasable Area:	545,075 sqf
Owned Leasable Area:	197,075 sqf
Parking Places:	2,800 autos
Anchor Tenants:	Dillard's LSU Health

PROPERTY OVERVIEW

National Tenants: Mall St. Vincent features major brands like Foot Locker, Claire's, Dillard's, Victoria's Secret, and Rainbow, driving steady foot traffic from both local residents and visitors.

Strategic Location: Positioned along I-49, St. Vincent Mall provides easy access to both local and regional customers, making it a convenient shopping destination.

Community Engagement: The mall regularly hosts local events, fostering a strong connection with the community and boosting foot traffic.



**STRATEGIC
LOCATION**



**NATIONAL
BRANDS**



**STORE
VARIETY**



**COMMUNITY
ENGAGEMENT**

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Leasing Manager **Brian Eichelberger**



(301) 693-4152



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www.mallstvincent.com

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SPACE	UNIT TYPE	SIZE SF
385	Inline	21,617 SF
475	Inline	9,762 SF
185	Inline	6,731 SF
440	Inline	6,554 SF
245	Inline	5,399 SF
428	Inline	4,759 SF
110	Inline	3,285 SF
160	Inline	3,012 SF
168	Inline	2,186 SF
112	Inline	1,812 SF



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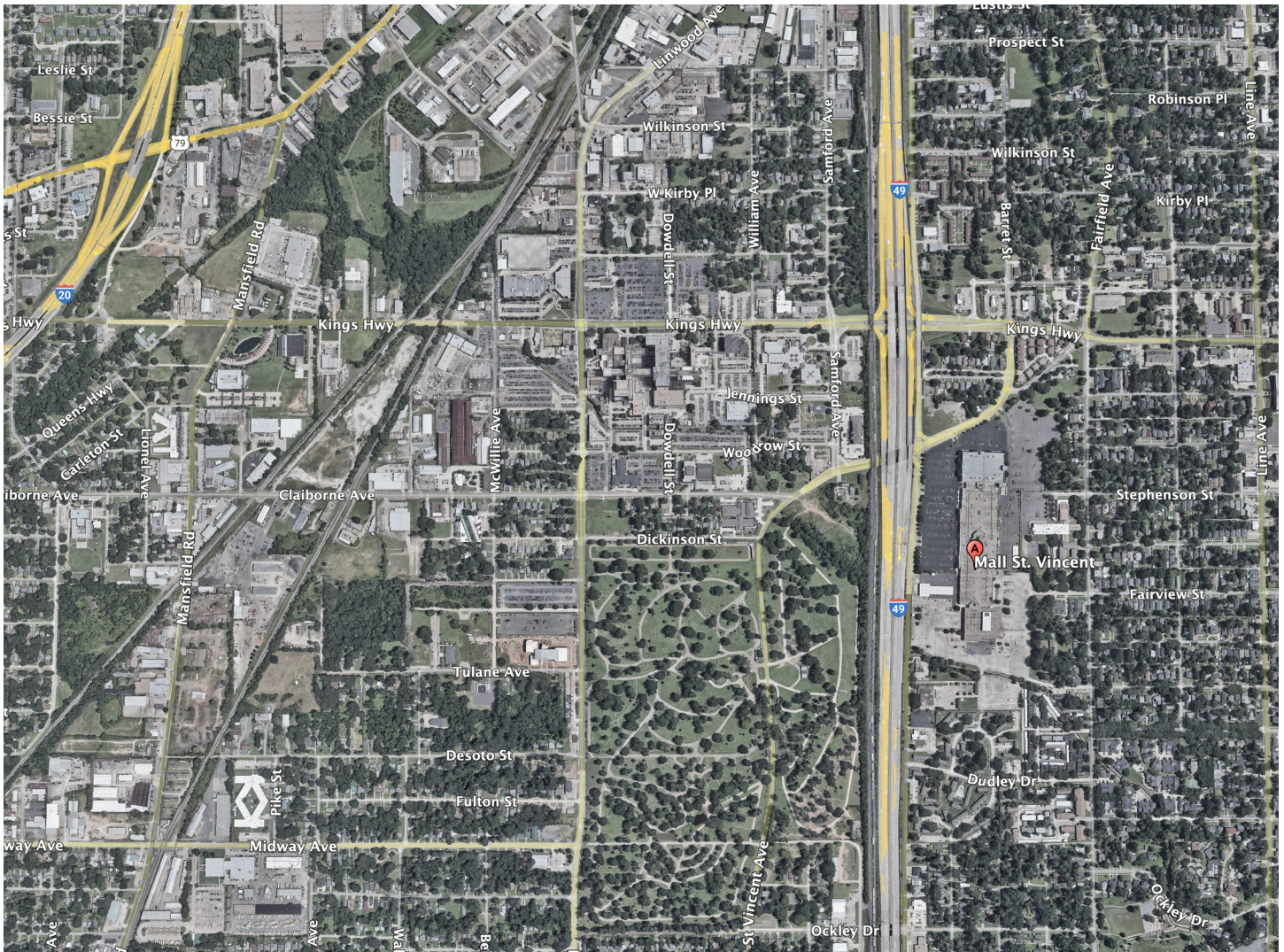
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DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	140,818	273,940	362,905
Households	57,775	109,220	142,003
Avg. Household Income	\$65,084	\$77,296	\$79,602
Median Age	36	37	38



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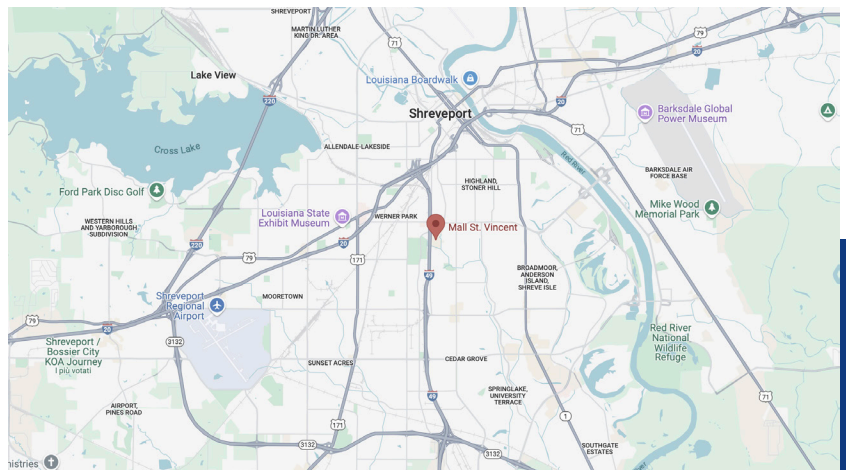
SHREVEPORT

Shreveport, located in northwest Louisiana, is a vibrant city known for its cultural diversity, thriving healthcare industry, and rich history. With a population of over 187,000, it serves as a regional hub for commerce, education, and entertainment. Key institutions like LSU Health Shreveport and Centenary College of Louisiana contribute to the city's dynamic and diverse population. Positioned along I-49, Mall St. Vincent offers excellent accessibility and attracts a wide customer base from the greater Shreveport-Bossier City metropolitan area. The city's steady growth and strong community focus make it a prime market for retail businesses.



AREA

City	123.9 sq mi
Land	107.1 sq mi
Water	16.8 sq mi
Elevation	194 ft



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