

# Available for Sublease

## Former KFC - Shreveport, LA

4005 Hearne Ave  
Shreveport, LA

### Property Specifications



- 4,100 SF free-standing building located on 1.19 acre parcel
- Located 1000 feet from the I-20 Hearne St exit (19,913 CPD)
- 0.5 miles to Willis Knighton Hospital (775 beds/2,700 employees) and other major medical facilities
- Less than 3 miles to riverfront casinos and Red River Entertainment District
- Lease end date 5/31/2037 with options available.  
Year built - 1995.




### Demographics

Source: Esri 2023

#### 1 Mile

7,449 Estimated Population	 13,626 Daytime Population	\$42,621 Average Household Income	 34.7 Median Age
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#### 3 Mile

60,495 Estimated Population	 76,646 Daytime Population	\$56,137 Average Household Income	 36.8 Median Age
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#### 5 Mile

125,366 Estimated Population	 159,245 Daytime Population	\$59,785 Average Household Income	 37 Median Age
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**stirling**

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