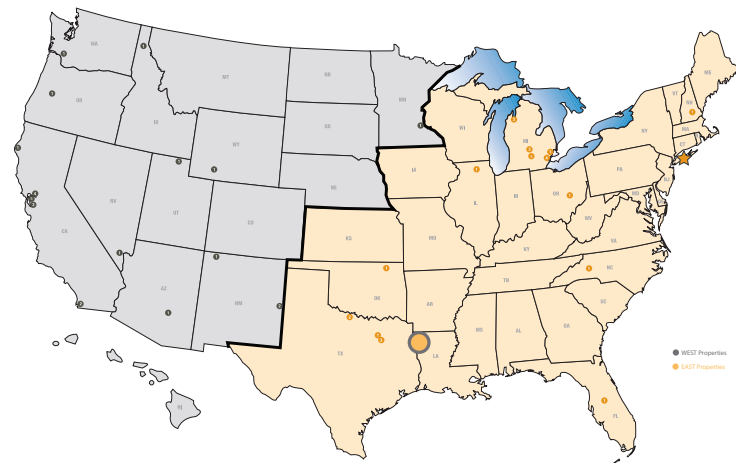


MALL ST. VINCENT

1133 ST. VINCENT AVE., ST 200
SHREVEPORT, LA 71104

MALL ST. VINCENT is home to Hollister, Banana Republic, Coach, Cache, New York & Company and Gap. The center also includes Dillard's and Sears. The diverse local economy is supported by riverboat gaming, the research/biomedical field, shale oil and Barksdale Air Force Base. Mall St. Vincent is conveniently located on I-49, Louisiana's only north-south interstate highway and just two miles south of the east-west interstate corridor, I-20.



info@rouseproperties.com

(212) 608-5108

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1114 AVENUE OF THE AMERICAS
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Mall St. Vincent

SHREVEPORT, LOUISIANA

Diverse industries including riverboat gaming, biomedical research, shale oil and Barksdale Air Force Base, support an impressive mix of national retailers.

ROUSEPROPERTIES

MALL ST. VINCENT

DYNAMIC ECONOMY | STRATEGIC LOCATION | AFFLUENT NEIGHBORHOODS

TAKE ADVANTAGE OF A ROBUST DAY-TIME POPULATION, A TOURISM MAGNET, AND AN AFFLUENT COMMUNITY.

5 COMPELLING REASONS TO LOCATE HERE

High Visibility and Easy Accessibility

- Mall St. Vincent fronts onto I-49, the sole north/south highway in the State, averaging nearly 95,000 vehicles per day and is one mile from the I-20/I-49 interchange.

Impressive Market Demographics

- The mall is located in the heart of some of Shreveport's most affluent neighborhoods, with average household income of \$58,132 for

neighborhoods within one mile of the center. Trade area household income is anticipated to grow to nearly \$60,000 by 2015.

Tourism Magnet

- The Shreveport / Bossier City area attracts over 7 million visitors each year, primarily drawn by riverboat gaming, horseracing and the Independence Bowl.

Preferred Retailers

- Mall St. Vincent is anchored by one of the leading Dillard's in their company, a store with a better to bridge merchandising strategy that complements fellow tenants such as Coach, Banana Republic, and Gap, which are unduplicated in the market.

Large Daytime Population

- Nearly 92,000 people are employed within three miles of Mall St. Vincent, creating an opportunity to capitalize on this consistent consumer base.

TRADE AREA PROFILE



2010 Population 388,439
2015 Projected 398,316



2010 Households 152,779
2015 Projected 157,937



2010 Average HHI \$55,477
2015 Projected \$59,847



2010 Median Age 35.6

MALL INFORMATION

Market Shreveport / Bossier City, LA

Description Single-level, enclosed, regional

Anchors Dillard's, Sears

Total Retail Square Footage 548,000

Opened 1976

Renovated 1991, 2005

10-MILE RADIUS

2010 Population 288,547
2015 Projected 294,526

2010 Households 114,357
2015 Projected 117,608

2010 Median Age 35.1

2010 Average HHI \$54,174
2015 Projected \$57,790

Daytime Employment

3-mile Radius 91,772
5-mile Radius 147,673

Source: Claritas, Inc.

Cross Streets: I-49 and Kings Highway

AERIAL VIEW



MALL ST. VINCENT

