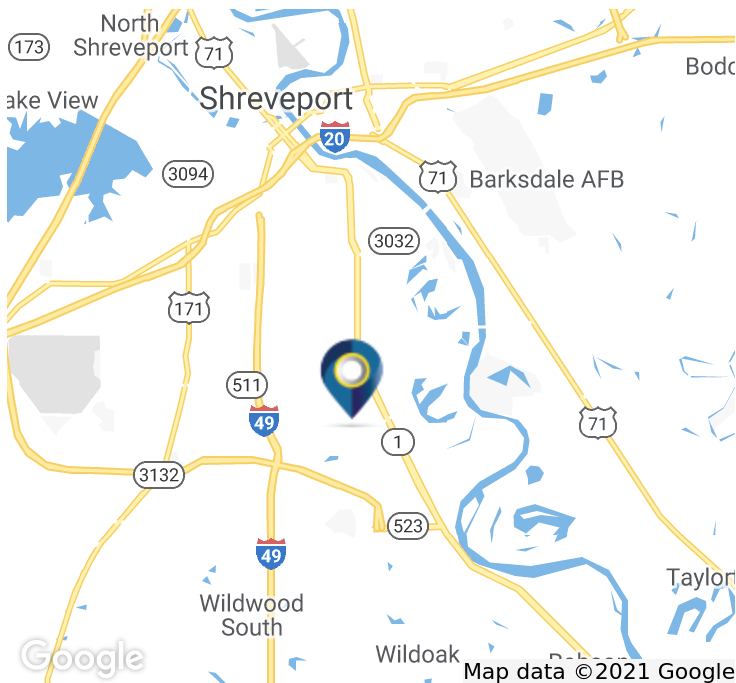




RETAIL FOR LEASE

1549 East 70th Street
Shreveport, LA 71105

EXCELLENT VISIBILITY ON E 70TH STREET



LEASE SUMMARY

Available SF:	2,976 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.95 Acres
Year Built:	2004
Building Size:	8,316 SF
Zoning:	C-2
Market:	LA-Shreveport

PROPERTY OVERVIEW

The subject is a retail space with excellent visibility on E. 70th Street. It contains over 2,500 square feet of open retail space with the balance of the space divided into a small storage area, large stock room and one restroom. The property features front and rear storefronts, as well as convenient parking.



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LOCATION OVERVIEW

Central location between two of Shreveport's busiest and most populated intersections, the subject property sits 0.37 miles east of the E 70th Street and Youree Drive intersection - the most heavily populated retail and services corridor in both the Shreveport and Northwest Louisiana area. The E 70th Street/Fern Avenue intersection sits less than a half-mile to the west of the property. There are 143,500 people within a five-mile radius with an average household income of \$49,800. 51,000 vehicles per day travel through Youree Drive @ E. 70th.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
200	\$18.00 SF/yr	2,976 SF

Click Here for Additional Information

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