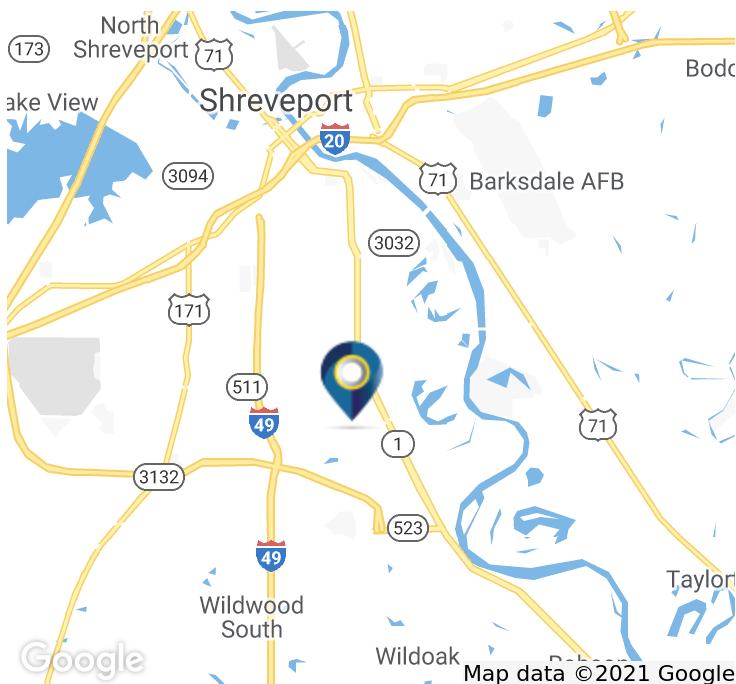




RETAIL FOR LEASE

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](#)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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