



INDEPENDENCE
COMMERCIAL REAL ESTATE

±1.17 ACRES

HARD CORNER FOR SALE

4025 JEWELLA AVENUE | SHREVEPORT, LOUISIANA



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COMMERCIAL REAL ESTATE

CONTACT:

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SIZE

- » Approx. 1.17 Acres

HIGHLIGHTS

- » Interstate Hard Corner
- » Former C-Store & Gas Station
- » For Sale
- » Asking Price: \$1.45M

TRAFFIC COUNTS

US-79: 9,791 VPD ('24)

I-20: 47,963 VPD ('24)

AREA RETAILERS



TOTAL POPULATION

1 MILE	6,278
3 MILE	46,042
5 MILE	111,608



DAYTIME POPULATION

1 MILE	5,954
3 MILE	57,508
5 MILE	139,618



TOTAL HOUSEHOLDS

1 MILE	2,685
3 MILE	19,525
5 MILE	47,643



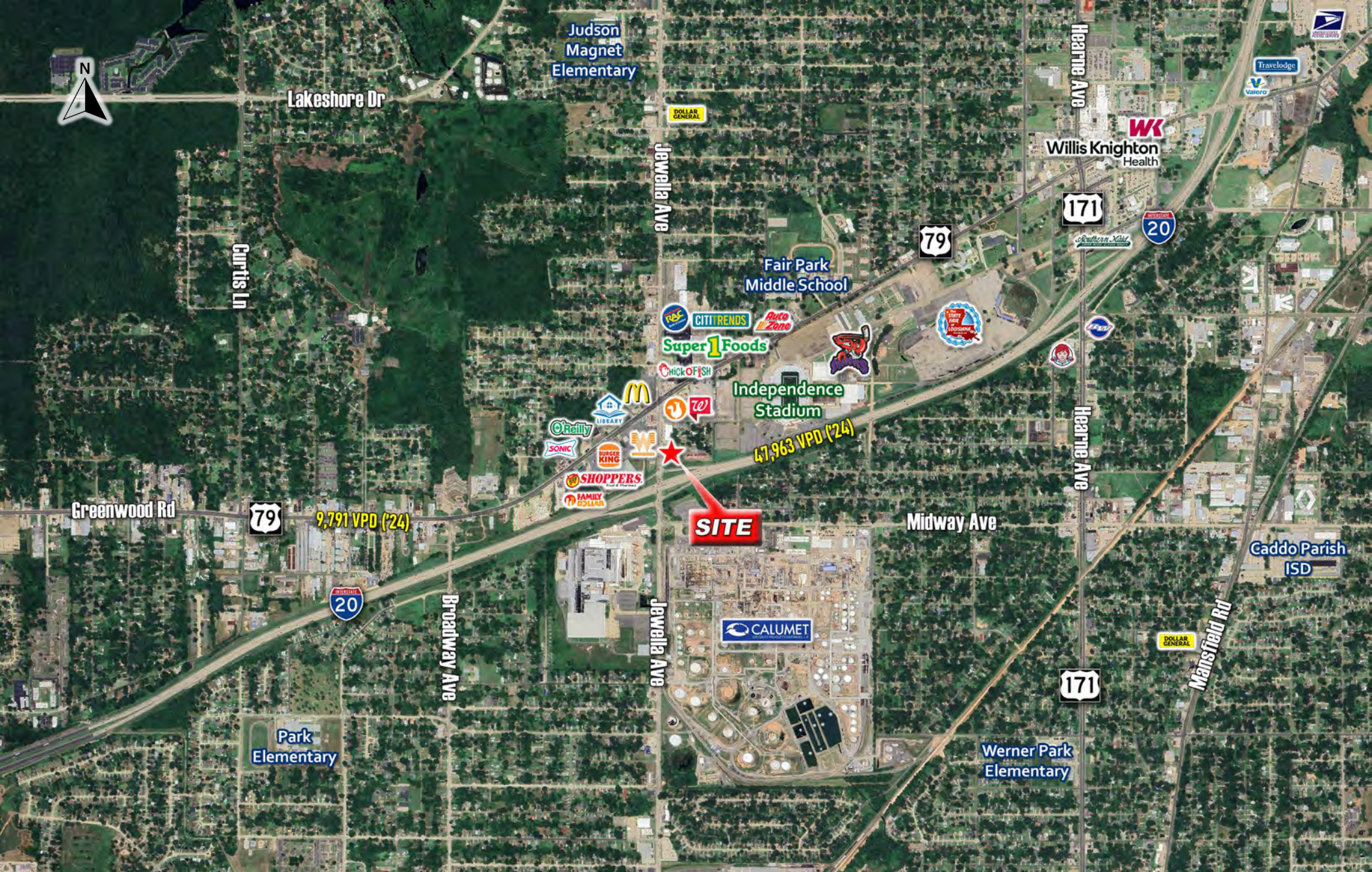
AVG HOUSEHOLD INCOME

1 MILE	\$47,137
3 MILE	\$52,105
5 MILE	\$61,908

4025 JEWELLA AVENUE | PROPERTY OVERVIEW



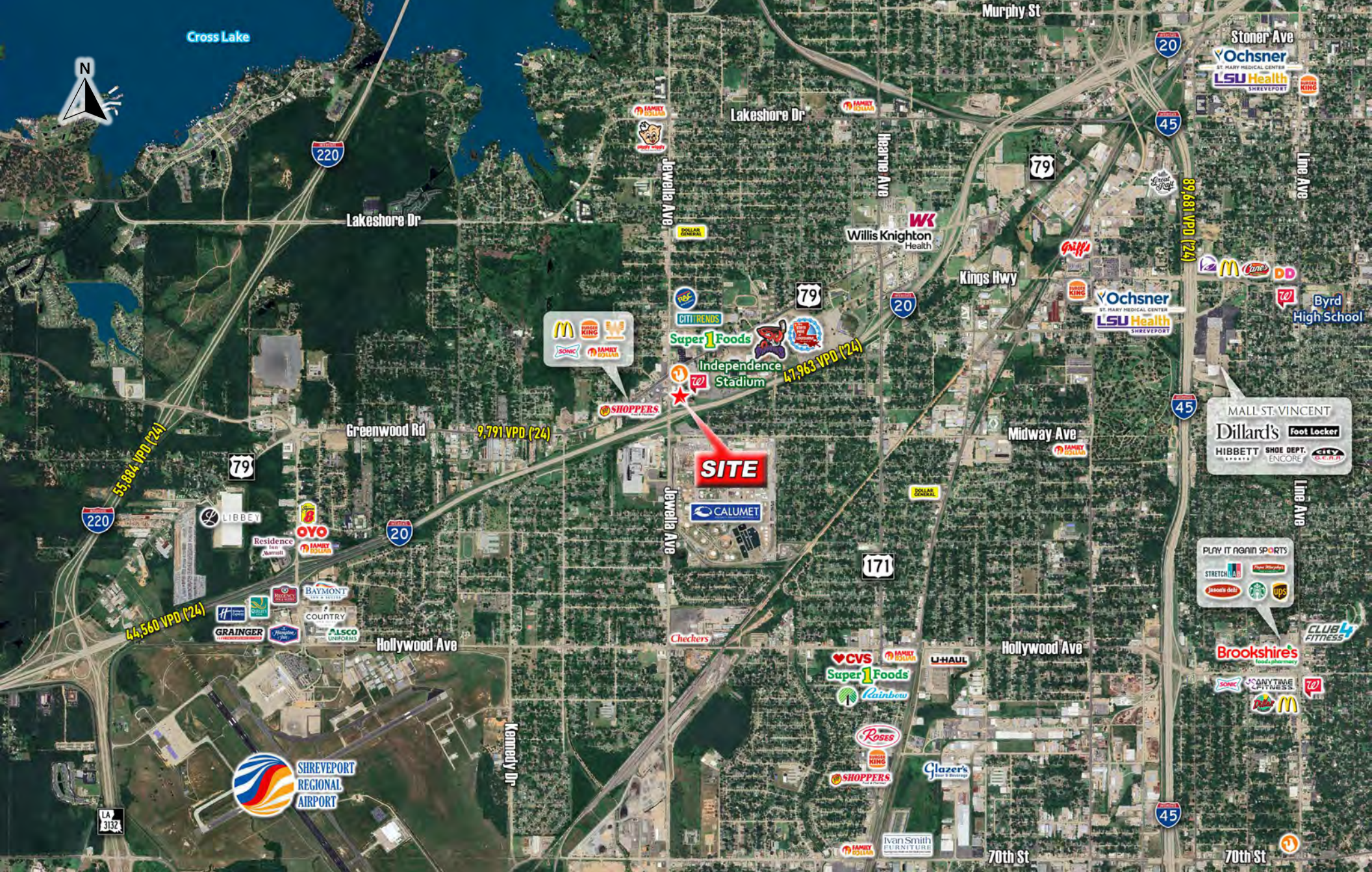
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4025 JEWELLA AVENUE | SITE AERIAL



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4025 JEWELLA AVENUE | MARKET AERIAL



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4025 JEWELLA AVENUE | SITE PHOTOS



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