



**SEALY &  
COMPANY**

8236-8240 and 8232-B Jewella Avenue  
Shreveport, LA 71108

**Retail Property  
For Sale**



**Value Add  
Investment  
FOR SALE  
\$395,000**

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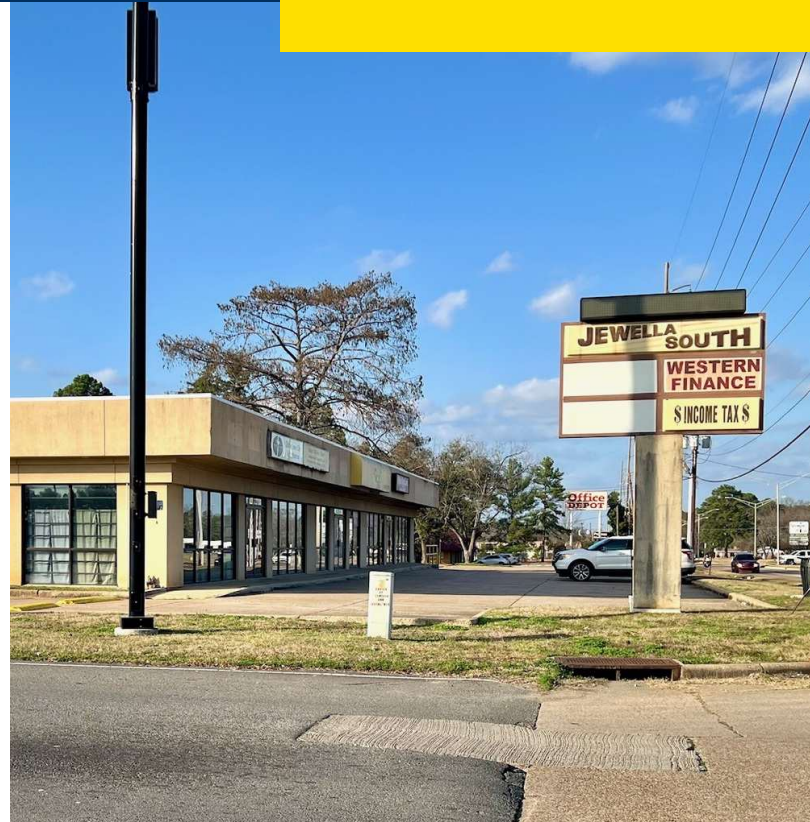




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### Offering Summary

Sale Price:	\$395,000
Lot Size:	0.93 Acres
No. of Buildings:	2

### Property Overview

Jewella South Retail Center offers a value-add investment opportunity at the northwest corner of Jewella Avenue and Meriwether Road in southwest Shreveport. The offering includes the main retail strip and a daycare building located at 8232-B Jewella Avenue. The daycare and some of the retail suites are currently leased, providing in-place income with the potential for increased cash flow through lease-up and improvements. This site is well-positioned near LA Innerloop 3132 with strong visibility, ample parking, and accessibility—ideal for investors seeking upside through stabilization and asset enhancement.

### Location Overview

Jewella South Retail Center is ideally situated on Jewella Avenue between Meriwether Road and Betty Street—just 0.2 miles from Hwy. 3132 and under 4 miles from I-49. This high-visibility site is also just 1.49 miles south of W. 70th Street, offering quick and convenient access to major traffic corridors in southwest Shreveport. The center benefits from prominent frontage, ample parking, and easy accessibility.

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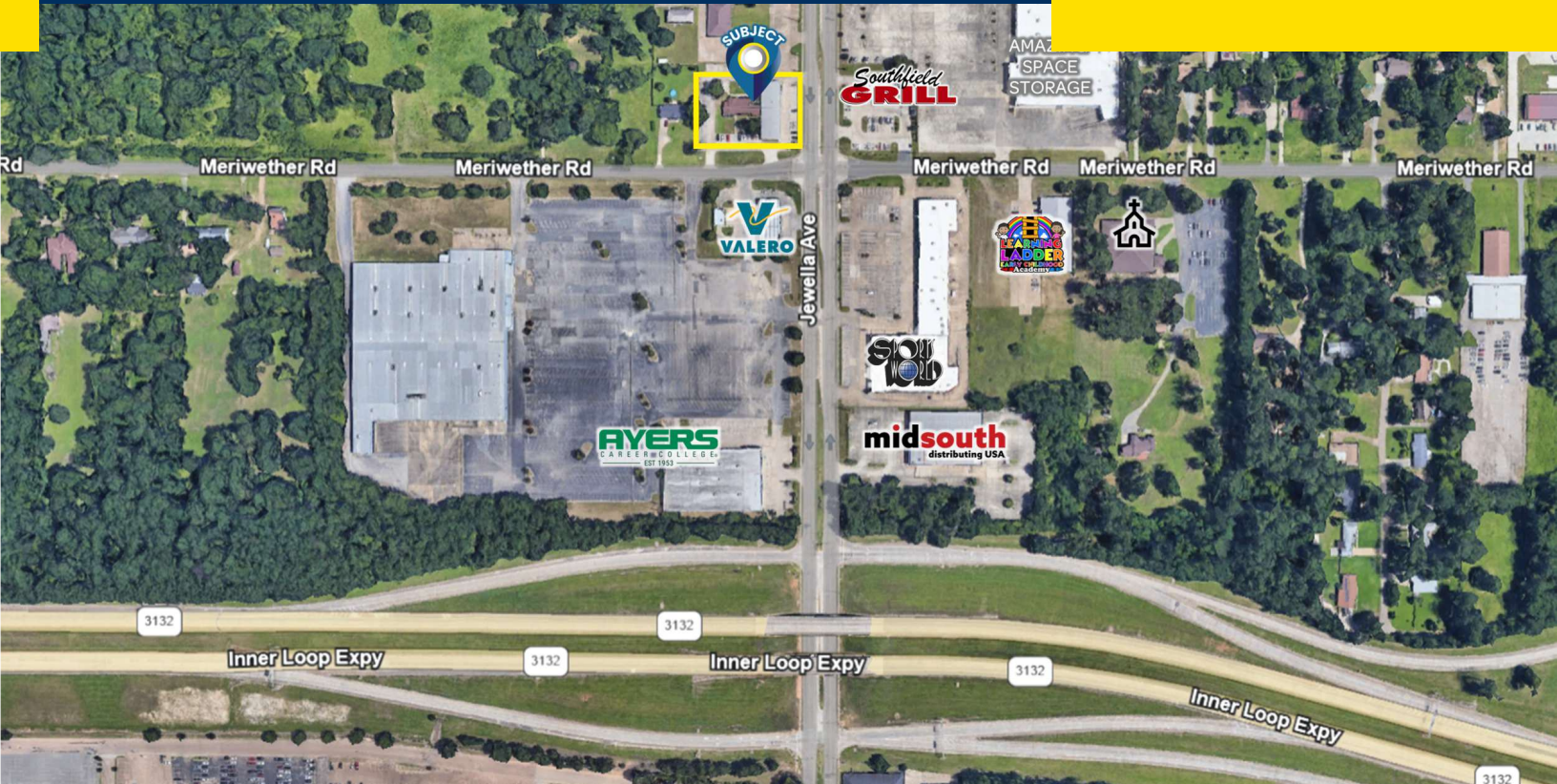




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