

ROSES EXPRESS



RETAIL PROPERTY FOR LEASE

6363 Hearne Ave. / U.S. 171,
Shreveport, LA

PRESENTED BY:

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Executive Summary

SUNSET VILLAGE SHOPPING CENTER | 6363 HEARNE AVE. / U.S. 171, SHREVEPORT, LA 71108



OFFERING SUMMARY

Available SF:	948 - 6,975 SF
Lease Rate:	\$8.00 - 12.00 SF/yr (NNN)
Year Built:	1972
Building Size:	102,970
Renovated:	2018
Market:	Shreveport

PROPERTY OVERVIEW

Well established community center located along the busy Hearne Ave. / U. S. 171 corridor. Great visibility and access off both Hearne and Mansfield Rd. Anchored by newly renovated Shoppers Value and Rose's Department store NOW OPEN.

PROPERTY HIGHLIGHTS

- Well established community center located along the busy Hearne Ave. U. S. 171 corridor.
- Great visibility and access off both Hearne Ave. & Mansfield Rd.
- Anchored by newly renovated Shoppers Value and Rose's Express (NOW OPEN).

Available Spaces

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LEASE TYPE		NNN	LEASE SPACE		948 - 6,975 SF
LEASE TERM		Negotiable	LEASE RATE		\$8.00 - \$12.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 104	Available	948 SF	NNN	\$12.00 SF/yr
Suite 105	Available	1,545 SF	NNN	\$12.00 SF/yr
Suite 203	Available	2,100 SF	NNN	\$12.00 SF/yr
Suite 204	Available	6,975 SF	NNN	\$8.00 - \$10.00 SF/yr
Suite 210	Available	1,750 SF	NNN	\$12.00 SF/yr



Sunest Village Shopping Center

6363 Hearne Avenue, Shreveport, Louisiana 71108



NOT INCLUDED
IN PROPERTY
AVAILABLE

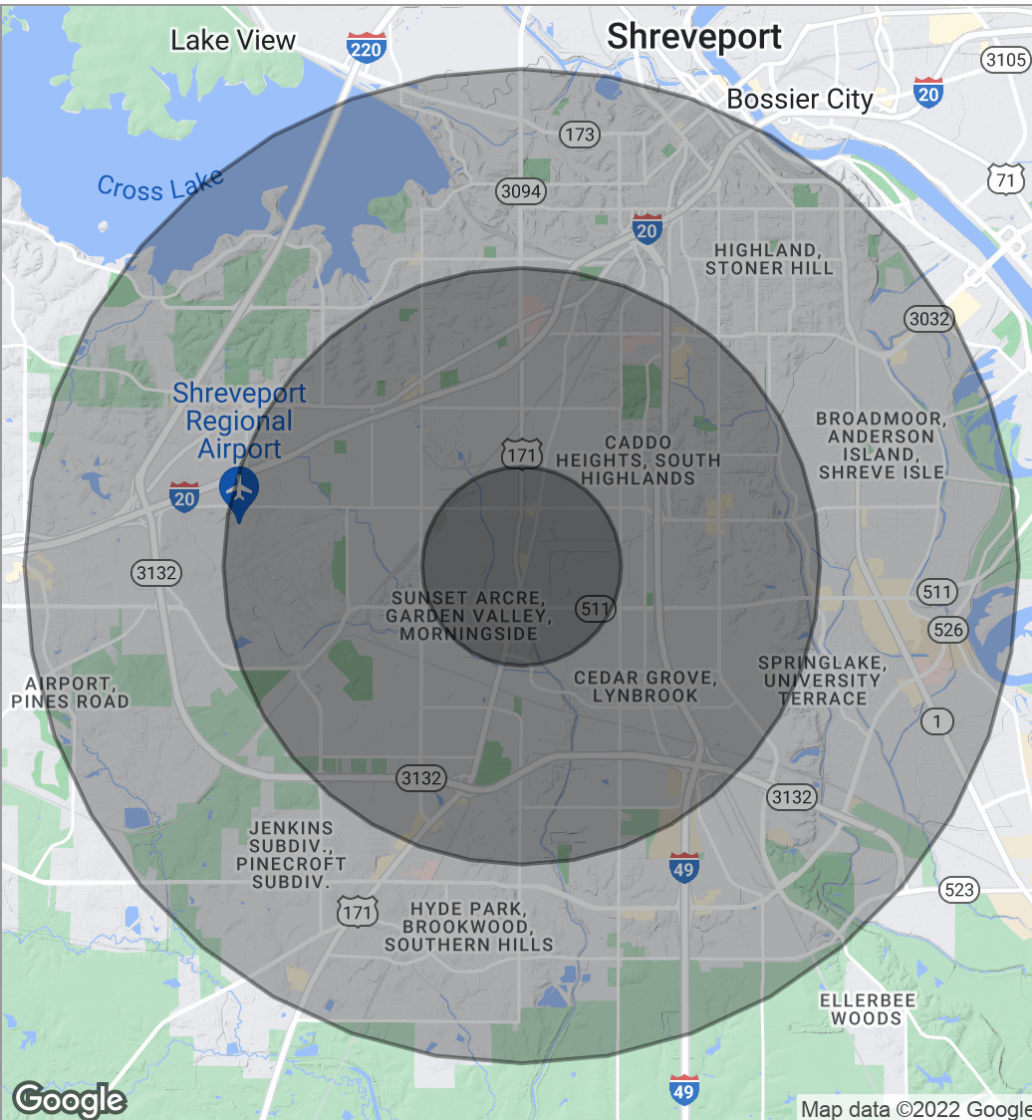
Retailer Map

SUNSET VILLAGE SHOPPING CENTER | 6363 HEARNE AVE. / U.S. 171, SHREVEPORT, LA 71108



Demographics Map

SUNSET VILLAGE SHOPPING CENTER | 6363 HEARNE AVE. / U.S. 171, SHREVEPORT, LA 71108



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,692	70,600	160,162
Median age	27.8	33.4	35.6
Median age (Male)	26.2	31.3	33.4
Median age (Female)	28.6	35.0	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,056	25,226	61,745
# of persons per HH	2.8	2.8	2.6
Average HH income	\$29,526	\$44,070	\$49,374
Average house value	\$49,285	\$99,208	\$127,057

* Demographic data derived from 2020 ACS - US Census