

280-284 Southfield Road Shreveport, LA 71105

Retail Property For Lease



280 - 284 Southfield Road & Youree Dr. **2,500 SF**

Grant Smith

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Sealy Real Estate Services, LLC

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220

Shreveport

280-284 Southfield Road Shreveport, LA 71105

Retail Property For Lease



Red Chute

Barksdale AFB

71)

(175)

Bodcau

Sligo

Taylortown



Property Highlights

- Ideally Located
- Excellent Visibility
- Building Signage
- Pylon Signage on Southfield Rd
- Flexible Use Space

Location Overview

The subject is centrally located near the northeast corner of the highly trafficked Southfield Road/Youree Drive intersection. It is situated in the heart of Broadmoor in East Shreveport and is surrounded by neighboring businesses, eateries, national retailers, and commercial offices.

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Keithville

Stonewall

Blanchard

(169)

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Elm Grove

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Fillmore

Haughton

Oakland

(157)

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Retail Property For Lease

Suite Name	284
Property Type	Office/Retail
Contiguous Space	2,500 SF
Gross Building Area	3,813 SF
Lease Rate	\$17/SF/year
Lease Type	Modified Gross
APN	171320147000200
Parking Spaces	+/- 25
Zoning	C-UC
Utilities	Municipal

Suite 284 consists of a modern interior with an open lobby area, a large sales counter, a file room, and two administrative offices with open lobbyview windows. There are three additional offices, two ADA restrooms, a security system, as well as a kitchen/breakroom featuring an entrance/exit to the back parking lot.



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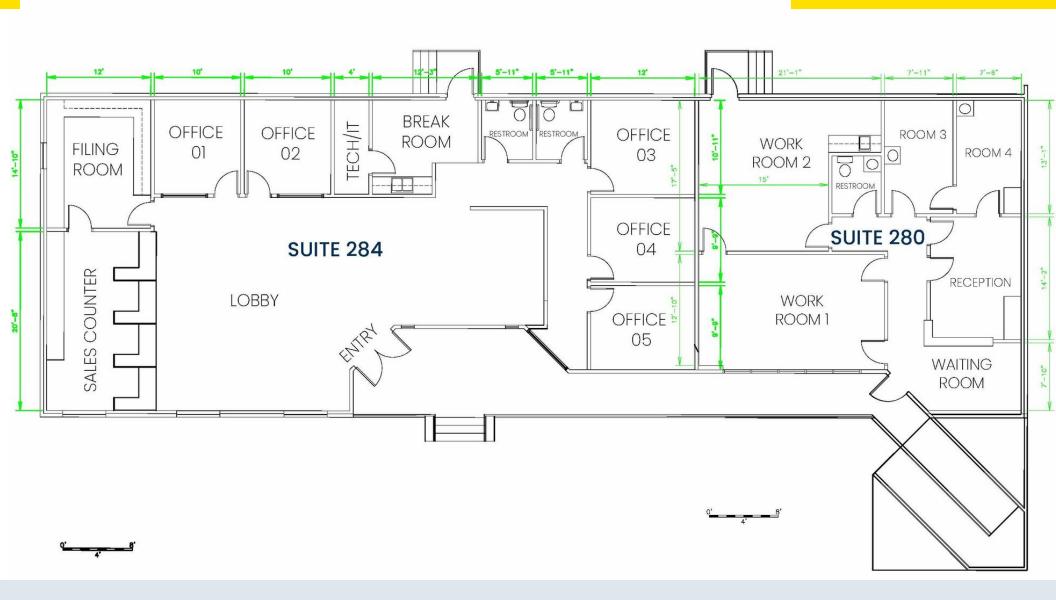
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