



## The Offering

The Net Lease Group exclusively offers for sale a vacant, +/-34,308 square-foot, industrial building (“the Property”) located at 1802 Southern Avenue in Shreveport, Louisiana. Strategically positioned in the heart of Shreveport, the Property is minutes from downtown Shreveport and Bossier City and surrounded by approximately 58,000 households within a 5-mile radius.

## Highlights

- » New Roof
- » Additional 1.17 Acre Lot
- » Prime Urban Location
- » Strategic Logistics Connectivity
- » Vast Nearby Customer Base

## Location Overview

Shreveport is part of the Shreveport-Bossier City Metropolitan Statistical Area (MSA) in northwest Louisiana, which has a population of over 384,000 residents and nearly 160,000 households. The economy is anchored by several major industries, including healthcare, government/military, trade and transportation, and leisure/hospitality. The average household income in the MSA is approximately \$82,700 per year.

## Contact:

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