

3003 Knight Street Office Building for Sale or Lease

3003 Knight St, Shreveport, LA 71105



Listing ID: 30778554
Status: Active
Property Type: Office For Sale
Office Type: Coworking, High-Tech
Size: 41,392 SF
Sale Price: \$1,450,000
Unit Price: \$35.03 PSF
Sale Terms: Cash to Seller, Owner Financing



Overview/Comments

Office Building for Sale with large parking lot on Knight Street behind Shreve City with easy access to Clyde Fant Parkway, Bossier Parkway and SE Shreveport. 50% leased. Barksdale Airforce Base is nearby along with a new YMCA, popular restaurants and retail stores.

More Information Online

<http://walkeralley.catylist.com/listing/30778554>

QR Code

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General Information

Tax ID/APN:	171309027000100	Building Name:	3003 Knight Street
Office Type:	Coworking, High-Tech, Medical, Flex Space, Office Building, Research & Development	Class of Space:	Class C
Zoning:	C-3	Building/Unit Size (RSF):	41,392 SF
Property Use Type:	Investment, Vacant/Owner-User	Land Area:	2.25 Acres
		Sale Terms:	Cash to Seller, Owner Financing

Area & Location

Property Located Between:	Shreveport Barksdale Hwy and Clyde Fant Parkway	Site Description:	Business Park area
Property Visibility:	Excellent	Area Description:	Office Park
Highway Access:	Clyde Fant Parkway and the Bossier Parkway provide quick access to I-20		

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	2	Parking Description:	Large surface parking lot
Typical SF / Floor:	20,000 SF	Total Parking Spaces:	150
Construction/Siding:	Metal/Glass	Passenger Elevators:	0
Exterior Description:	Modern	Freight Elevators:	0

Financials

Finance Data Year:	2021
Net Operating Income:	\$112,425 (Annual)
Actual or Proforma Year:	Actual

Location

Address: 3003 Knight St, Shreveport, LA 71105
County: Caddo
MSA: Shreveport-Bossier City



Property Images



3003 Knight St Approach



Interior3



Side



Sign



Interior



Entrance



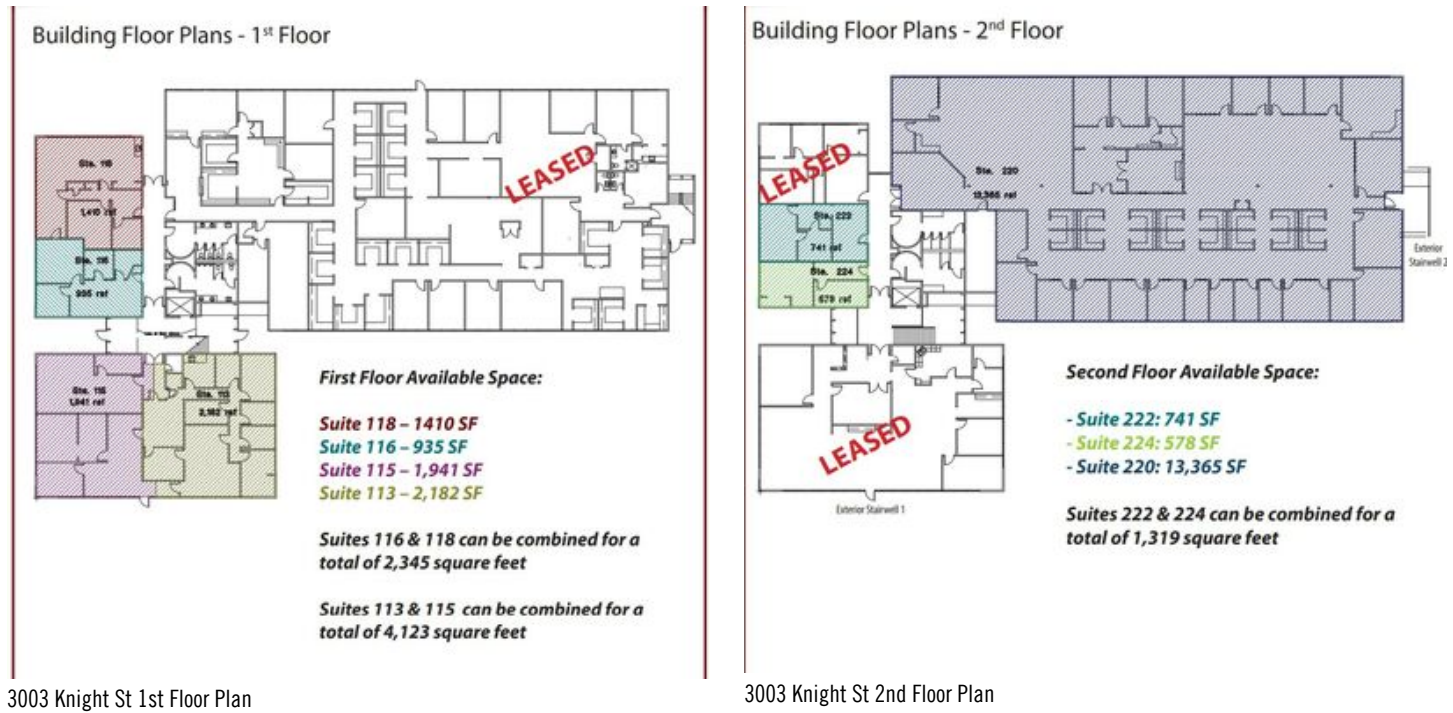
3003 Knight St Aerial



3003 Knight St Neighborhood Aerial



Area Aerial



Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures



3003 Knight St, Shreveport, LA



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Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	11,269	73,150	171,877
2018 Estimate	11,080	71,451	166,448
2015 Estimate	11,110	71,530	166,089
2010 Census	10,565	70,538	163,630
Growth 2018-2023	1.71%	2.38%	3.26%
Growth 2015-2018	-0.27%	-0.11%	0.22%
Growth 2010-2015	5.16%	1.41%	1.5%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	5,551	35,842	83,375
2018 Estimate	5,460	34,899	80,511
2015 Estimate	5,467	34,922	80,241
2010 Census	5,164	34,627	78,449
Growth 2018-2023	1.67%	2.7%	3.56%
Growth 2015-2018	-0.13%	-0.07%	0.34%
Growth 2010-2015	5.87%	0.85%	2.28%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	5,718	37,308	88,502
2018 Estimate	5,620	36,552	85,937
2015 Estimate	5,643	36,608	85,848
2010 Census	5,401	35,911	85,181
Growth 2018-2023	1.74%	2.07%	2.98%
Growth 2015-2018	-0.41%	-0.15%	0.1%
Growth 2010-2015	4.48%	1.94%	0.78%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Age 0 to 5	892	5,919	14,937	Age 0 to 5	8%	8%	9%
Age 5 to 10	736	4,913	12,438	Age 5 to 10	7%	7%	7%
Age 10 to 15	710	4,684	11,879	Age 10 to 15	6%	7%	7%
Age 15 to 20	657	4,420	11,254	Age 15 to 20	6%	6%	7%
Age 20 to 25	610	4,295	10,886	Age 20 to 25	6%	6%	7%
Age 25 to 30	595	4,377	10,884	Age 25 to 30	5%	6%	7%
Age 30 to 35	668	4,597	11,043	Age 30 to 35	6%	6%	7%
Age 35 to 40	761	4,787	11,010	Age 35 to 40	7%	7%	7%
Age 40 to 45	861	4,944	10,916	Age 40 to 45	8%	7%	7%
Age 45 to 50	923	4,994	10,830	Age 45 to 50	8%	7%	7%
Age 50 to 55	858	4,764	10,238	Age 50 to 55	8%	7%	6%
Age 55 to 60	765	4,407	9,515	Age 55 to 60	7%	6%	6%
Age 60 to 65	635	3,866	8,389	Age 60 to 65	6%	5%	5%
Age 65 and over	1,409	10,484	22,229	Age 65 and over	13%	15%	13%
Total Population	11,080	71,451	166,448				
Median Age	40.04	37.78	35.05				

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	30.63	33.97	32.87

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	33.54	37.02	36.57

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	1,480	12,112	30,663	High School Graduate (or GED)	30%	38%	45%
Some College, No Degree	2,189	12,291	24,893	Some College, No Degree	44%	39%	36%
Associate or Bachelor's Degree	389	2,360	4,650	Associate or Bachelor's Degree	8%	7%	7%
Master's Degree	529	2,700	5,153	Master's Degree	11%	9%	8%
Professional School Degree	361	1,500	2,527	Professional School Degree	7%	5%	4%
Doctorate Degree	47	539	819	Doctorate Degree	1%	2%	1%
Total High School Graduates Age 25+	4,995	31,502	68,705				

Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	5,422	31,175	69,291
2018 Estimate	5,325	30,569	67,311
2015 Estimate	5,337	30,698	67,302
2010 Census	5,072	30,348	66,439
Growth 2018-2023	1.82%	1.98%	2.94%
Growth 2015-2018	-0.22%	-0.42%	0.01%
Growth 2010-2015	5.22%	1.15%	1.3%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.12	2.33	2.45
2018 Estimate	2.12	2.33	2.45
2015 Estimate	2.12	2.32	2.44
2010 Census	2.12	2.3	2.43
Growth 2018-2023	0%	0.02%	0%
Growth 2015-2018	0.1%	0.16%	0.14%
Growth 2010-2015	-0.17%	0.91%	0.57%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles	
Family Households	2,479	16,803	40,071	Family Households	<div><div></div></div>	47% <div><div></div></div>	55% <div><div></div></div>	60% <div><div></div></div>
Married-couple family	1,508	10,559	22,337	Married-couple family	<div><div></div></div>	28% <div><div></div></div>	35% <div><div></div></div>	33% <div><div></div></div>
With own children under 18 years	611	4,214	8,775	With own children under 18 years	<div><div></div></div>	11% <div><div></div></div>	14% <div><div></div></div>	13% <div><div></div></div>
No own children under 18 years	897	6,345	13,562	No own children under 18 years	<div><div></div></div>	17% <div><div></div></div>	21% <div><div></div></div>	20% <div><div></div></div>
Male Householder: no wife present	218	1,496	3,625	Male Householder: no wife present	<div><div></div></div>	4% <div><div></div></div>	5% <div><div></div></div>	5% <div><div></div></div>
With own children under 18 years	97	710	1,678	With own children under 18 years	<div><div></div></div>	2% <div><div></div></div>	2% <div><div></div></div>	2% <div><div></div></div>
No own children under 18 years	121	786	1,947	No own children under 18 years	<div><div></div></div>	2% <div><div></div></div>	3% <div><div></div></div>	3% <div><div></div></div>
Female Householder: no husband present	753	4,748	14,109	Female Householder: no husband present	<div><div></div></div>	14% <div><div></div></div>	16% <div><div></div></div>	21% <div><div></div></div>
With own children under 18 years	485	2,667	7,901	With own children under 18 years	<div><div></div></div>	9% <div><div></div></div>	9% <div><div></div></div>	12% <div><div></div></div>
No own children under 18 years	268	2,081	6,208	No own children under 18 years	<div><div></div></div>	5% <div><div></div></div>	7% <div><div></div></div>	9% <div><div></div></div>
Nonfamily Households	2,846	13,766	27,240	Nonfamily Households	<div><div></div></div>	53% <div><div></div></div>	45% <div><div></div></div>	40% <div><div></div></div>
1 Person households	2,280	11,271	22,713	1 Person households	<div><div></div></div>	43% <div><div></div></div>	37% <div><div></div></div>	34% <div><div></div></div>
2+ Unrelated people	566	2,495	4,527	2+ Unrelated people	<div><div></div></div>	11% <div><div></div></div>	8% <div><div></div></div>	7% <div><div></div></div>
Total Households	5,325	30,569	67,311					

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,238	8,207	23,049
\$25,000 to \$49,999	1,763	9,242	18,992
\$50,000 to \$74,999	983	5,373	10,776
\$75,000 to \$99,999	670	3,687	6,572
\$100,000 to \$124,999	210	1,622	3,433
\$125,000 to \$149,999	217	890	1,655
\$150,000 to \$199,999	169	672	1,489
\$200,000 or more	75	876	1,345
Total Households	5,325	30,569	67,311
Average Household Income	\$56,495.84	\$56,635.48	\$49,653.25
Median Household Income	\$45,103.52	\$47,899.24	\$42,707.58

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	23%	27%	34%
\$25,000 to \$49,999	33%	30%	28%
\$50,000 to \$74,999	18%	18%	16%
\$75,000 to \$99,999	13%	12%	10%
\$100,000 to \$124,999	4%	5%	5%
\$125,000 to \$149,999	4%	3%	2%
\$150,000 to \$199,999	3%	2%	2%
\$200,000 or more	1%	3%	2%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,272	8,417	23,754
\$25,000 to \$49,999	1,792	9,507	19,667
\$50,000 to \$74,999	1,003	5,490	11,161
\$75,000 to \$99,999	671	3,724	6,725
\$100,000 to \$124,999	211	1,627	3,491
\$125,000 to \$149,999	221	891	1,678
\$150,000 to \$199,999	172	670	1,499
\$200,000 or more	80	849	1,316
Total Households	5,422	31,175	69,291
Average Household Income	\$56,375.25	\$56,550.15	\$49,890.81
Median Household Income	\$45,378.55	\$48,113.27	\$43,302.56

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	23%	27%	34%
\$25,000 to \$49,999	33%	30%	28%
\$50,000 to \$74,999	18%	18%	16%
\$75,000 to \$99,999	12%	12%	10%
\$100,000 to \$124,999	4%	5%	5%
\$125,000 to \$149,999	4%	3%	2%
\$150,000 to \$199,999	3%	2%	2%
\$200,000 or more	1%	3%	2%

Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$26,848.85	\$24,302.46	\$20,589.34
2015 Estimate	\$27,265.88	\$24,635.56	\$20,896.83
Growth 2015-2018	-1.53%	-1.35%	-1.47%

Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	3.19%	3.65%	4.24%
2015 Estimate	6.81%	6.95%	7.05%
Growth 2015-2018	-53.17%	-47.43%	-39.93%

Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	5,710	33,667	73,694	Labor Force	<div><div></div></div> 66%	<div><div></div></div> 61%	<div><div></div></div> 59%
Civilian, Employed	5,530	32,494	70,723	Civilian, Employed	<div><div></div></div> 64%	<div><div></div></div> 59%	<div><div></div></div> 57%
Civilian, Unemployed	180	1,173	2,971	Civilian, Unemployed	<div><div></div></div> 2%	<div><div></div></div> 2%	<div><div></div></div> 2%
Not in Labor Force	2,877	21,235	50,941	Not in Labor Force	<div><div></div></div> 34%	<div><div></div></div> 39%	<div><div></div></div> 41%
Total Population Age 16+	8,587	54,902	124,635				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles	
Agriculture, forestry, fishing and hunting, mining and construction	580	2,804	5,774	Agriculture, forestry, fishing and hunting, mining and construction	<div><div></div></div>	10% <div><div></div></div>	9% <div><div></div></div>	8%
Manufacturing	250	1,740	3,675	Manufacturing	<div><div></div></div>	5% <div><div></div></div>	5% <div><div></div></div>	5%
Wholesale & retail trade	724	4,802	11,587	Wholesale & retail trade	<div><div></div></div>	13% <div><div></div></div>	15% <div><div></div></div>	16%
Transportation and warehousing, and utilities	144	1,276	3,094	Transportation and warehousing, and utilities	<div><div></div></div>	3% <div><div></div></div>	4% <div><div></div></div>	4%
Information	122	708	1,567	Information	<div><div></div></div>	2% <div><div></div></div>	2% <div><div></div></div>	2%
Finance, insurance, real estate and rental and leasing	223	1,147	2,221	Finance, insurance, real estate and rental and leasing	<div><div></div></div>	4% <div><div></div></div>	4% <div><div></div></div>	3%
Professional, scientific, and technical services	523	2,880	5,977	Professional, scientific, and technical services	<div><div></div></div>	9% <div><div></div></div>	9% <div><div></div></div>	8%
Educational, health and social services	1,292	8,239	17,902	Educational, health and social services	<div><div></div></div>	23% <div><div></div></div>	25% <div><div></div></div>	25%
Arts, entertainment, recreation, accommodation and food services	778	4,394	9,545	Arts, entertainment, recreation, accommodation and food services	<div><div></div></div>	14% <div><div></div></div>	14% <div><div></div></div>	13%
Other services (except public administration)	602	2,665	5,814	Other services (except public administration)	<div><div></div></div>	11% <div><div></div></div>	8% <div><div></div></div>	8%
Public Administration	292	1,839	3,567	Public Administration	<div><div></div></div>	5% <div><div></div></div>	6% <div><div></div></div>	5%
Total Employed Civilian Population Age 16+	5,530	32,494	70,723					

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	826	5,453	10,682	Vacant Housing Units	<div><div></div></div> 13%	<div><div></div></div> 15%	<div><div></div></div> 14%
Occupied Housing Units	5,325	30,569	67,311	Occupied Housing Units	<div><div></div></div> 87%	<div><div></div></div> 85%	<div><div></div></div> 86%
Owner-Occupied	1,971	16,048	35,081	Owner-Occupied	<div><div></div></div> 32%	<div><div></div></div> 45%	<div><div></div></div> 45%
Renter-Occupied	3,354	14,521	32,230	Renter-Occupied	<div><div></div></div> 55%	<div><div></div></div> 40%	<div><div></div></div> 41%
Total Housing Units	6,151	36,022	77,993				