

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



Side



Interior3



Sign



Interior



Entrance



3003 Knight St Aerial



3003 Knight St Neighborhood Aerial



Area Aerial

Building Floor Plans - 1st Floor



First Floor Available Space:

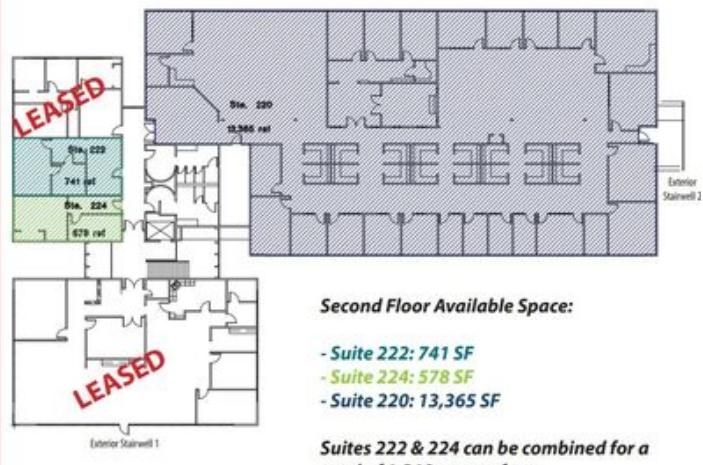
- Suite 118 – 1410 SF**
- Suite 116 – 935 SF**
- Suite 115 – 1,941 SF**
- Suite 113 – 2,182 SF**

Suites 116 & 118 can be combined for a total of 2,345 square feet

Suites 113 & 115 can be combined for a total of 4,123 square feet

3003 Knight St 1st Floor Plan

Building Floor Plans - 2nd Floor



Second Floor Available Space:

- Suite 222: 741 SF**
- Suite 224: 578 SF**
- Suite 220: 13,365 SF**

Suites 222 & 224 can be combined for a total of 1,319 square feet

3003 Knight St 2nd Floor Plan

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures

3003 Knight St, Shreveport, LA



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

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

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,238	8,207	23,049	Less than \$25,000	23%	27%	34%
\$25,000 to \$49,999	1,763	9,242	18,992	\$25,000 to \$49,999	33%	30%	28%
\$50,000 to \$74,999	983	5,373	10,776	\$50,000 to \$74,999	18%	18%	16%
\$75,000 to \$99,999	670	3,687	6,572	\$75,000 to \$99,999	13%	12%	10%
\$100,000 to \$124,999	210	1,622	3,433	\$100,000 to \$124,999	4%	5%	5%
\$125,000 to \$149,999	217	890	1,655	\$125,000 to \$149,999	4%	3%	2%
\$150,000 to \$199,999	169	672	1,489	\$150,000 to \$199,999	3%	2%	2%
\$200,000 or more	75	876	1,345	\$200,000 or more	1%	3%	2%
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				

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,272	8,417	23,754	Less than \$25,000	23%	27%	34%
\$25,000 to \$49,999	1,792	9,507	19,667	\$25,000 to \$49,999	33%	30%	28%
\$50,000 to \$74,999	1,003	5,490	11,161	\$50,000 to \$74,999	18%	18%	16%
\$75,000 to \$99,999	671	3,724	6,725	\$75,000 to \$99,999	12%	12%	10%
\$100,000 to \$124,999	211	1,627	3,491	\$100,000 to \$124,999	4%	5%	5%
\$125,000 to \$149,999	221	891	1,678	\$125,000 to \$149,999	4%	3%	2%
\$150,000 to \$199,999	172	670	1,499	\$150,000 to \$199,999	3%	2%	2%
\$200,000 or more	80	849	1,316	\$200,000 or more	1%	3%	2%
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				

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	66%	61%	59%
Civilian, Employed	5,530	32,494	70,723	Civilian, Employed	64%	59%	57%
Civilian, Unemployed	180	1,173	2,971	Civilian, Unemployed	2%	2%	2%
Not in Labor Force	2,877	21,235	50,941	Not in Labor Force	34%	39%	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	10%	9%	8%
Manufacturing	250	1,740	3,675	Manufacturing	5%	5%	5%
Wholesale & retail trade	724	4,802	11,587	Wholesale & retail trade	13%	15%	16%
Transportation and warehousing, and utilities	144	1,276	3,094	Transportation and warehousing, and utilities	3%	4%	4%
Information	122	708	1,567	Information	2%	2%	2%
Finance, insurance, real estate and rental and leasing	223	1,147	2,221	Finance, insurance, real estate and rental and leasing	4%	4%	3%
Professional, scientific, and technical services	523	2,880	5,977	Professional, scientific, and technical services	9%	9%	8%
Educational, health and social services	1,292	8,239	17,902	Educational, health and social services	23%	25%	25%
Arts, entertainment, recreation, accommodation and food services	778	4,394	9,545	Arts, entertainment, recreation, accommodation and food services	14%	14%	13%
Other services (except public administration)	602	2,665	5,814	Other services (except public administration)	11%	8%	8%
Public Administration	292	1,839	3,567	Public Administration	5%	6%	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	13%	15%	14%
Occupied Housing Units	5,325	30,569	67,311	Occupied Housing Units	87%	85%	86%
Owner-Occupied	1,971	16,048	35,081	Owner-Occupied	32%	45%	45%
Renter-Occupied	3,354	14,521	32,230	Renter-Occupied	55%	40%	41%
Total Housing Units	6,151	36,022	77,993				