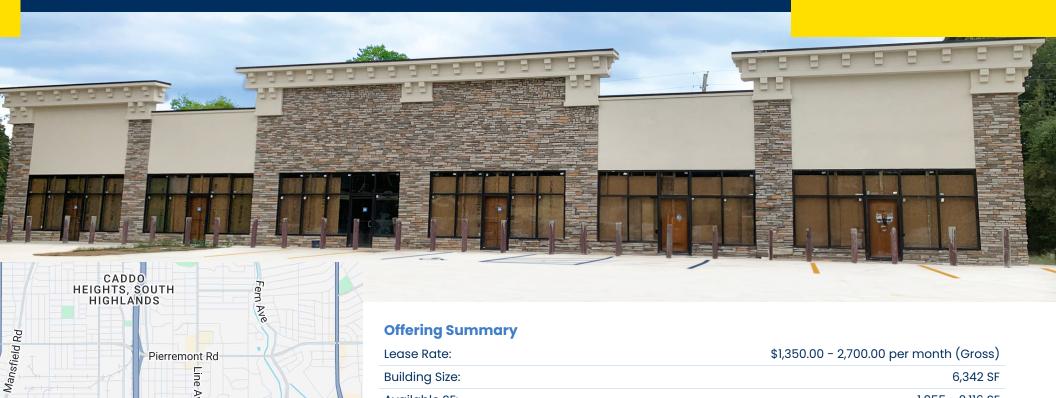


### 483 East 70th Street Shreveport, LA 71106

## Retail Property For Lease

1,055 - 2,116 SF



#### **Property Overview**

Available SF:

This newly constructed retail strip center, anchored by a prominent grocery store, offers a prime location with exceptional visibility and accessibility for retailers. Positioned on the corner of Line Avenue and Thornhill Avenue, the center boasts a modern façade and provides three available suites for lease, ranging from 1,055 to 1,061 square feet, with the option to combine up to 2,116 square feet of contiguous space. The property features 20 parking spaces to accommodate customers and enhance convenience. Situated just 0.4 miles from 1-49, this retail strip center benefits from a daily traffic count of 18,244, ensuring high visibility and robust customer engagement. The property is centrally located to the east of Interstate 49 and less than two blocks west of Line Avenue, placing it in an active, high-traffic area. This strategic location is poised to attract significant footfall and serve as a key retail hub in the community.

Sealy Real Estate Services 333 Texas Street, Suite 1050 Shreveport, LA 71101 318.222.8700 www.sealynet.com

CEDAR GROVE,

LYNBROOK

W 70th St

Linwood

Keaton Holley Direct 318.698.3122 Mobile 318.572.7775 keatonh@sealynet.com

Map data ©2024

SPRINGLAKE, UNIVERSITY

TERRACE

DAR GROVE

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# **483 East 70th Street** Shreveport, LA 71106

## Retail Property For Lease



#### **Lease Information**

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,055 - 2,116 SF	Lease Rate:	\$1,350.00 - \$2,700.00 per month

#### **Available Spaces**

	Suite	Tenant	Size (SF)	Lease Type	Lease Rate
•	Suite A	Available	1,061 - 2,116 SF	Gross	\$1,350 - 2,700 per month
	Suite B	Available	1,055 - 2,116 SF	Gross	\$1,350 - 2,700 per month



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## Retail Property For Lease



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