



OFFICE SPACE

FOR SALE OR LEASE

9335 ELLERBE ROAD, SHREVEPORT, LA 71106

- 3,648 SF
- Zoned C-1
- Lease Rate - \$4,500/month
- Sale Price - \$999,000
- Building has LED lighting, spray foam insulation & solar panels for stored electrical power
- 10 offices (Mixture of Executive Office, General Office & Conference Room)
- 2 restrooms (Men's & women's)
- Breakroom with kitchenette
- Reception/waiting area
- Administrative copy/file room
- Traffic Counts: 19,291 on E. Bert Kouns Industrial Loop



2019 DEMOGRAPHICS

Distance	Population	Avg HH Income	Number of Households
1 mile	1,840	\$94,639	710
3 miles	39,127	\$79,175	16,221
5 miles	97,116	\$75,682	39,097

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

For more information, contact:

Michael Berlin, Associate Broker | 318.222.2244
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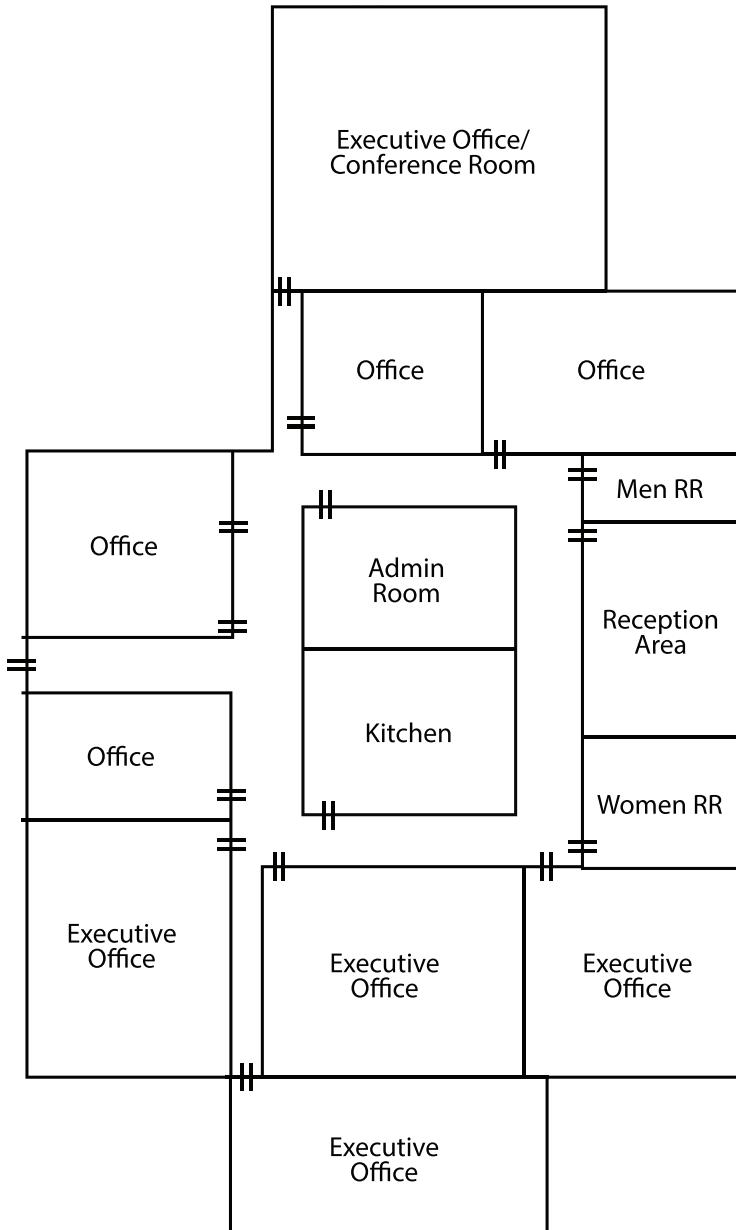


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