



CONVENIENCE STORE WITH GAS INVESTMENT PROPERTY FOR SALE

4461 PINES ROAD, SHREVEPORT, LA 71119

- Excellent C-Store Real Estate & Business purchase opportunity
- Prime corner visibility with steady commuter traffic from I-20
- Located in high traffic area on the corner of Pines Road & Greenwood Road, just +/- 130 yards from I-20
- Established neighborhood customer base with consistent repeat business
- High fuel volume with six well-positioned pumps
- Strong inside sales with room to grow through product mix optimization
- Average Monthly Sales: \$94K (Inside), \$130K (Fuel)
- Turnkey operation with immediate revenue generation
- 3,200/sf C-Store / 0.536 acre lot
- Located in a commercial corridor with ongoing development activity
- Upside potential:
(A) Lottery Sales, (B) Construction of a Hot Deli, (C) Potential to add EV charging stations for future-proofing

For more information, contact:

Andrew Querbes IV, Associate Broker | aquerbes@vintagerealty.com | 318.222.2244

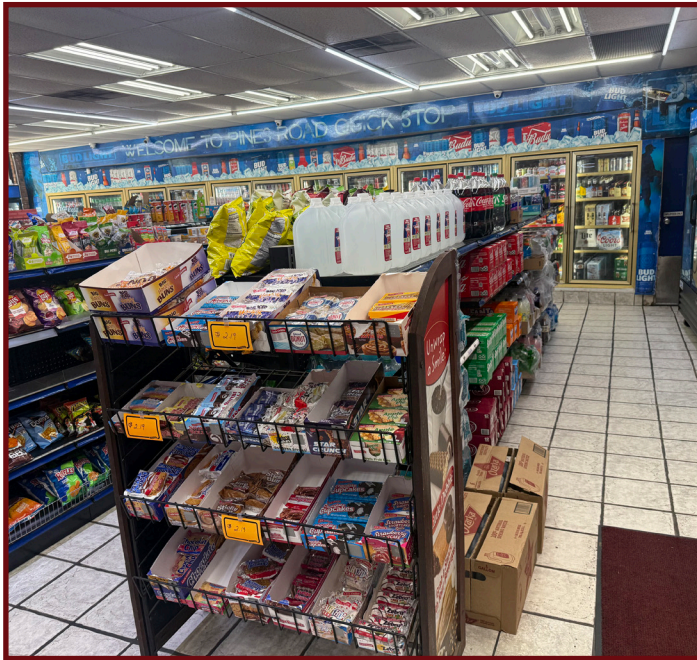
Peyton Massey | pmassey@vintagerealty.com | 318.222.2244

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NEIGHBORHOOD AERIAL



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