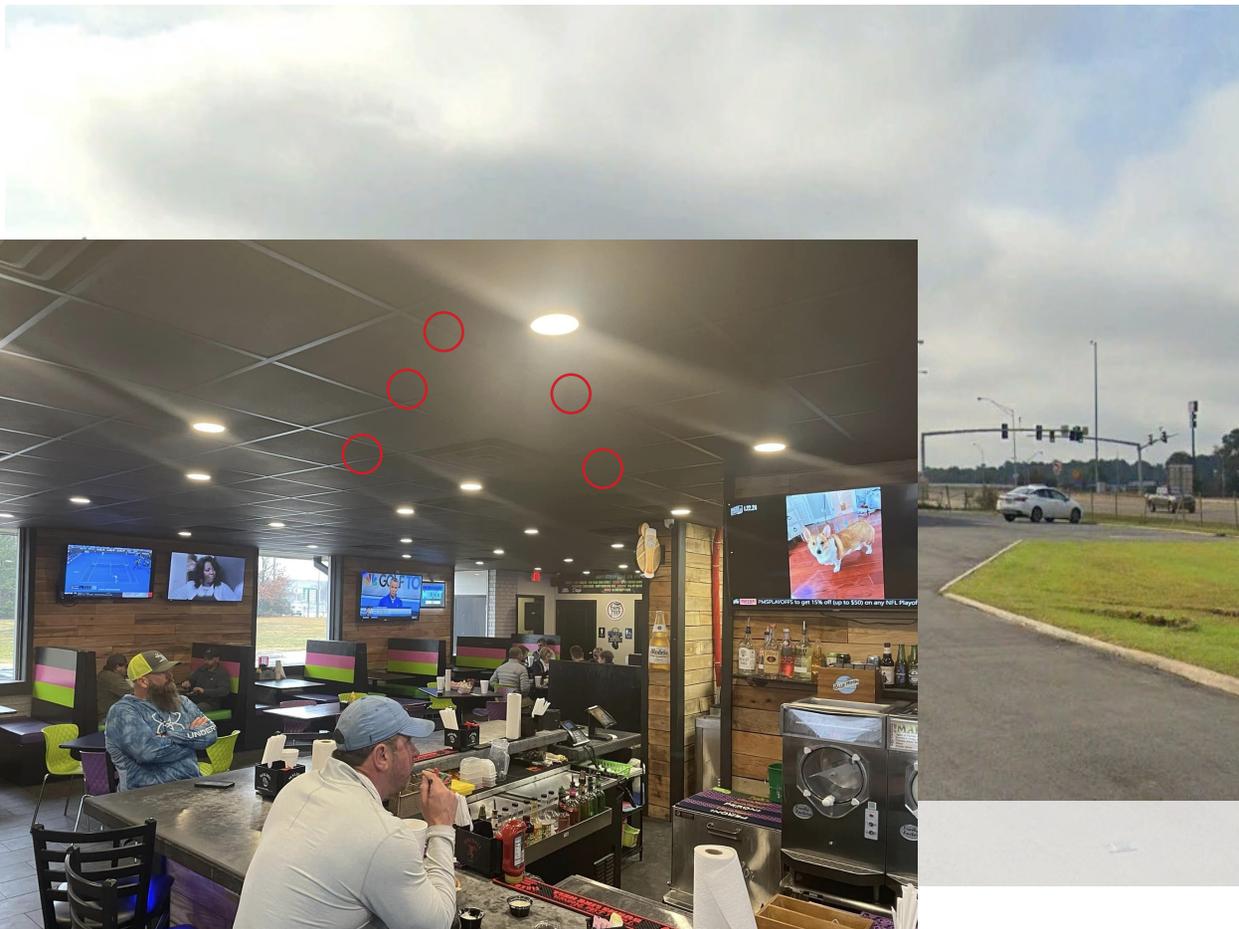


# FOR SALE OR LEASE

6197 Greenwood Rd at I-20  
Shreveport, Louisiana



Chris Stokes  
318-564-7906  
chris@walkeralley.com

## I-20 FRONTAGE AT PINE RD

Building is available November 1, 2024

2700 sq. ft. Restaurant with  
800 sq. ft. Patio

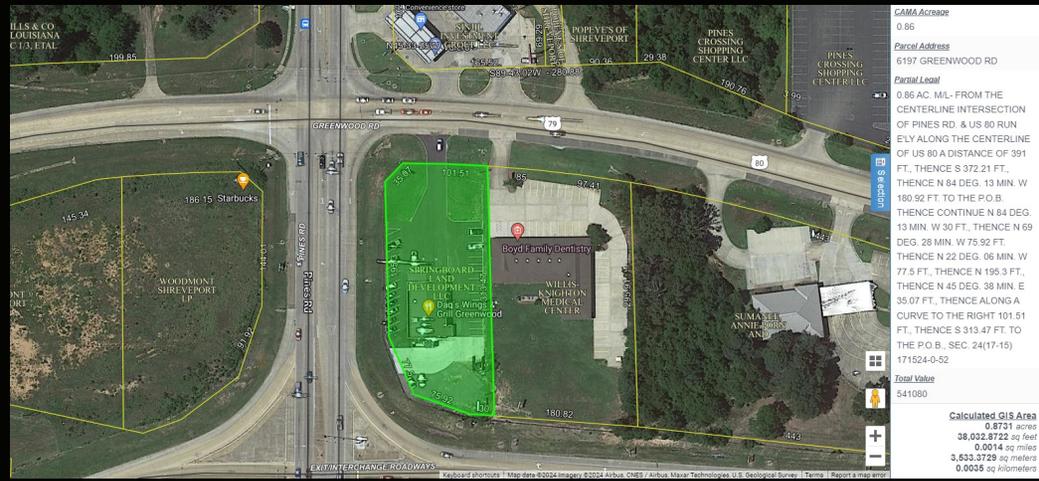
- A. Restaurant & Patio 3500 sq. ft.
- B. 40 Parking Spaces
- C. Hard Corner of Greenwood Rd at Pines Rd
- D. Signage on I-20

Ideal for Restaurant or QSR w Drive Thru

**Sales Price - \$1,500,000**  
**Montly RENT \$6770 NNN**

All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the owner or Walker-Alley & Associates, LLC and/or its agents or employees. Nov 2024

**WA**  
**Walker-Alley**  
**& Associates, LLC**  
REAL ESTATE RESOURCES



**Walker-Alley  
& Associates, LLC**  
REAL ESTATE RESOURCES

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**Chris Stokes**  
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DEMOGRAPHIC PROFILE	1 MILE	3 MILE	5 MILE
Population	7,467	46,019	123,112
Households	3,647	19,706	50,445
Average Household Income	\$95,814	\$84,122	\$75,705
 Median home sales price is \$214,900.			
 Median age in this area is 37.5, compared to U.S. median age of 38.5.			

# Shreveport, Louisiana

is the central hub of the Ark-La-Tex. It's the largest city and the center of business and commerce for Northwest Louisiana, East Texas, Southeast Oklahoma, and Southwest Arkansas. Economic engines include Global Strike Command and Barksdale Air Force Base, the Port of Caddo Bossier, Ochsner LSU Medical Center, Willis Knighton hospital systems, Christus Hospitals, and affiliated medical service

providers. Other economic engines include BRF an economic development foundation focusing on research and development companies. We have workforce training at Louisiana State University in Shreveport, Southern University Shreveport, Centenary College, Northwest's School of Nursing, and our vocational and technical colleges in this area. The Amazon Robotic Distribution Plant just announced

promises to bring in over 1,000 jobs and our oil and gas sector continues to be important to the local economy. Shreveport is a great place to live and work just three hours from Dallas/Fort Worth and four to five hours from Houston, Baton Rouge, New Orleans, Little Rock, Tulsa, Lafayette, and Jackson, Ms.

