



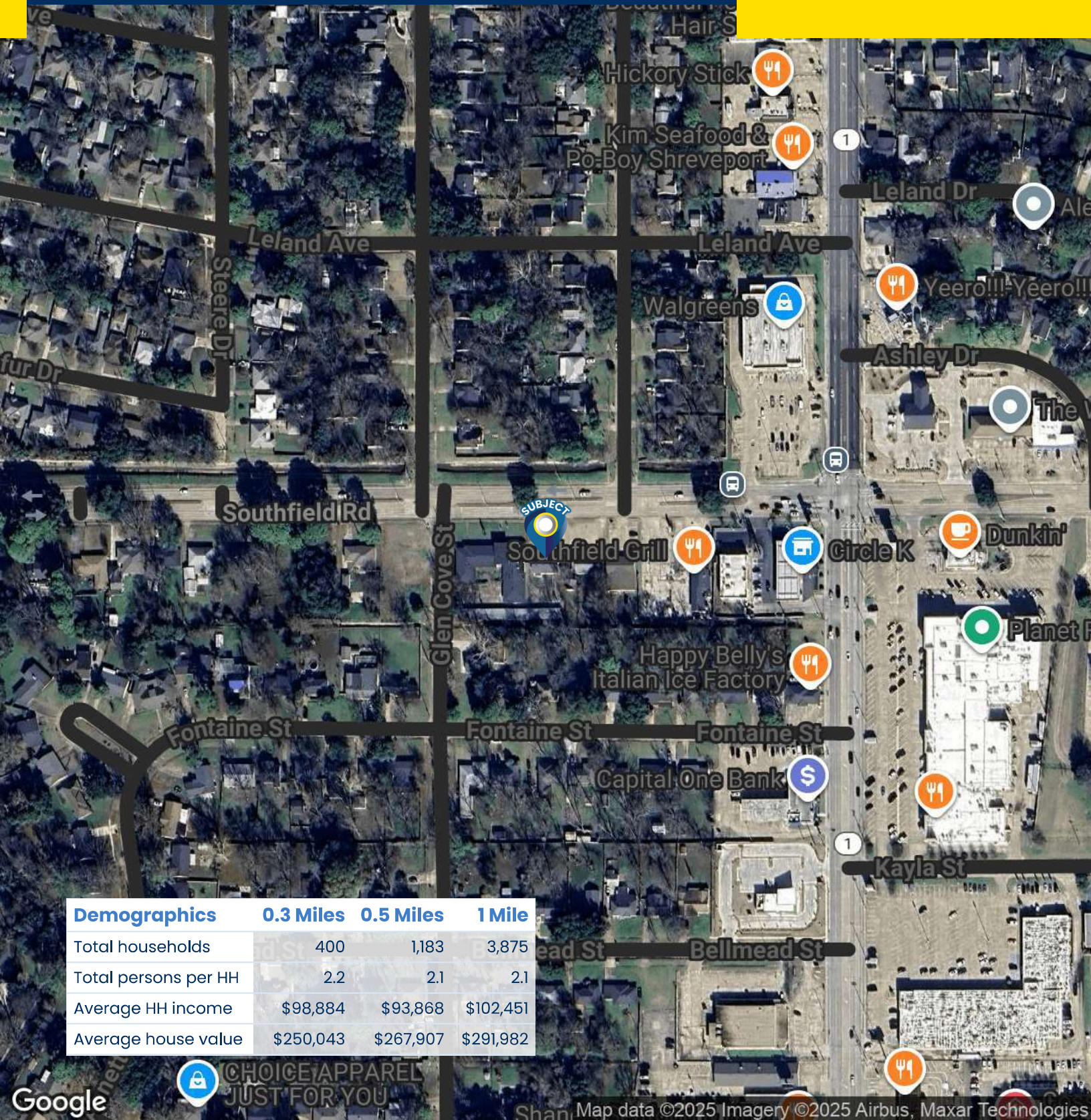
Offering Summary

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	1,409 SF
Lot Size:	12,373 SF
Zoning:	C-UC

Property Overview

Formerly Jolly Ole Cleaners, this ±1,409 SF freestanding retail/office building is available for lease in one of Shreveport's most active commercial corridors. Situated on a ±0.28-acre lot, the building offers ample natural light, a private bathroom, an additional utility sink, and rear ramp access to the parking area. The space is ideal for a variety of small office or neighborhood retail uses seeking visibility and convenience in a high-traffic zone.





Demographics	0.3 Miles	0.5 Miles	1 Mile
Total households	400	1,183	3,875
Total persons per HH	2.2	2.1	2.1
Average HH income	\$98,884	\$93,868	\$102,451
Average house value	\$250,043	\$267,907	\$291,982

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