

FOR SALE OR LEASE

2850 North Market
Shreveport, Louisiana



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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. June 2024

Almost 10,000 Sq Ft Open Floor Plan

Brookshire's Grocery Anchored
Shopping Center Out Parcel
on 2.26 Acres

- A. Located on N Market at I-220
- B. 2.26 Acres
- C. 40 Parking Spaces
- D. 6'x 8' Overhead Door
- E. 19' Clear Height
- F. 2 ADA Restrooms
- G. Large Store Room

Ideal for Retail, Light Industrial, Office,
Special Purpose, Day Care or
Entertainment Venue

SALE PRICE \$950,000.00

**MONTHLY LEASE RATE
\$8500.00 NNN**

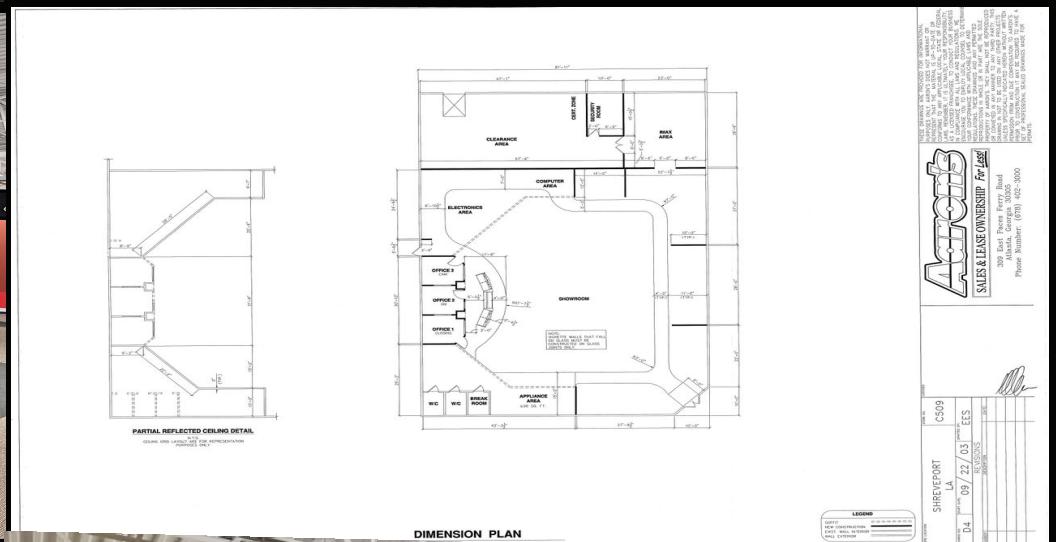


**Walker-Alley
& Associates, LLC**
REAL ESTATE RESOURCES

2850 N Market Shreveport

- Zoning - C-3 Heavy Commercial
- Built - 2001
- 2024 Property Tax - \$7,715
- Parking Spaces -40
- 1 overhead door
- 19' Ceiling heights







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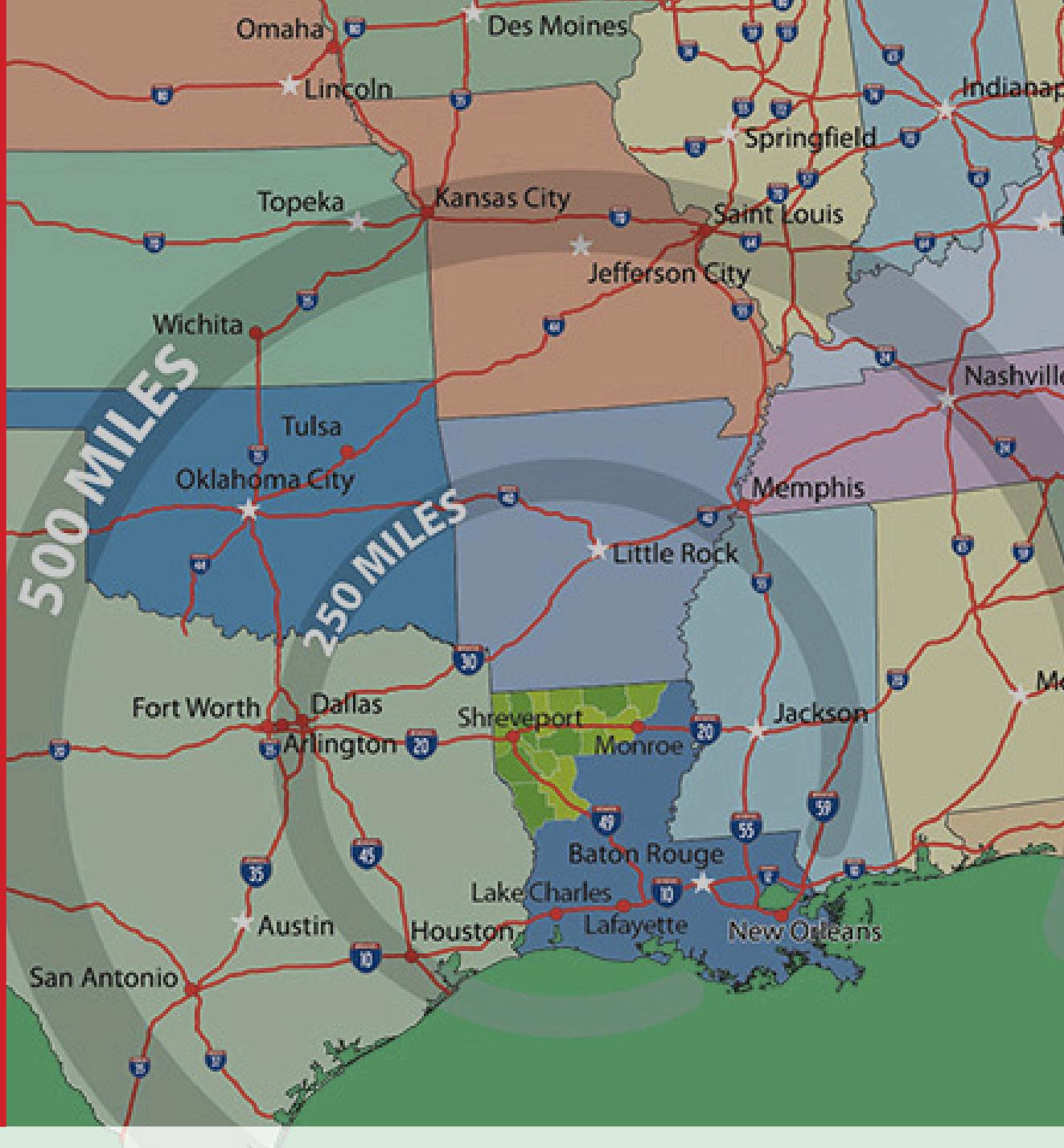
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Shreveport

is the central hub of the Ark-La-Tex region. It is the largest city and the center of business and commerce for Northwest Louisiana, East Texas, Southeast Oklahoma and Southwest Arkansas. One of Shreveport's major assets for businesses is its location, just three hours from Dallas/Fort Worth and approximately five hours from Houston, Baton Rouge, New Orleans, Little Rock, Tulsa, Lafayette and Jackson.

Some of the major employers in the area include: Global Strike Command at Barksdale Air Force Base, Willis Knighton Hospital Systems, Amazon Fulfillment Center less than 1 Mile away employing 1000 people and the petroleum energy industry.

Shreveport is fortunate to have a variety of institutions of learning that provide both higher education, vocational and technical training, including Louisiana State University-Shreveport, Southern University Shreveport, Centenary College, Louisiana Tech University and Northwest's School of Nursing.



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