



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# FORMER AARON'S FOR LEASE

**2850 N Market St  
Shreveport, LA 71107**

**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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carmen@sr-cre.com





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EXECUTIVE SUMMARY

# FORMER AARON'S FOR LEASE

2850 N MARKET ST, SHREVEPORT, LA 71107

**9,969 SF | 2.26 ACRES**

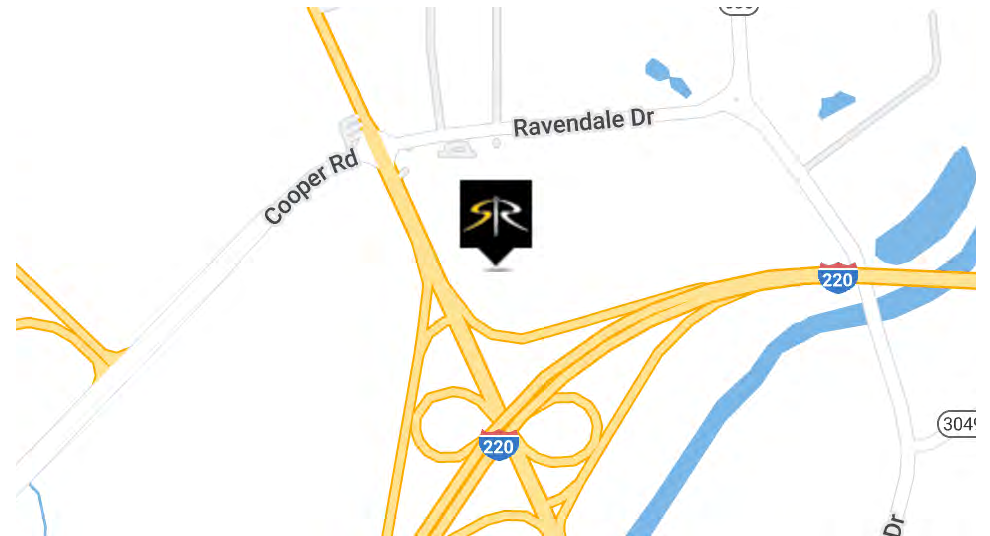


## OFFERING SUMMARY

|                       |                |
|-----------------------|----------------|
| <b>Lease Rate:</b>    | \$10 PSF (NNN) |
| <b>Building Size:</b> | 9,969 SF       |
| <b>Lot Size:</b>      | 2.26 Acres     |
| <b>Zoning:</b>        | C-3            |

## PROPERTY OVERVIEW

- Former Aaron's For Sale or For Lease located as a shadow to the Brookshire's grocery-anchored shopping center on a spacious out-parcel next to Whataburger in the high traffic N. Market St./I-220 corridor.



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# PROPERTY HIGHLIGHTS

## FORMER AARON'S FOR LEASE

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9,969 SF | 2.26 ACRES



### PROPERTY HIGHLIGHTS

- Former Aaron's For Sale or For Lease located as a shadow to the Brookshire's grocery-anchored shopping center on a spacious out-parcel next to Whataburger in the high traffic N. Market St./I-220 corridor. Located at the NE corner of the highly-trafficked Interstate intersection of Interstate 220 and N. Market St. , this perfect second generation retail space ideal for many types of uses, store-front, show-room, automotive, warehouse, carpet and flooring, hardware, home goods, distribution, wholesale and retail sales of hard and soft goods. Property is near the newly built \$200-million dollar Amazon robotics fulfillment and distribution center with 650,000 SF foundation and providing over 3,000 new jobs to the area.
- With dual access near Brookshire's traffic signal SE corner of N. Market @ Ravendale, this stand-alone retail building sits in front of Brookshire's Grocery anchored shopping center, and has excellent visibility from N. Market's high traffic corridor and I-220. Excellent traffic counts and huge commercial lot with great ingress and egress. This large 2.26 commercial lot with dual access and high visibility from N. Market St. and I-220.
- In close proximity to Northwest Louisiana Technical Community College Shreveport Campus and Interstate 220 which connects Shreveport to Bossier City. Surrounding retailers include: Brookshire's Market, Whataburger, Walgreens, Checkers, Cricket Wireless, Pizza Hut, Waffle House, Subway, etc.
- 9,969 SF Building
- 2.26 Acre Lot
- Zoned C-3
- Flood Zone "X"

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RETAIL MAP

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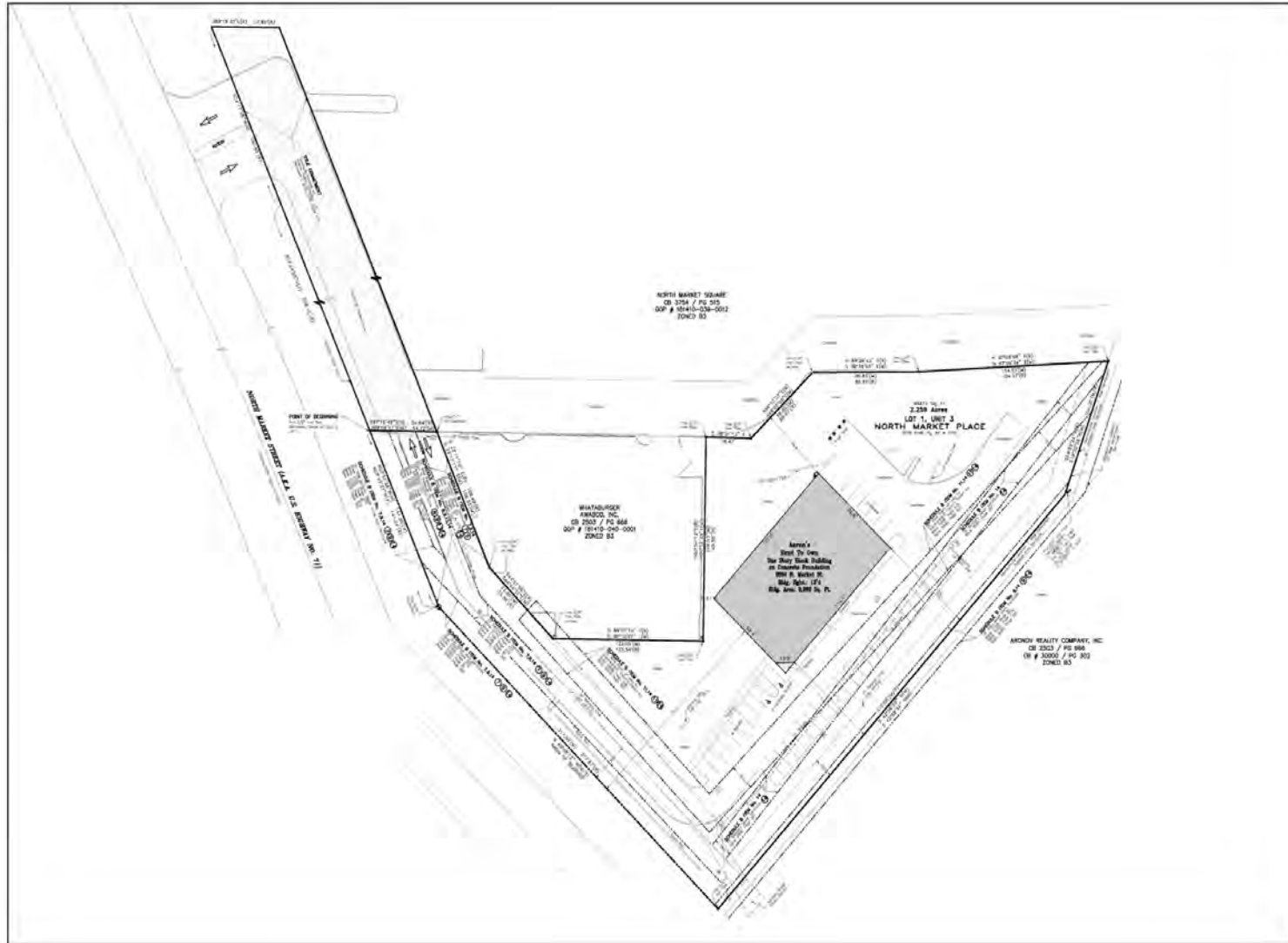
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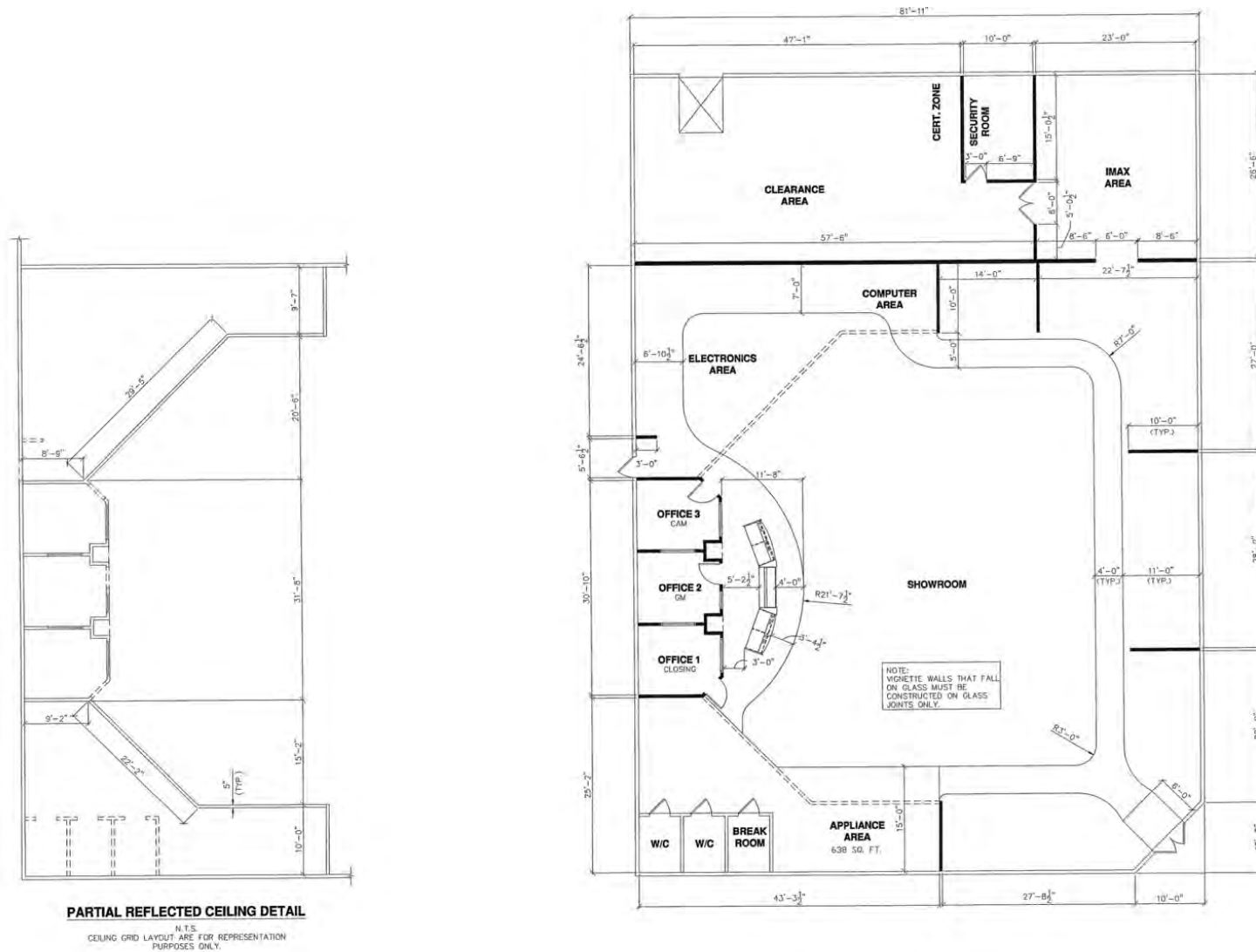


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# FLOOR PLAN FORMER AARON'S FOR LEASE

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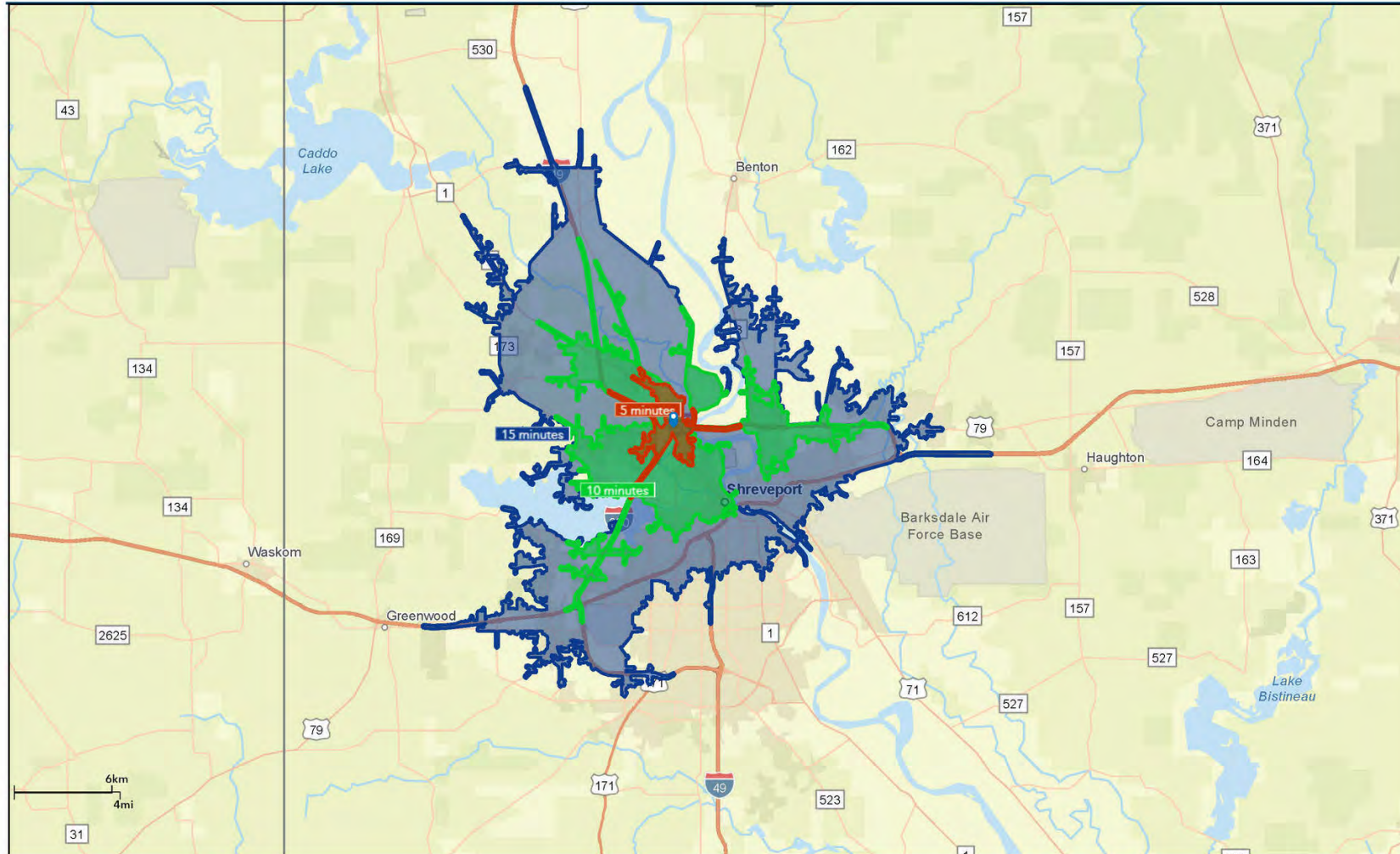


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**9,969 SF | 2.26 ACRES**



March 10, 2023

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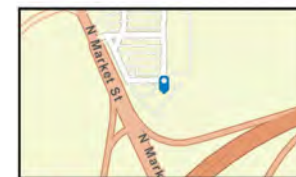
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
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**Traffic Count Map**

March 10, 2023

**Traffic Count Map (Close Up)**

March 27, 2023

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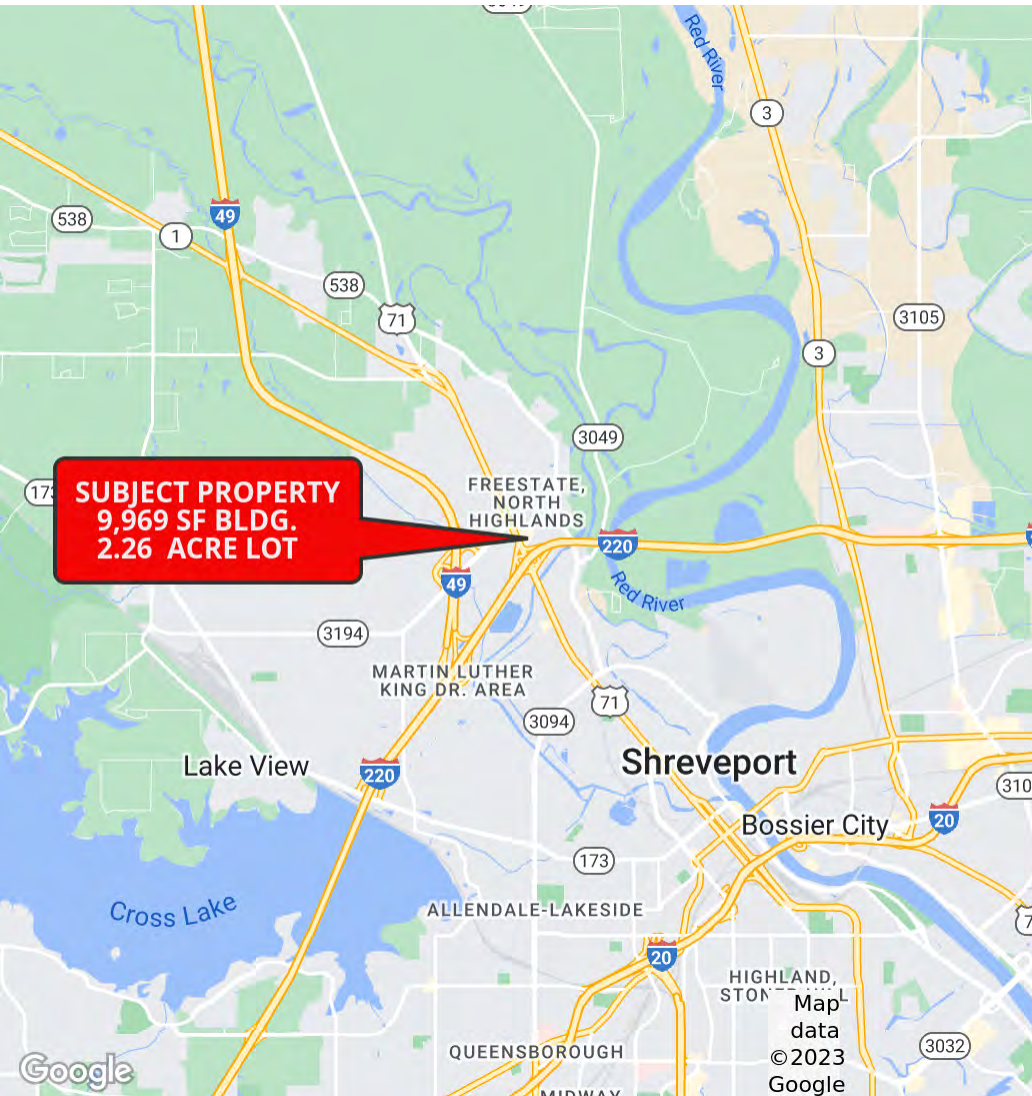


# LOCATION MAPS

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DEMOGRAPHICS

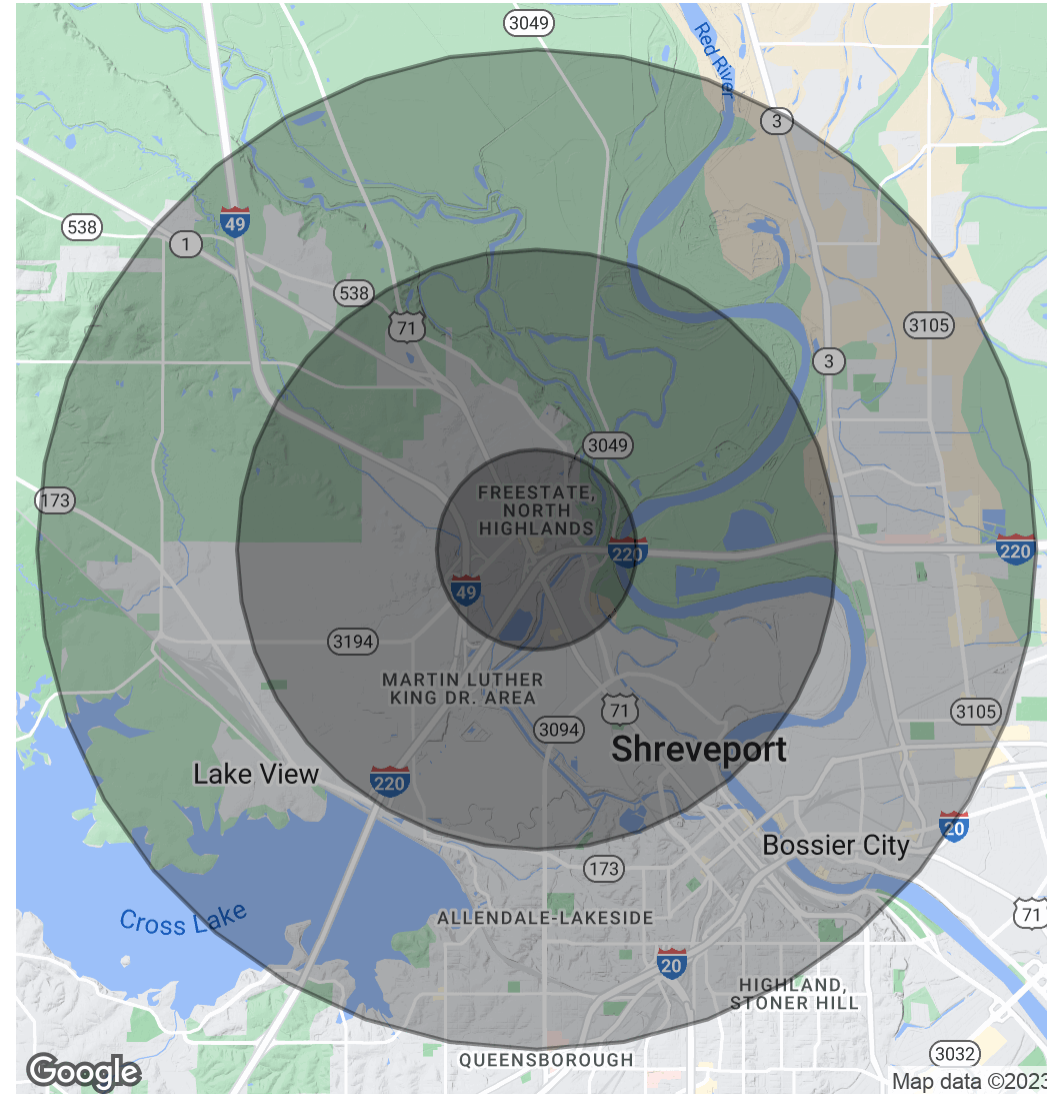
# FORMER AARON'S FOR LEASE

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| POPULATION                  | 1 MILE    | 3 MILES  | 5 MILES   |
|-----------------------------|-----------|----------|-----------|
| <b>Total Population</b>     | 2,471     | 16,381   | 59,916    |
| <b>Average Age</b>          | 35.6      | 35.9     | 38.2      |
| <b>Average Age (Male)</b>   | 36.8      | 34.0     | 35.9      |
| <b>Average Age (Female)</b> | 35.3      | 37.5     | 39.2      |
| HOUSEHOLDS & INCOME         | 1 MILE    | 3 MILES  | 5 MILES   |
| <b>Total Households</b>     | 835       | 6,433    | 28,533    |
| <b># Of Persons Per HH</b>  | 3.0       | 2.5      | 2.1       |
| <b>Average HH Income</b>    | \$54,620  | \$46,722 | \$44,934  |
| <b>Average House Value</b>  | \$109,777 | \$98,125 | \$120,451 |

\* Demographic data derived from 2020 ACS - US Census



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