

## 6607 Line Avenue Shreveport, LA 71106

#### Retail Property For Lease



#### **Bossier-City** (173) (3094) Barksdale AFB HIGHLAND, STONER HILL 71 OUEENSBOROUGH CADDO HEIGHTS, SOUTH 220 HIGHU 20, (511)SUNSET ACRES SPRINGLAKE, UNIVERSITY (511) IRPORT, (71) (171) NES ROAD TERRACE 3132 (526) (523) HYDE PARK BROOKWOOD, FORBING SOUTHERN HILLS ELLERBE WOODS Goodle Map data ©2024 Google

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101

318.222.8700 www.sealynet.com Jackson B. Wheless Direct 318.698.1113 Mobile 318.344.7384 JacksonW@Sealynet.com

#### **Property Highlights**

- Located on busy Line Avenue with Upscale Restaurants and Specialty Shops
- Close Proximity to I-49 and I-20
- Front Parking with Additional Parking in the Rear
- Consists of an Open Area, Office, Storage Room, and Restroom

#### **Location Overview**

6607 Line Avenue is the location of Sushi Gen Restaurant. Coming soon are SBC Massage Academy and Fur-Ever Fresh Pet Spa. It is adjacent to Chianti Italian Restaurant and The Vintage Wine Bar. There is currently one space available for lease. The asking rent is \$12 per square foot + \$1.50 per square foot for net charges.

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# SEALY & COMPANY

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#### Retail Property For Lease

| Building Name       | 6607 Line Avenue  |
|---------------------|-------------------|
| Property Type       | Retail            |
| APN                 | 171330001006500   |
| Total Building Size | 10,494 SF         |
| Lot Size            | 0.44 Acres        |
| Space Available     | 1,640 SF          |
| Available Suites    | 1                 |
| Lease Rate          | \$12 PSF (Annual) |
| Lease Type          | Modified Gross    |
| Zoning              | C-UC              |
| Number of Floors    | 1                 |
|                     |                   |

6607 Line Avenue is located just south of the Line Ave/Pierremont Road intersection, it is less than a five-minute drive to I-49. The property contains four suites with excellent access and visibility from Line Avenue, as well access via Lassus Street behind Chianti's.

#### Available Space(s)

+ Suite D: 1,640 SF - \$1,845 per month plus electricity

Pylon and building signage is available.



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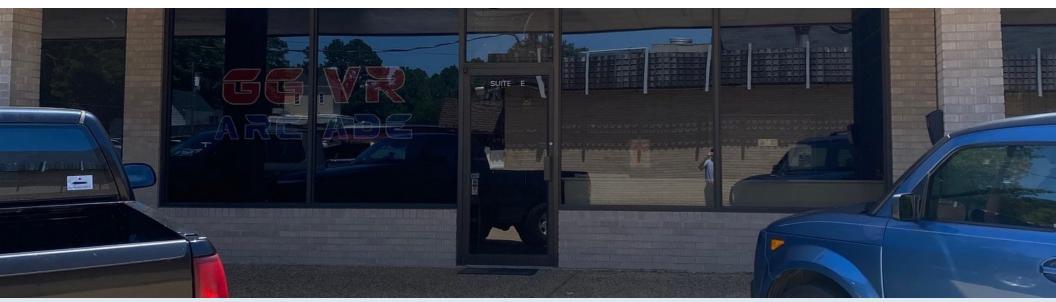
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#### **Leasing Details**

| Suite | Available Space | Lease Rate       |
|-------|-----------------|------------------|
| D     | 1,640 SF        | \$12/SF (Annual) |



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