



### Offering Summary

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	48,722 SF
Available SF:	1,072 - 13,397 SF
Lot Size:	3.55 Acres
Year Built:	1985
Zoning:	C-UC

### Location Overview

The property is positioned along Jewella Avenue just north of the LA 3132 Inner Loop and less than one mile from Mansfield Road, placing it within a well-established commercial corridor with strong surrounding residential density. It is approximately 2.59 miles from Interstate 49, providing convenient access to regional north-south traffic, while LA 3132 offers efficient connectivity to Interstate 20 and other key areas of the city. This strategic location supports both local consumer traffic and commuter accessibility, making it well-suited for a range of service-oriented and neighborhood retail users.

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
www.sealynet.com

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
RolandR@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.