

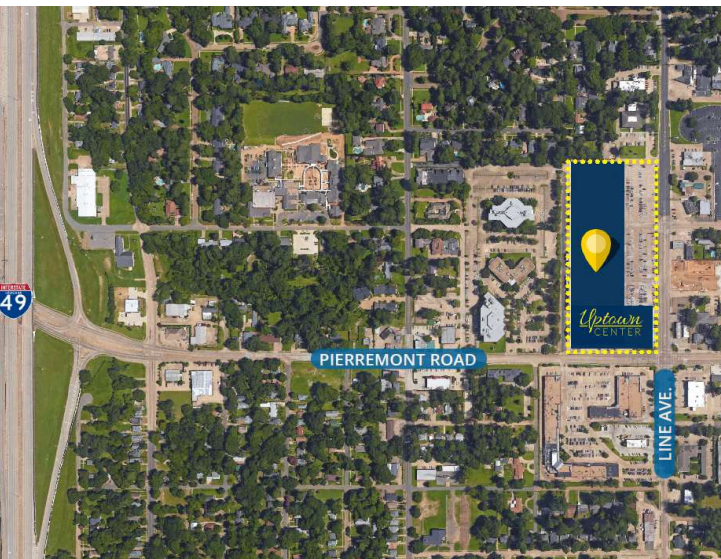


*Uptown*  
**CENTER**

**RETAIL SPACE FOR LEASE**

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**Sealy Real Estate Services, LLC**  
333 Texas Street, Suite 1050  
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### Offering Summary

Lease Rate:	\$6.00 - 9.00 SF/yr (NNN)
Building Size:	119,796 SF
Available SF:	6,425 - 10,471 SF
Lot Size:	7.3 Acres
Year Built/Renovated:	1955/2006
Zoning:	C-UC

### Location Overview

Uptown Shopping Center is located on nine acres at the intersection of Line Avenue and Pierremont Road, the heart of one of Shreveport's most upscale residential areas. Approximately 180,000 people are living within a five-mile radius, and an average household income of \$81,000 within a one-mile radius. Line Ave and Pierremont Rd's intersection has 37,298 vehicles traveling per day.

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Building Name	Uptown Shopping Center
Property Type	Retail
Property Subtype	Strip Center
APN	171413049014200
Building Size	119,796 SF
Lot Size	7.3 Acres
Year Built	1955
Year Last Renovated	2006
Number of Floors	1
Parking Spaces	471

The property has been locally owned and operated for over 50 years. Uptown Center is proud to offer the ultimate shop, dine, explore experience and offers various configurations and property management amenities. Uptown Shopping Center has deep-rooted ties within the community, boasting a rich history of local ownership and operation spanning over five decades, while also offering a diverse range of property configurations.

#### TENANTS INCLUDE:

Brookshire's Grocery, Eye Care, Jason's Deli, Learning Express Toys, Pretenses Boutique, The Moppet Shoppe, Chateau en Mae, The UPS Store, Merle Norman Cosmetics Studio, Isadora Gifts, Counter Culture Restaurant, Starbucks, Louisiana Coin Exchange, Subway, Red Carpet NailSpa, StretchLab, The Broken Phone, Red River Bank, Kumon, Hotworx, Clean Slate Botanicals, and Papa Murphy's.

**Tenant Improvement Allowance available amortized over the term.**



- Located in an affluent area in South Central Shreveport
- Beautifully landscaped and features a fountain with spectacular seasonal color
- Covered Portico with a Brick Walkway
- Restaurant includes a bar, open dining area with a fireplace
- Located on highly traveled Line Avenue, in close proximity to I-49 , I-20, Downtown Shreveport, and Shreveport Regional Airport
- Taxes: \$1.15 PSF / Year | Insurance: \$0.74 PSF / Year | CAM: \$2.47 PSF / Year

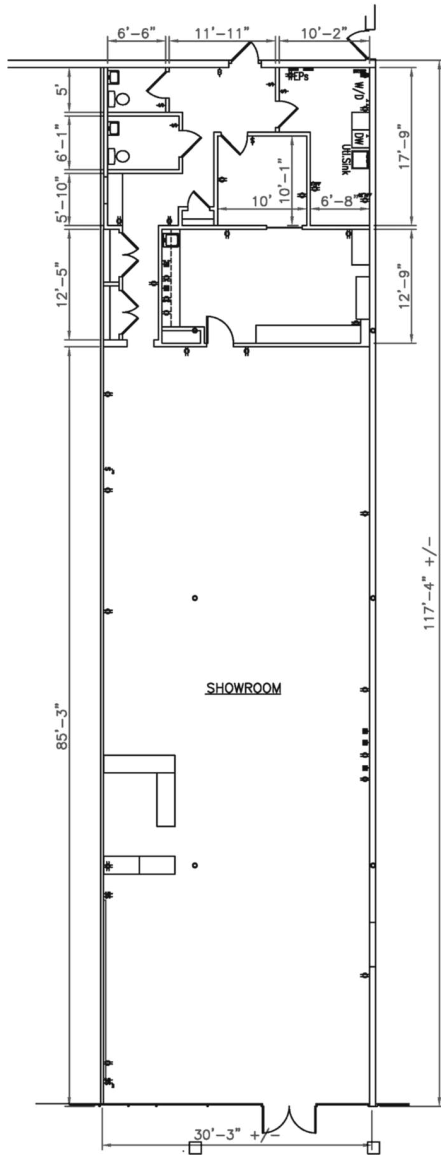


**Lease Information**

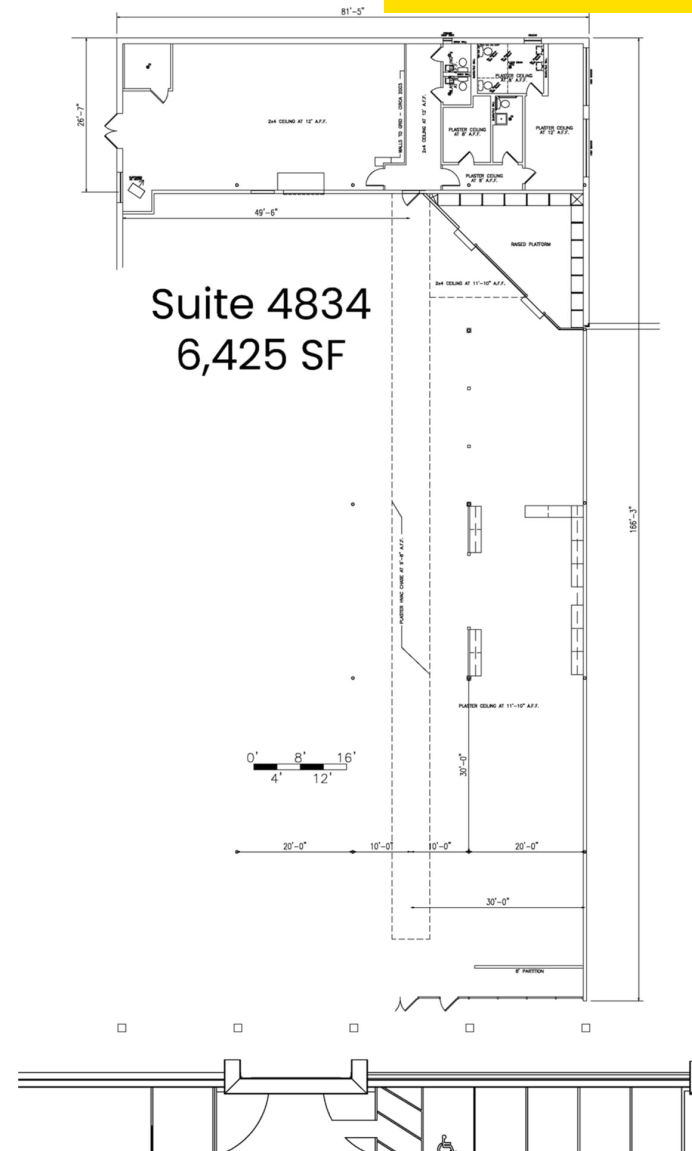
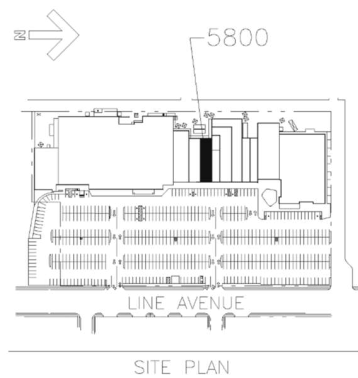
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,425 - 10,471 SF	Lease Rate:	\$6.00 - \$9.00 SF/yr

**Available Spaces**

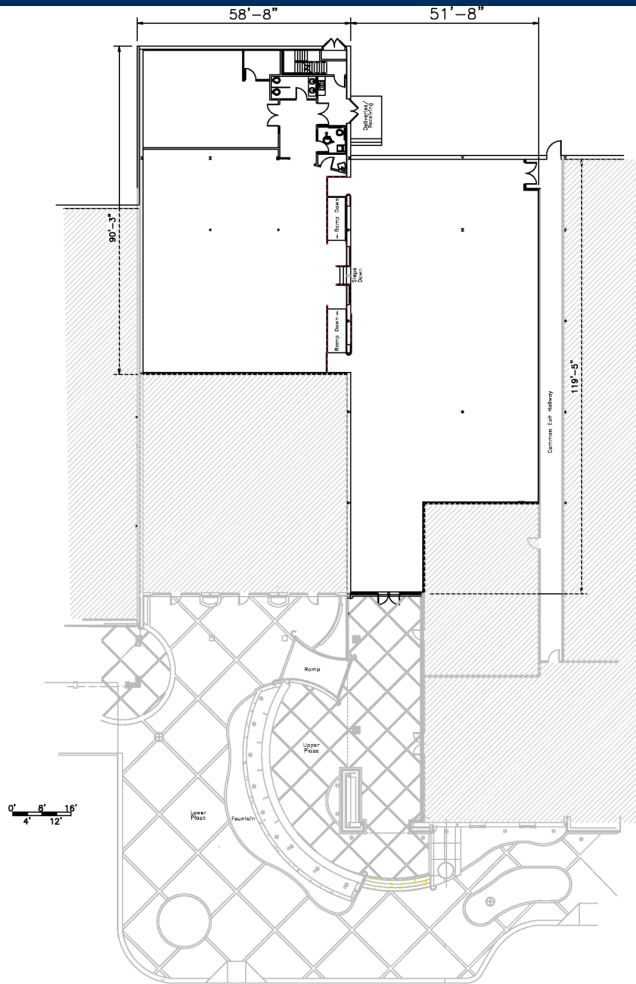
Suite	Tenant	Size	Type	Rate	Description
■ 4834	Available	6,425 SF	NNN	\$6.00 SF/yr	The space available is a 30' storefront, 4,207 square foot wide open sales area. Rear area is 2,218 square feet of stockroom that has rear loading access for deliveries. Suite 4834 is situated between Chateau en Mae and Designer Specialties & Hardware. Taxes: \$1.15 PSF / Year   Insurance: \$0.74 PSF / Year   CAM: \$2.47 PSF / Year
■ 4800D	Available	10,471 SF	NNN	\$9.00 SF/yr	Large open retail space with double doors in the rear for shipping/receiving. Entrance on the patio near Counter Culture and Starbucks. Taxes: \$1.15 PSF / Year   Insurance: \$0.74 PSF / Year   CAM: \$2.47 PSF / Year



**Suite 5800**  
**3,519 SF**



**Suite 4834**  
**6,425 SF**



**Suite 4800D**  
**10,471 SF**

