

#### Jim S. Dowling, SIOR

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# Retail/Office Suites

### 1020 Shreveport-Barksdale Hwy, Shreveport, LA 71105

## Available

#### Price

- Lease Price Negotiable
- Landlord pays "Base year" taxes, insurance, CAM, water and sewer
- Tenant pays electric, repairs and maintenance for interior and HVAC, increases in taxes, insurance, CAM, water and sewer over "base year"
- 4/2017

#### **Building Size**

- 30,861± SF Total
- Single story strip center
- Retail & office suites available (1,020± sf & larger)

#### **Land Size**

• ±2 Acres

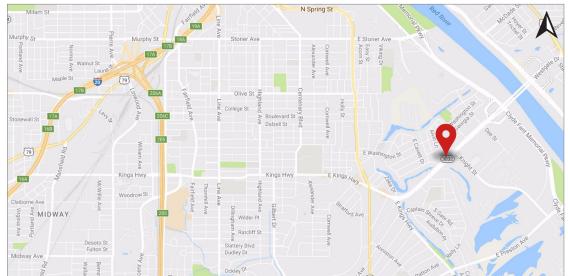
#### **Property Highlights**

- Ample parking (115 concrete paved spaces)
- Excellent sign visibility
- Zoned B-3 Commercial
- Built in 1986 (maintained in very good condition)
- Broker/Owner

#### **Location Highlights**

- Excellent visibility & accessibility to all traffic on Shreveport-Barksdale Hwy and Knight St.
- At center of Shreveport-Bossier City
- Fronts heavily traveled Shreveport-Barksdale Hwy (LA 3032) across from Shreve City Shopping Center and Walmart Super Center
- Only minutes to Shreveport-Barksdale Hwy/Red River Bridge, Bossier City and Barksdale Air Force Base
- 1 mile east of Youree Dr. (LA 1)
- Quick & easy access to all of Shreveport-Bossier City and surrounding areas





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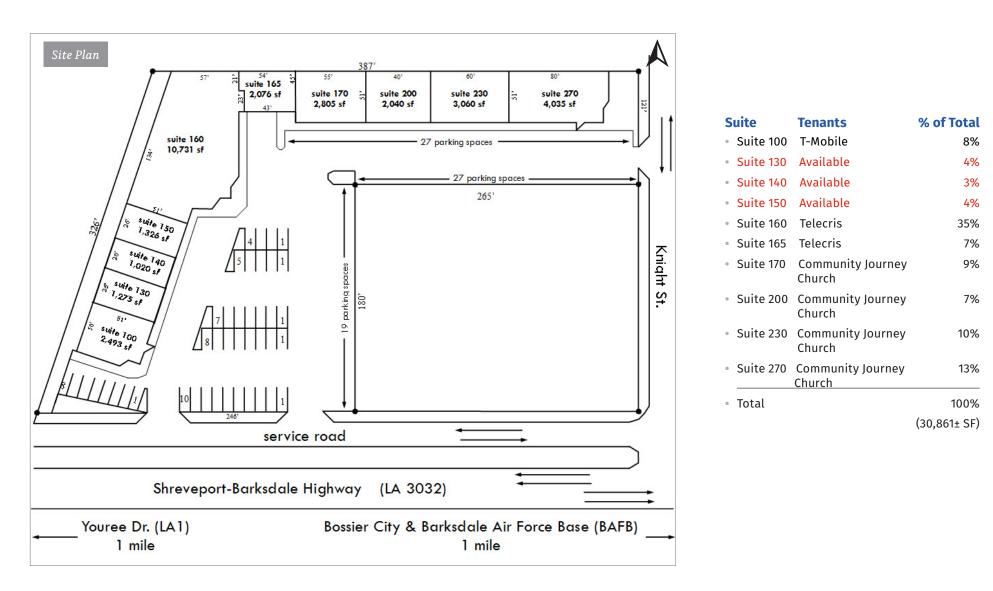
Member of - RETAIL BROKERS NETWORK

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