



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE PRIME RETAIL OPPORTUNITY HIGH TRAFFIC SOUTH SHREVEPORT

9138-9162 Mansfield Road
Shreveport, LA 71118

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

FOR LEASE

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF

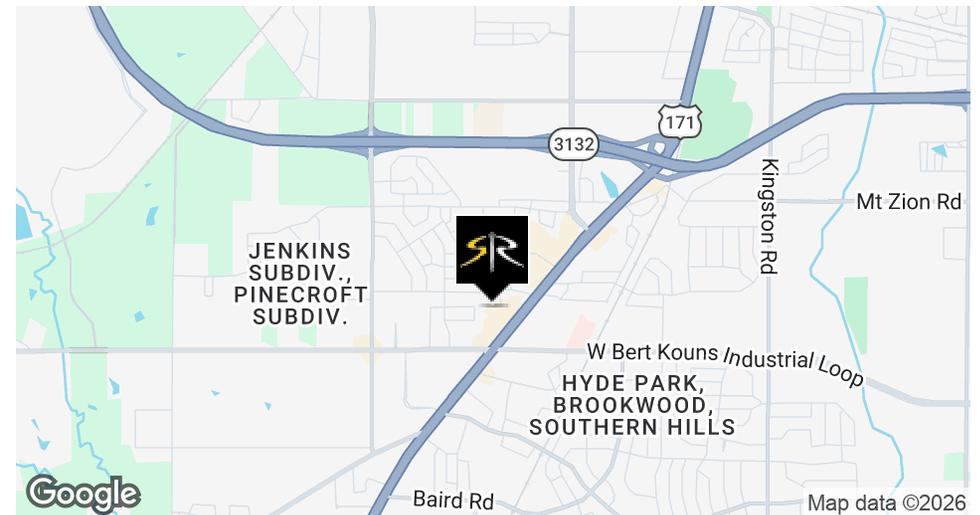


OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	161,467 SF
Available SF:	±6,488 SF
Market:	Shreveport

PROPERTY OVERVIEW

- **Prime Retail Opportunity in High Traffic South Shreveport:** Located at the signalized intersection of Mansfield Road & Bert Kouns Industrial Loop, this highly visible retail offering provides a rare opportunity for a business to secure quality space in one of Shreveport's strongest neighborhood retail corridors.
- This property is part of the established **Summer Grove Shopping Center**, a well positioned retail destination with excellent tenant mix and strong community recognition.



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

FOR LEASE

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF



PROPERTY HIGHLIGHTS

- **Available Space:** ±6,488 SF retail unit ready for immediate occupancy.
- **Strong Visibility & Signage:** Positioned on a primary retail axis with pylon and building signage opportunities on Mansfield Road – a major east west trade route.
- **Co Tenant Synergy:** Part of a center anchored by well established retailers including Ollie's Bargain Outlet, Dollar Tree, Aarons, Hibbett, Cato, and other nationally recognized brands, driving consistent customer traffic.
- **Traffic Counts:** Situated in a high density retail node with strong vehicle exposure and steady consumer demand.
- **Parking & Accessibility:** Abundant surface parking with convenient access for customers and employees.
- **Demographics:** Serves a sizeable local trade area with growing household counts and solid residential income within a 3 to 5 mile radius.
- **User Potential:** This property presents an exceptional leasing opportunity for national, regional, or local users seeking strong retail visibility and access to an established consumer base in Southwest Shreveport. Whether for specialty retail, food service, medical, or service oriented uses, this center delivers proven performance and long term potential.

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

FOR LEASE

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF

QUICK FACTS

- **Address:** 9140-9162 Mansfield Rd, Shreveport, LA 71118
- **Available Space:** ±6,488 SF retail
- **Center Name:** Summer Grove Shopping Center
- **Current Occupancy:** Approximately 95% leased
- **Intersection:** Mansfield Rd & Bert Kouns Industrial Loop
- **High Traffic Retail Corridor** with Exceptional Visibility
- **Co Tenants:** Dollar Tree, Ollie's, Aarons, Hibbett, Cato and others



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

FOR LEASE

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

FOR LEASE

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

SITE PLAN

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

FOR LEASE

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF



Available For Lease:

- Prime Retail Space
- ±6,488 SF
- \$7.00/sf NNN

Google

Imagery ©2026 Airbus

CARMEN AUSTIN, MBA, CCIM, SIOR
 Associate Broker & Retail Specialist
 225.930.6256
 carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
 5135 Bluebonnet Boulevard
 Baton Rouge, LA 70809
 225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

Traffic Count Map

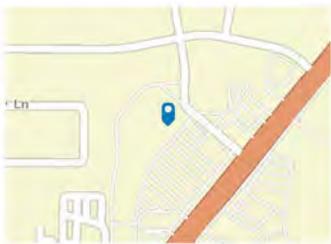
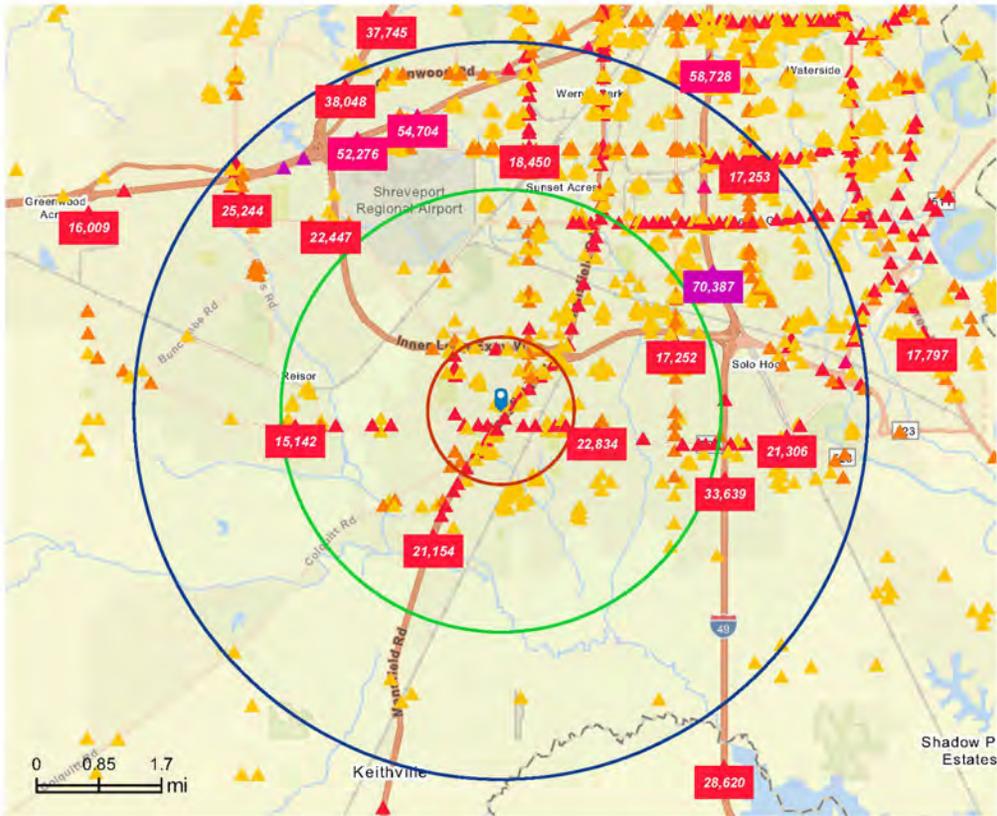
9138 Mansfield Rd, Shreveport, Louisiana, 71118

Rings: 1, 3, 5 mile radii

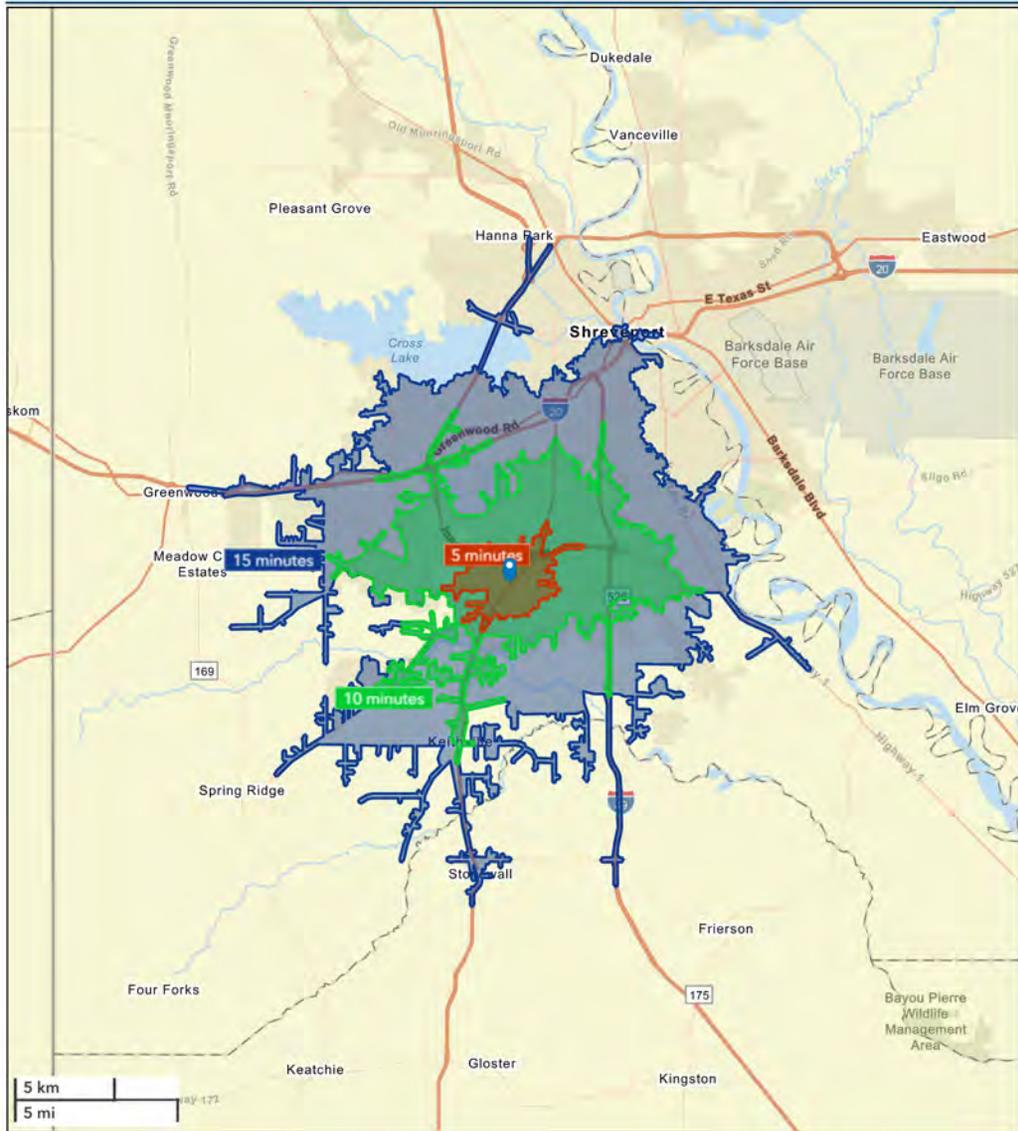


Drive Time Map: 1, 3, 5 Mile Radii

9138 Mansfield Rd., Shreveport, LA 71118



- Average Daily Traffic Volume**
- ▲ Up to 8,000 vehicles per day
 - ▲ 8,001 - 15,000
 - ▲ 15,001 - 50,000
 - ▲ 50,001 - 70,000
 - ▲ 70,001 - 100,000
 - ▲ More than 100,000 per day



CARMEN AUSTIN, MBA, CCIM, SIOR
 Associate Broker & Retail Specialist
 225.930.6256
 carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
 5135 Bluebonnet Boulevard
 Baton Rouge, LA 70809
 225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



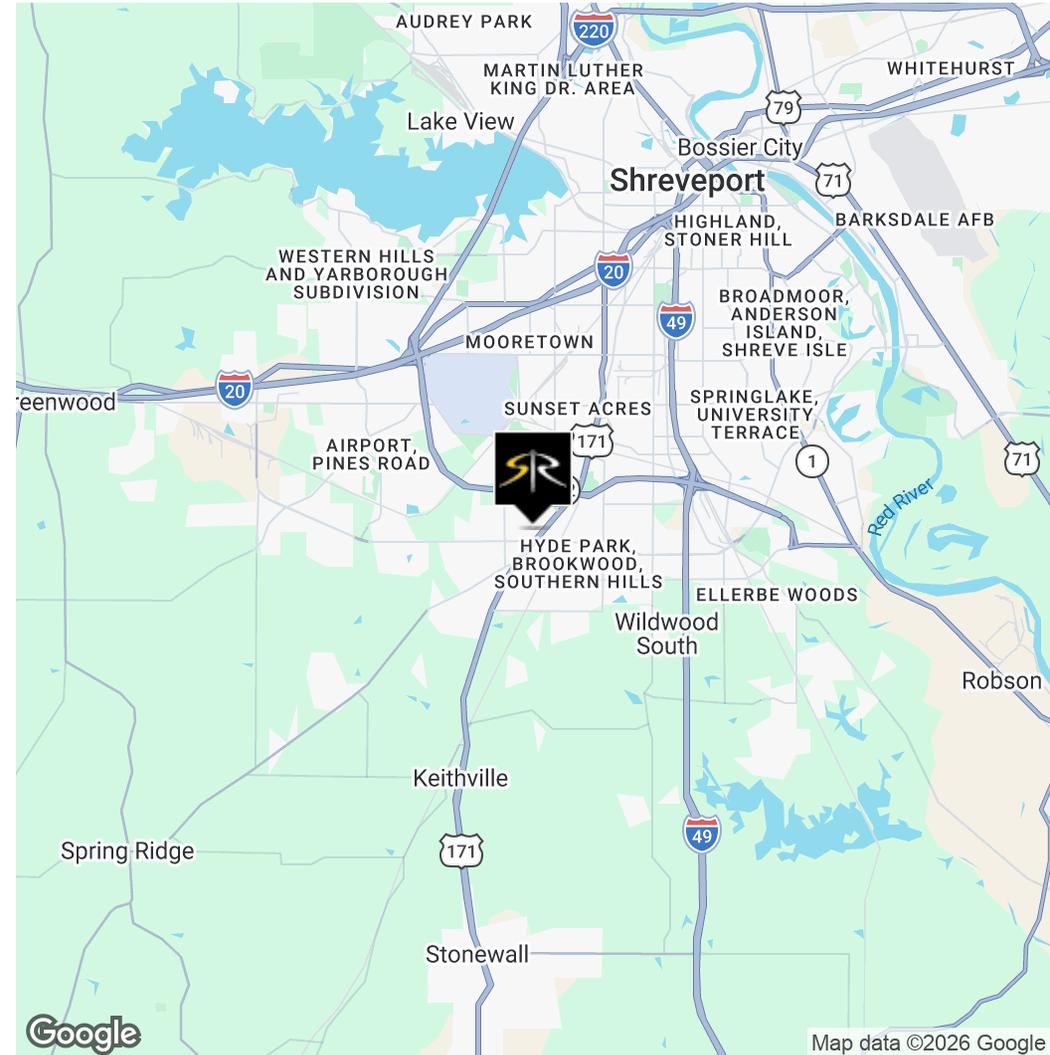
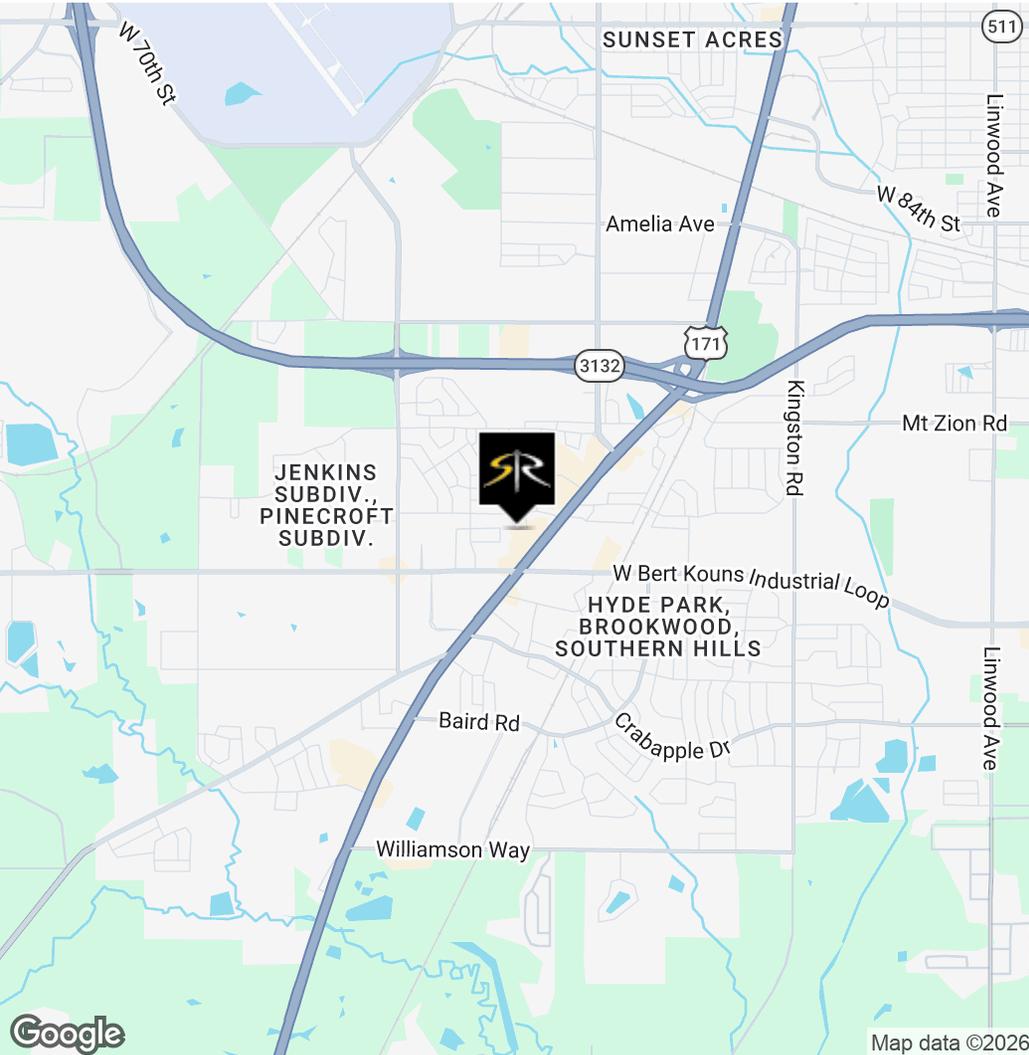
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

LOCATION MAPS

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

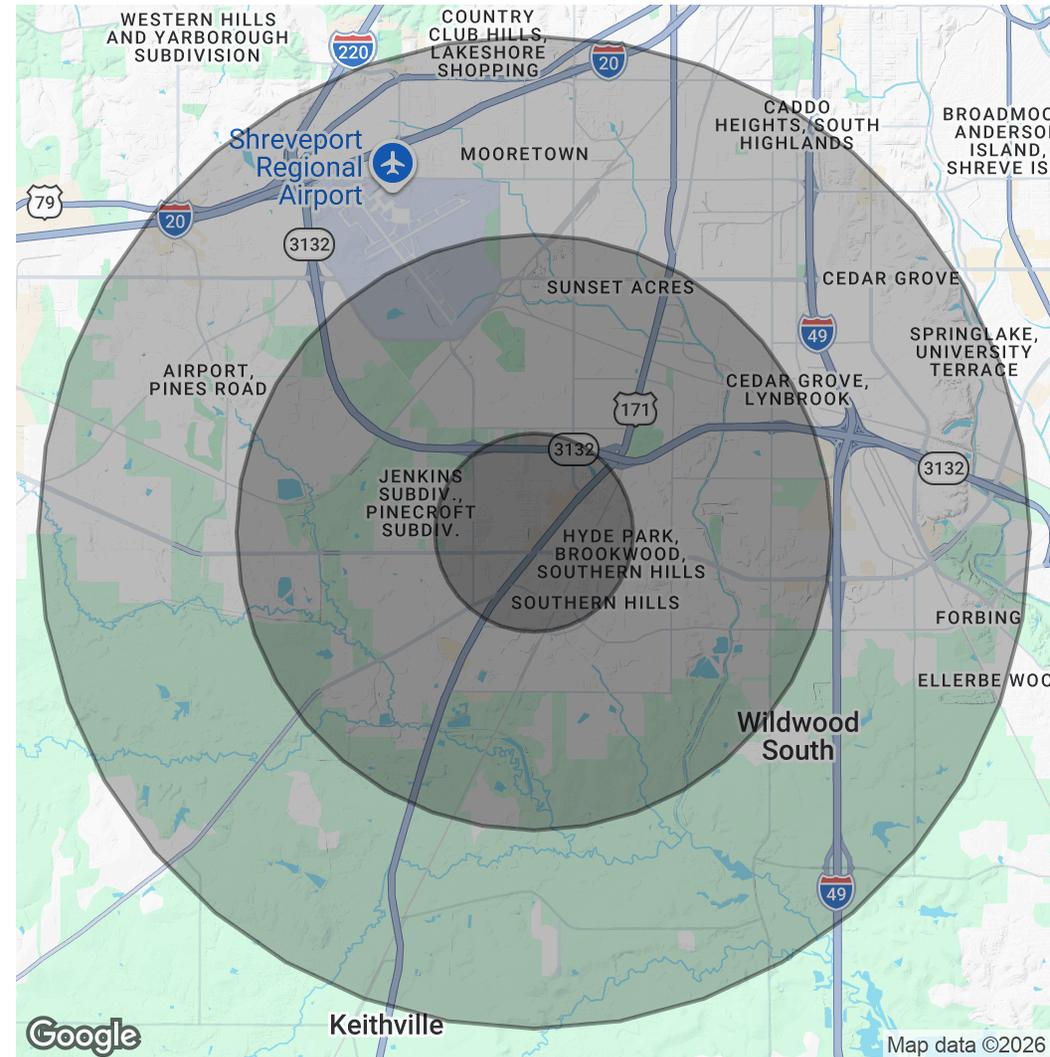
DEMOGRAPHICS

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,899	37,508	81,003
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,706	15,035	32,699
# Of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$59,074	\$62,054	\$64,439
Average House Value	\$172,502	\$174,332	\$184,899

Demographics data derived from AlphaMap



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

For more information, please contact:

CARMEN AUSTIN, MBA, CCIM, SIOR

Associate Broker & Retail Specialist

DIRECT: 225.930.6256
MOBILE: 225.328.1778
OFFICE: 225.766.0000
EMAIL: carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

