



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE PRIME RETAIL OPPORTUNITY HIGH TRAFFIC SOUTH SHREVEPORT

**9138-9162 Mansfield Road
Shreveport, LA 71118**

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PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

FOR LEASE

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

161,467 SF

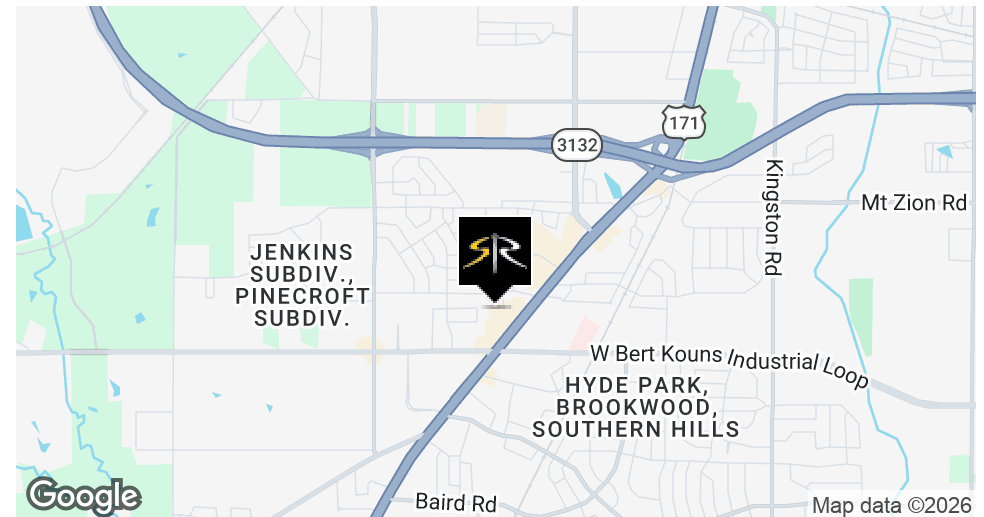


OFFERING SUMMARY

Retail Space for Lease: +/- 6,488 SF	\$7.00 SF/yr (NNN)
Outparcel for Ground Lease: 43,223 SF (.99 Ac.)	\$80,000 - 100,000/yr
Building Size:	161,467 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.



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PROPERTY HIGHLIGHTS

- **Available Space:**
 - ±6,488 SF retail unit ready for immediate occupancy.
 - 43,223 SF Outparcel for Ground Lease (or Sale)
- **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.

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161,467 SF

QUICK FACTS

- **Address:** 9140–9162 Mansfield Rd, Shreveport, LA 71118

Available:

- **1. ±6,488 SF retail unit** ready for immediate occupancy.
- **2. Outparcel:** (230.4' x 187.6') Available for Ground Lease or Sale
- **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



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PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

OUTPARCEL (GROUND LEASE OR SALE)

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SITE PLAN

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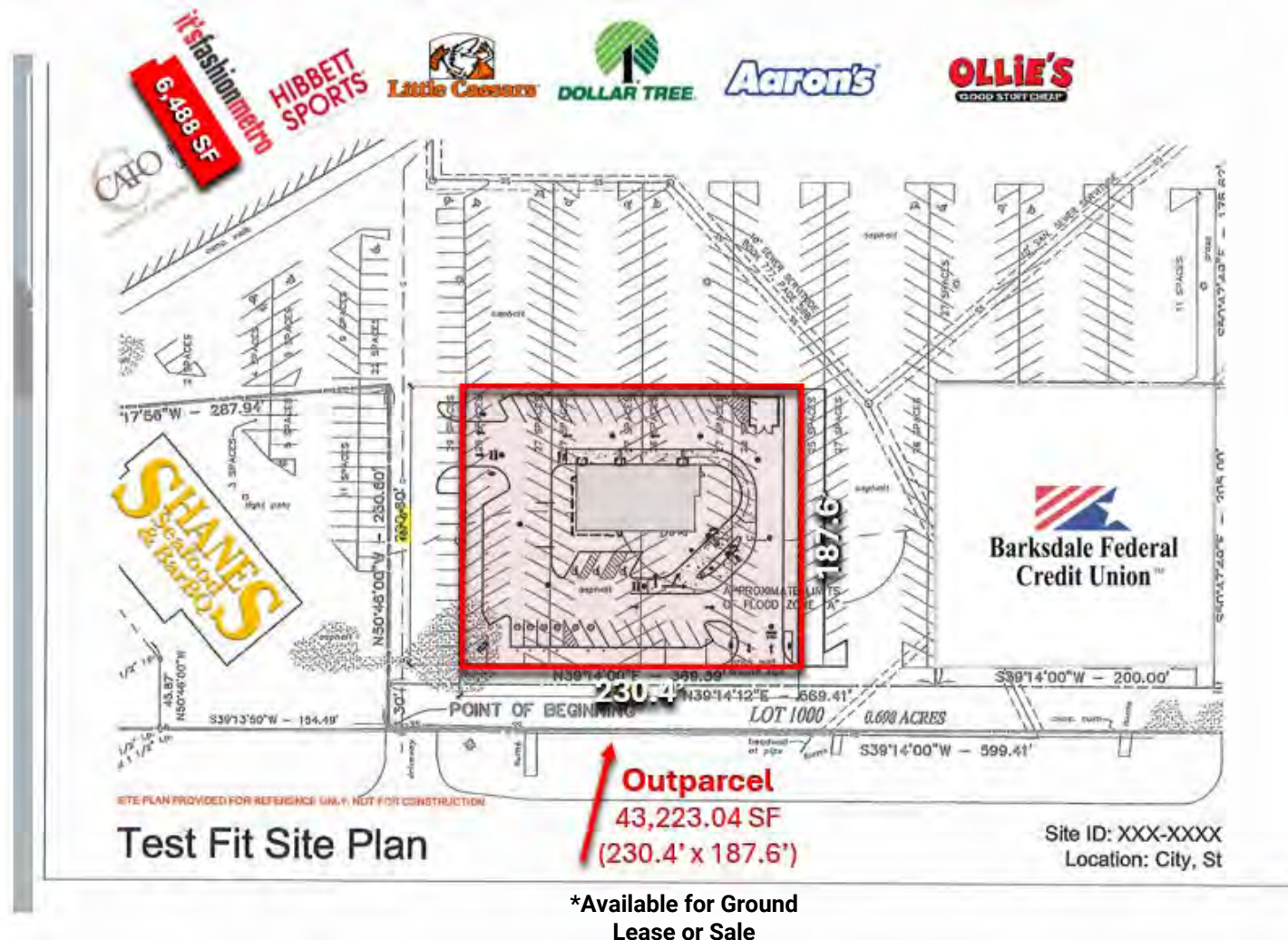


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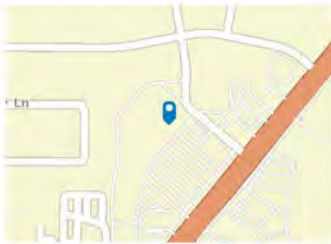
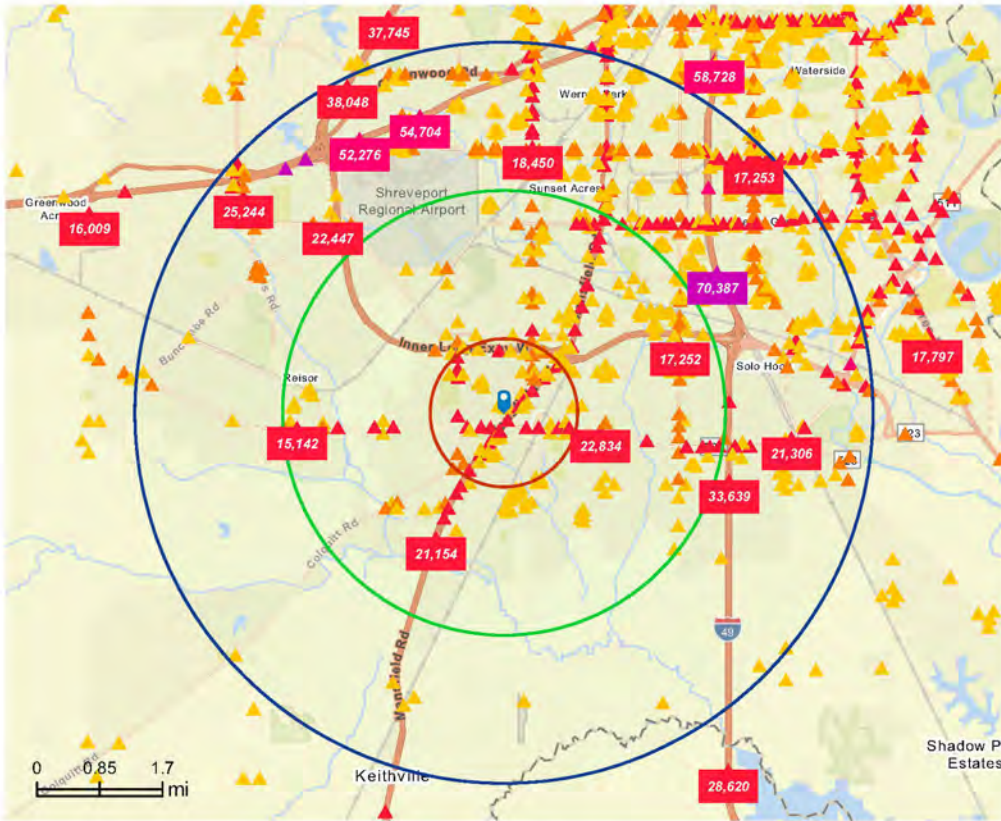
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Traffic Count Map

9138 Mansfield Rd, Shreveport, Louisiana, 71118

Rings: 1, 3, 5 mile radii



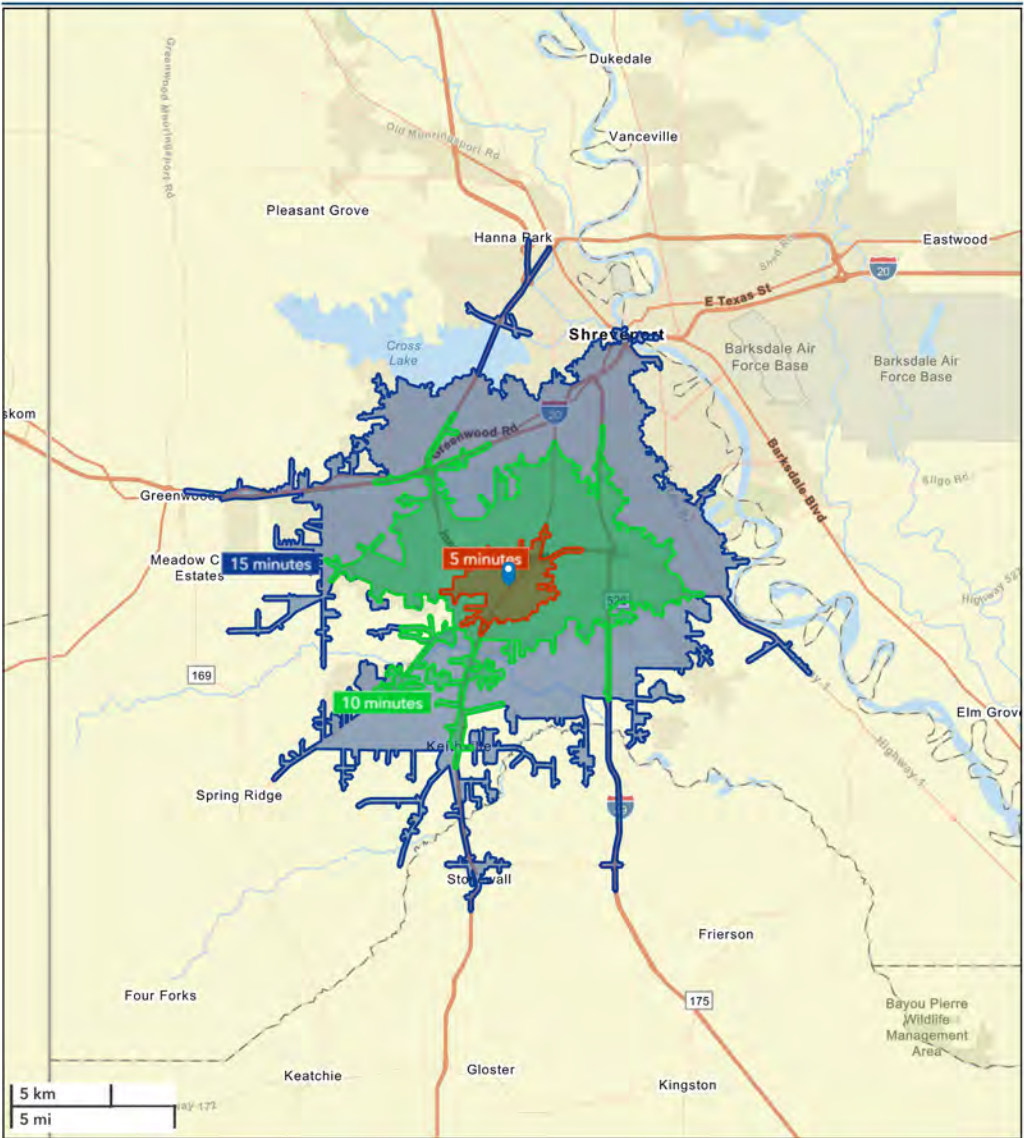
Average Daily Traffic Volume

- ▲ 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



Drive Time Map: 1, 3, 5 Mile Radii

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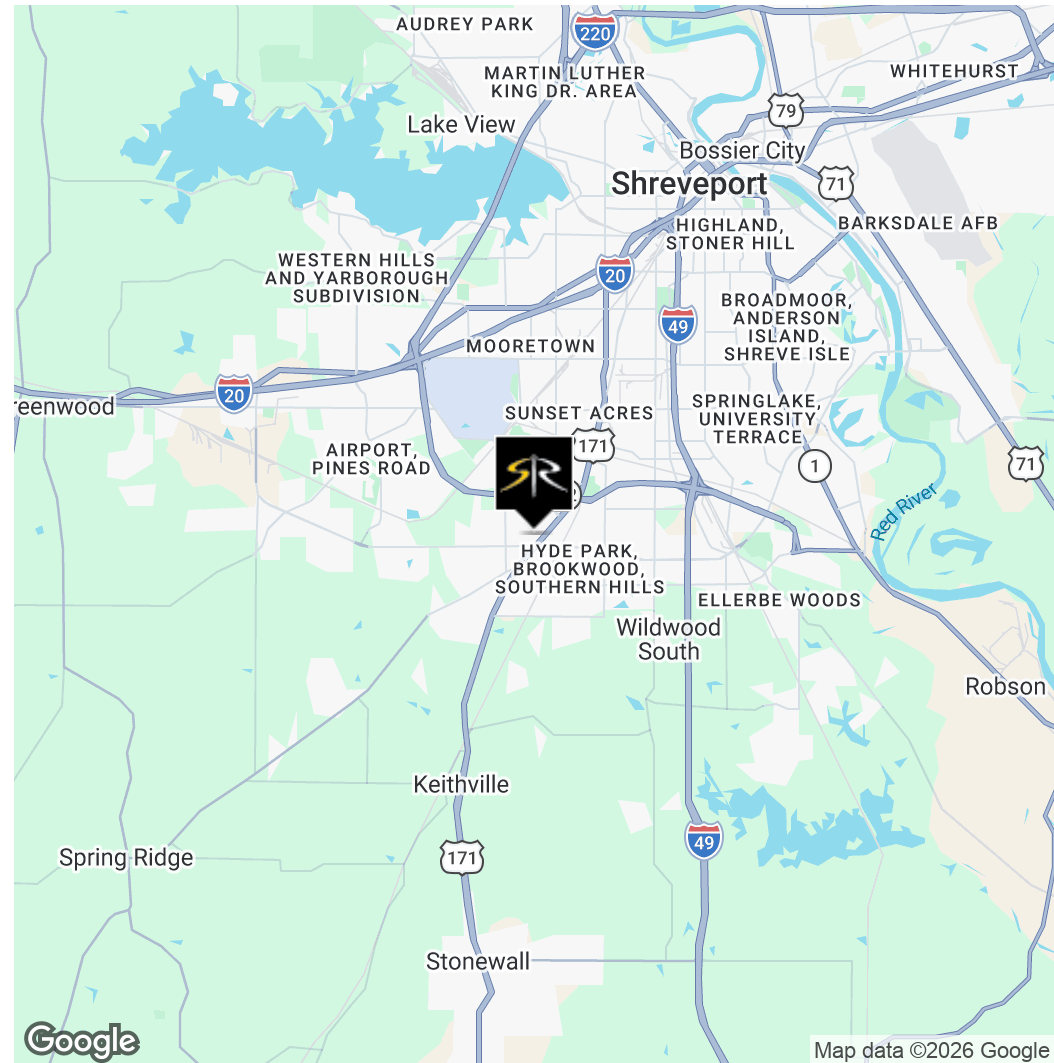
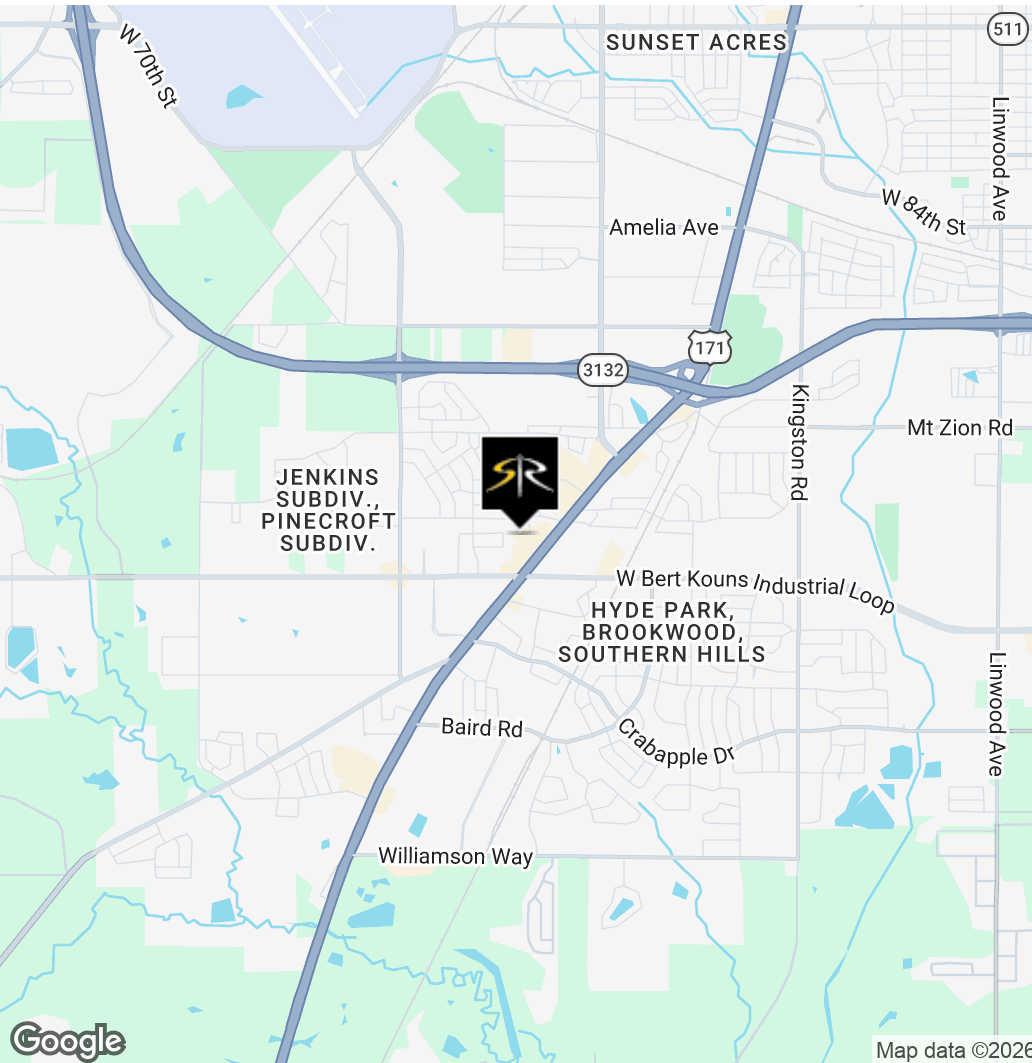
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LOCATION MAPS

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DEMOGRAPHICS

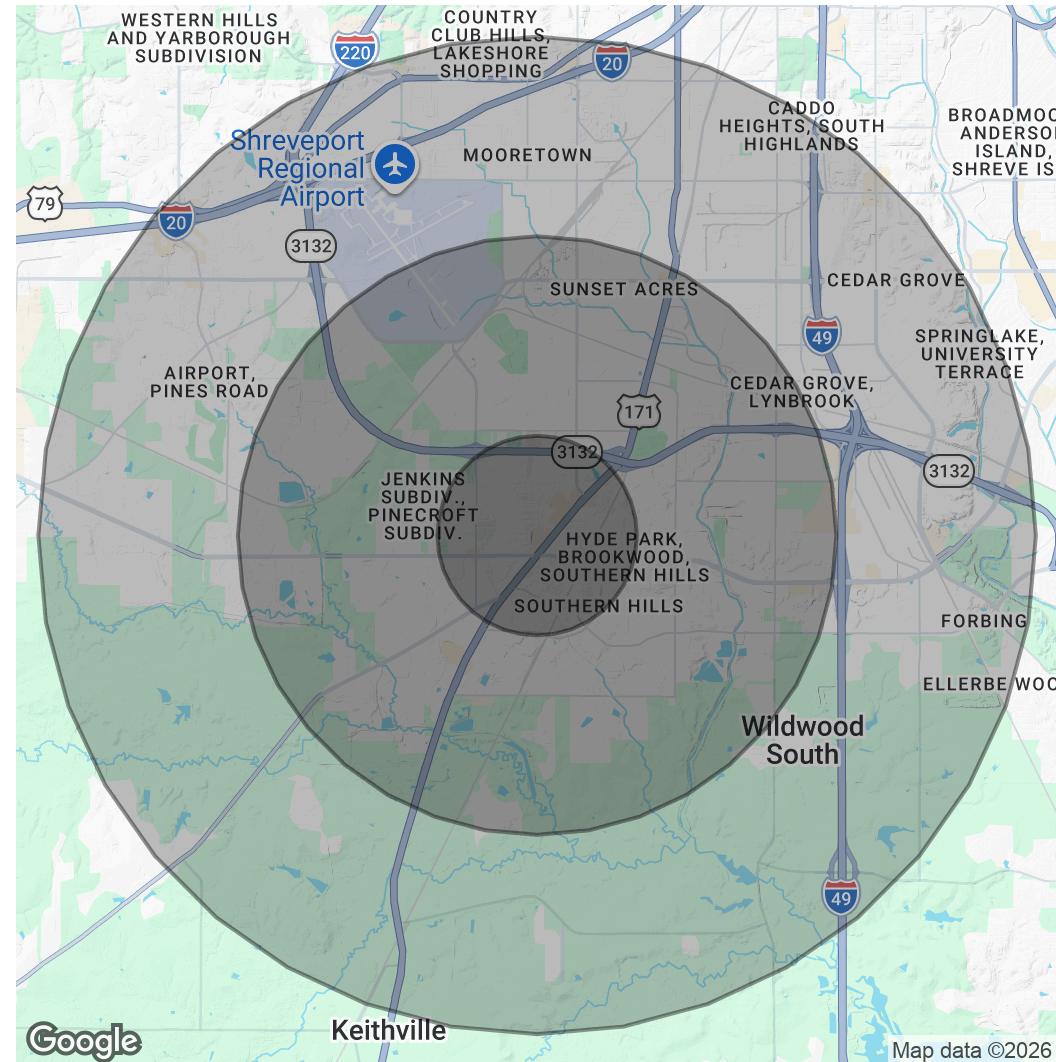
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,899	37,508	81,003
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	41	41	41

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



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