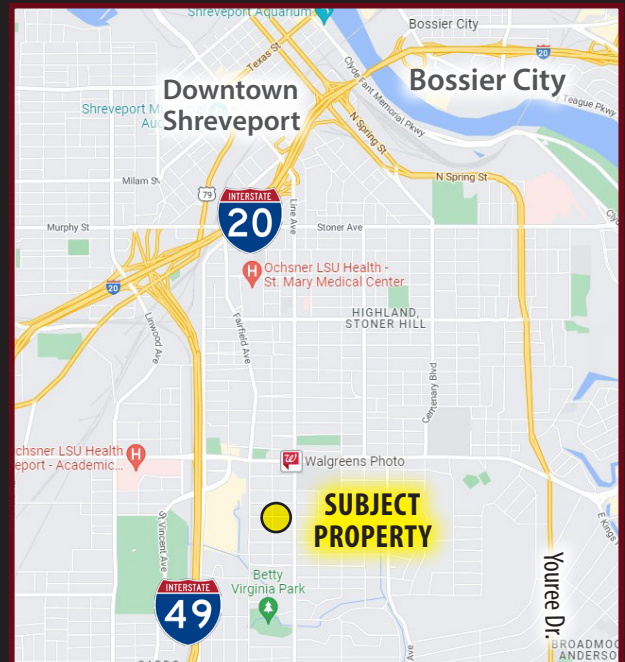




RETAIL SPACE FOR SALE OR LEASE

3310 LINE AVENUE, SHREVEPORT, LA 71104

- Centrally located in Shreveport on busy Line Ave corridor. 0.5 miles to 1-49 on ramp
- Excellent access and visibility
- Former Glenwood Tea Room
- 6,200 +/- square foot building ideal for restaurant or retail but could be converted to office
- 0.52 acre of land, ample parking
- Additional 472 +/- square feet of storage
- Roof replaced in 2016
- Zoned C-UC
- Sales price: \$450,000
- Lease rate: \$9.00/psf



2024 DEMOGRAPHICS

Radius	Population	Avg Household Income	Number of Households
1 mile	9,893	\$90,891	4,744
3 mile	62,680	\$69,641	28,214
5 mile	141,868	\$65,401	61,533

For more information, contact:

Andy Querbes | 318.222.2244

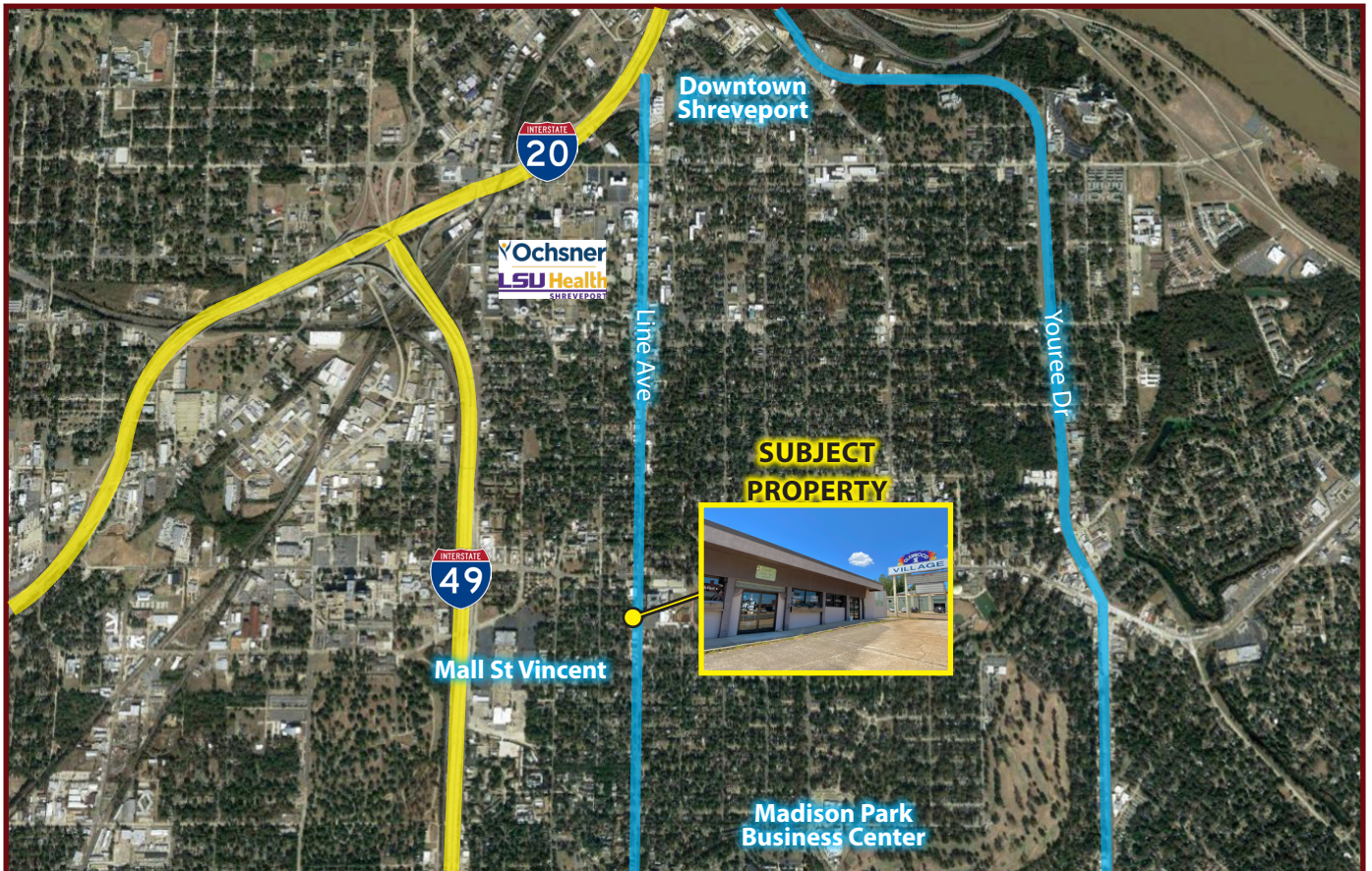
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