

# Cross Dock - Shreveport, LA

## 2710 Hollywood Avenue Shreveport, LA 71108

### PROPERTY SUMMARY



### Property Highlights

- 34 Door Cross Dock Terminal located in Caddo Parish, LA
- 13 Doors are Available for Lease
- Additional Trailer Parking Available if needed
- Concrete trailer yard, ample lighting with secure fencing

### Offering Summary

Lease Rate:	Call for Rate (MG)
Available:	13 Total Doors
Lot Size:	3 Acres
Building Size:	23,000 SF

**Marshall A. Rice**  
318.470.8700  
mrice@beaibox.com

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LOCATION MAP



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## ADDITIONAL PHOTOS



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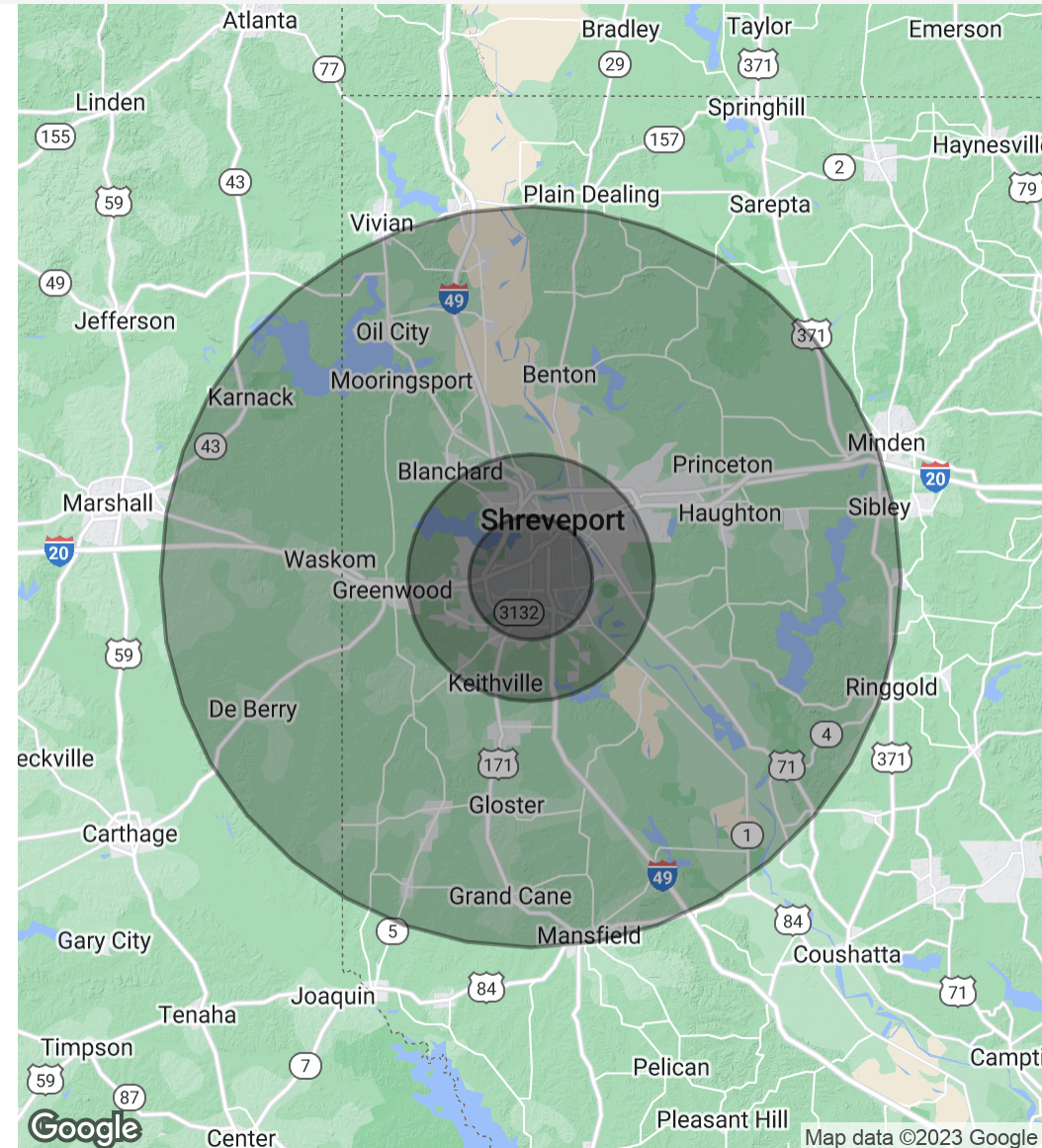
### DEMOGRAPHICS MAP & REPORT

Population	5 Miles	10 Miles	30 Miles
Total Population	134,157	272,165	408,912
Average Age	38.5	38.5	39.0
Average Age (Male)	35.4	35.7	36.8
Average Age (Female)	40.1	40.1	40.2

Households & Income	5 Miles	10 Miles	30 Miles
Total Households	64,856	127,558	189,470
# Of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$48,806	\$58,848	\$65,625
Average House Value	\$136,953	\$155,880	\$170,228

\* Demographic data derived from 2020 ACS - US Census



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