

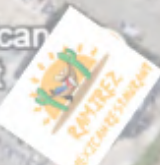
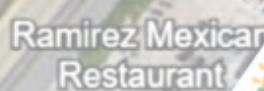
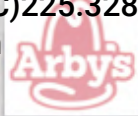


SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE or LEASE PRIME RETAIL OPPORTUNITY HIGH TRAFFIC SOUTH SHREVEPORT

9138-9162 Mansfield Road
Shreveport, LA 71118

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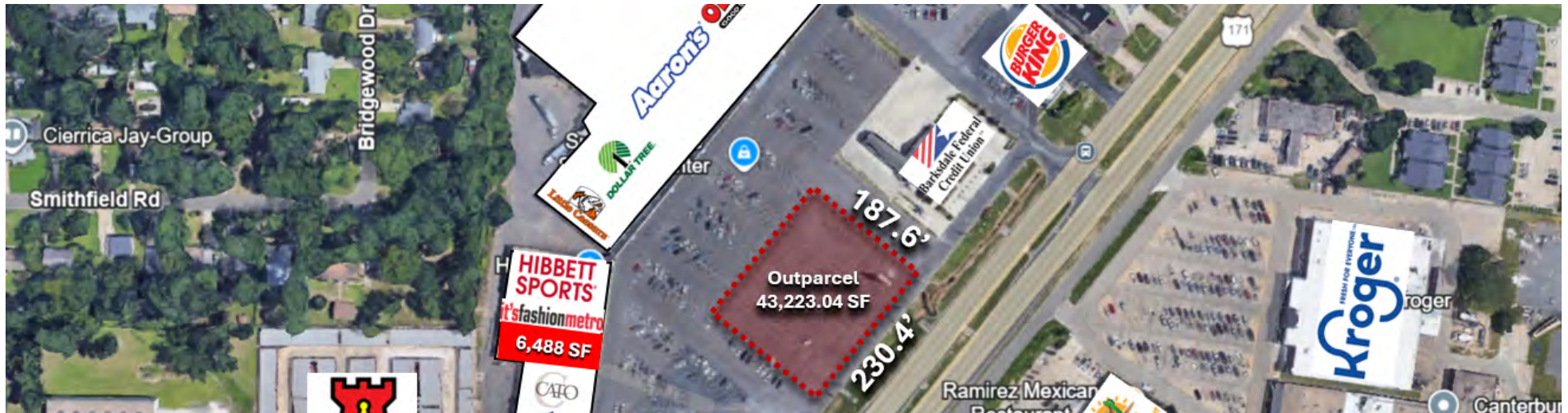
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PRIME RETAIL OPPORTUNITY IN HIGH TRAFFIC SOUTH SHREVEPORT

9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

OUTPARCEL (GROUND LEASE OR SALE)

43,223 SF (.99 AC.)



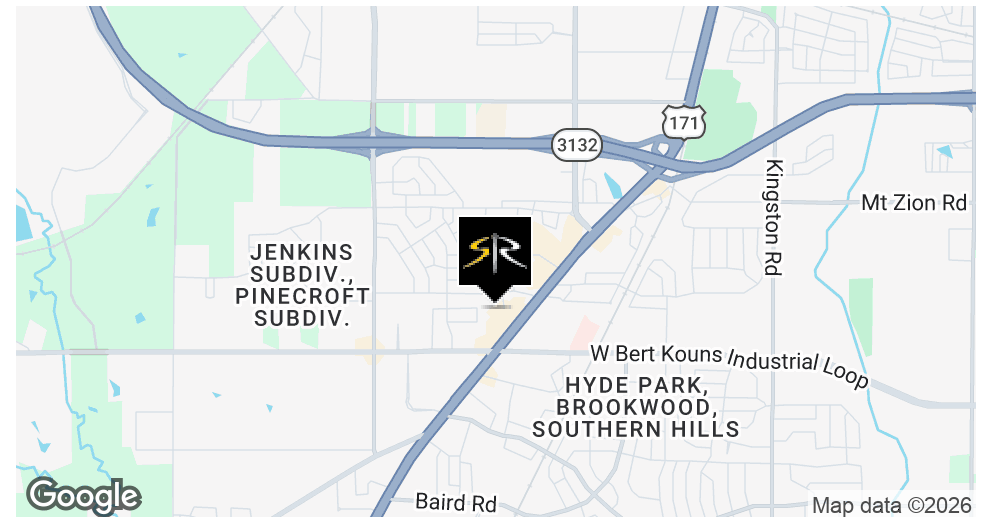
OFFERING SUMMARY

Sale Price:	\$850,000.00
Ground Lease Rate:	\$80,000 - 100,000/yr
Outparcel Available:	43,223 SF (.99 Ac.)
Zoning:	C-3

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

- **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.

AVAILABLE OUTPARCEL:

- **Outparcel:** (230.4' x 187.6') .99 Acre (43,223 SF)
- Available for Ground Lease or Sale
- 230' Mansfield Rd. Frontage
- Excellent Visibility and High Traffic Counts (32,712/ADT)
- Adjacent to Ollie's Bargain Outlet, Dollar Tree, Aarons, Hibbett, Cato, and other nationally recognized brands
- Located on Mansfield Road, situated between the Inner Loop Expressway (Hwy 3132) and W. Bert Kouns Industrial Loop between Walker Road and Kingston Road.
- Travel to Ollie's, Aaron's, Hibbett Sports generates a steady stream of viable traffic
- This prominent .99 Acre Outparcel in Shreveport, which has a stable and growing economy, is a perfect location for a variety of uses to build a custom facility, secure a ground lease or purchase as a long term investment including coffee house, QSR, or Urgent Care

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9138-9162 MANSFIELD ROAD, SHREVEPORT, LA 71118

43,223 SF (.99 AC.)

QUICK FACTS

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.

- Address: 9140–9162 Mansfield Rd, Shreveport, LA 71118
- **Available Outparcel:** (230.4' x 187.6') **Ground Lease or Sale**
- **Center Name:** Summer Grove Shopping Center
- **Current Occupancy:** Approximately 95% leased
- **Intersection:** Mansfield Rd & Bert Kouns Industrial Loop
- **Co Tenants:** Dollar Tree, Ollie's, Aarons, Hibbett, Cato and others
- **High Traffic Retail Corridor** with Exceptional Visibility

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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SITE PLAN

43,223 SF (.99 AC.)



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TEST FIT OUTPARCEL SITE PLAN: GROUND LEASE OR SALE
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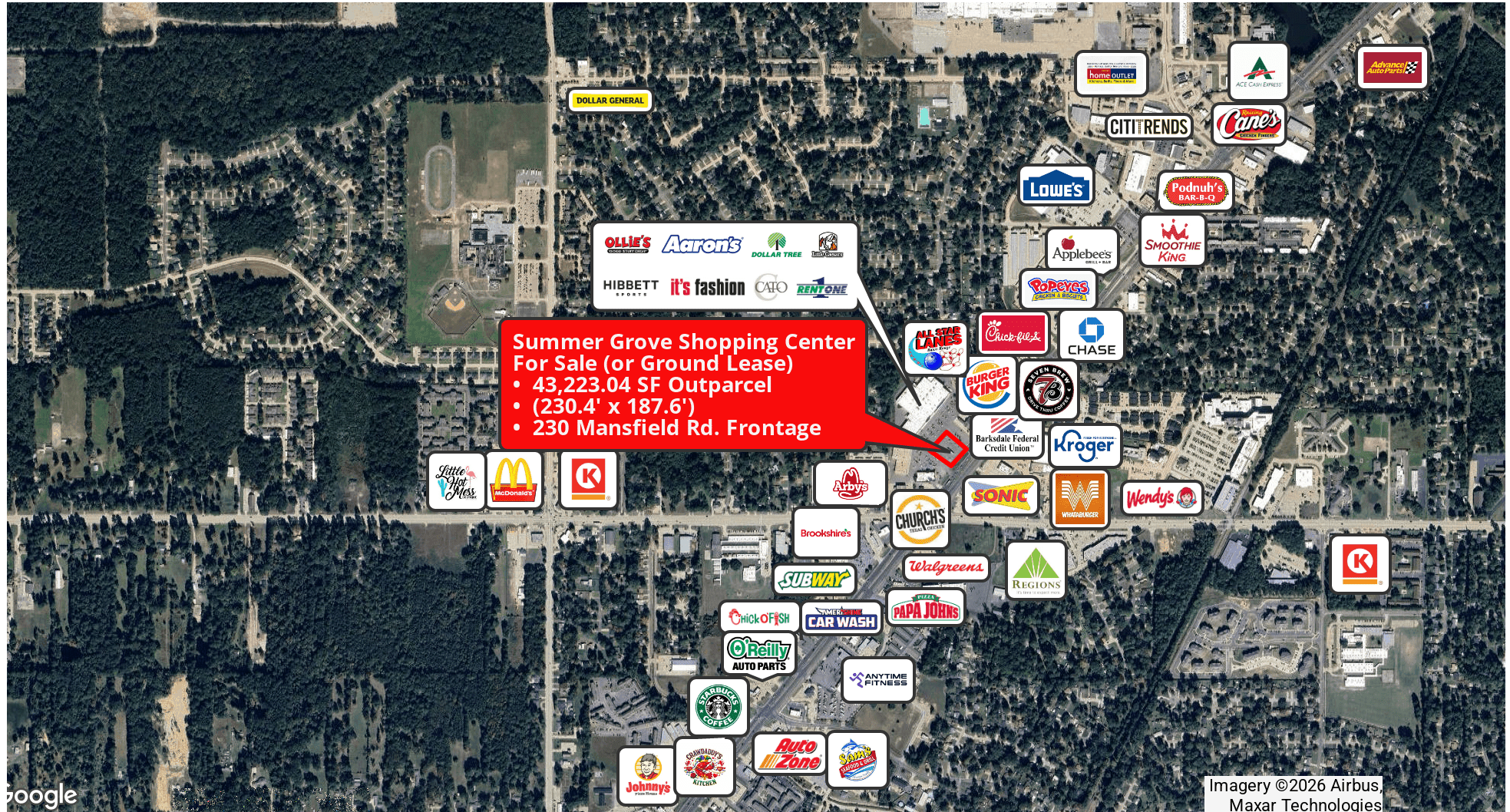


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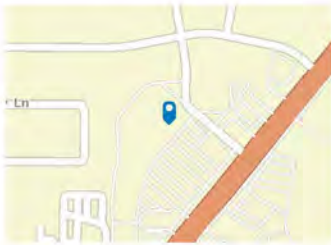
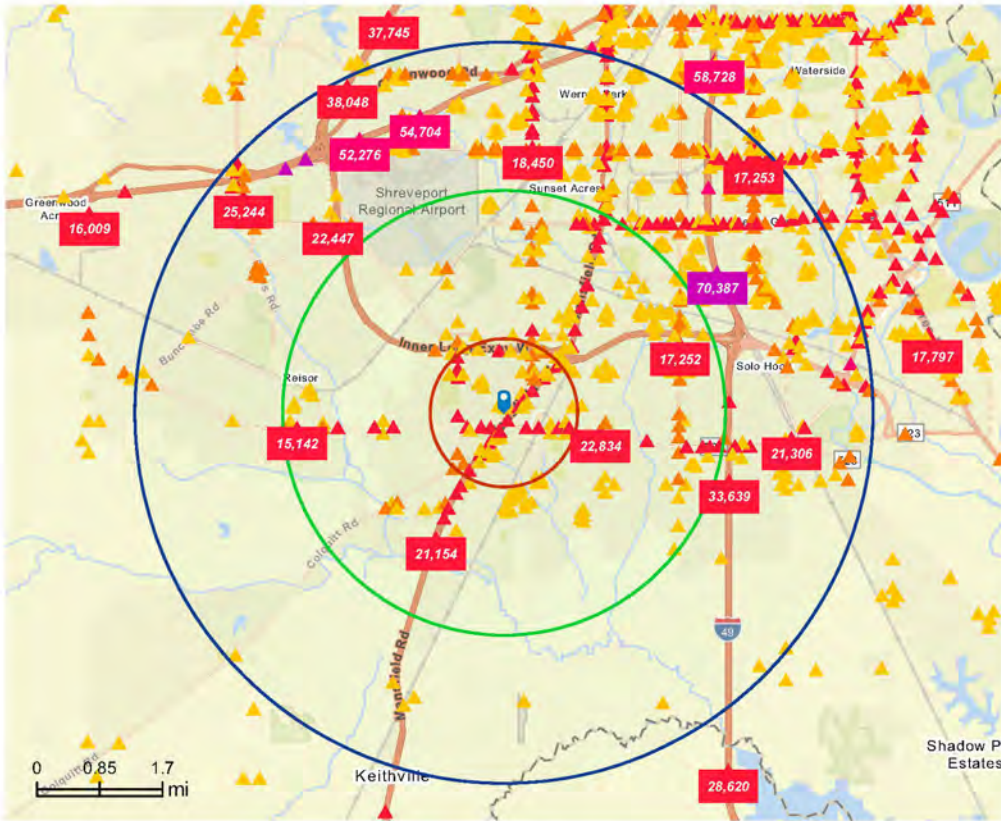
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Traffic Count Map

9138 Mansfield Rd, Shreveport, Louisiana, 71118

Rings: 1, 3, 5 mile radii



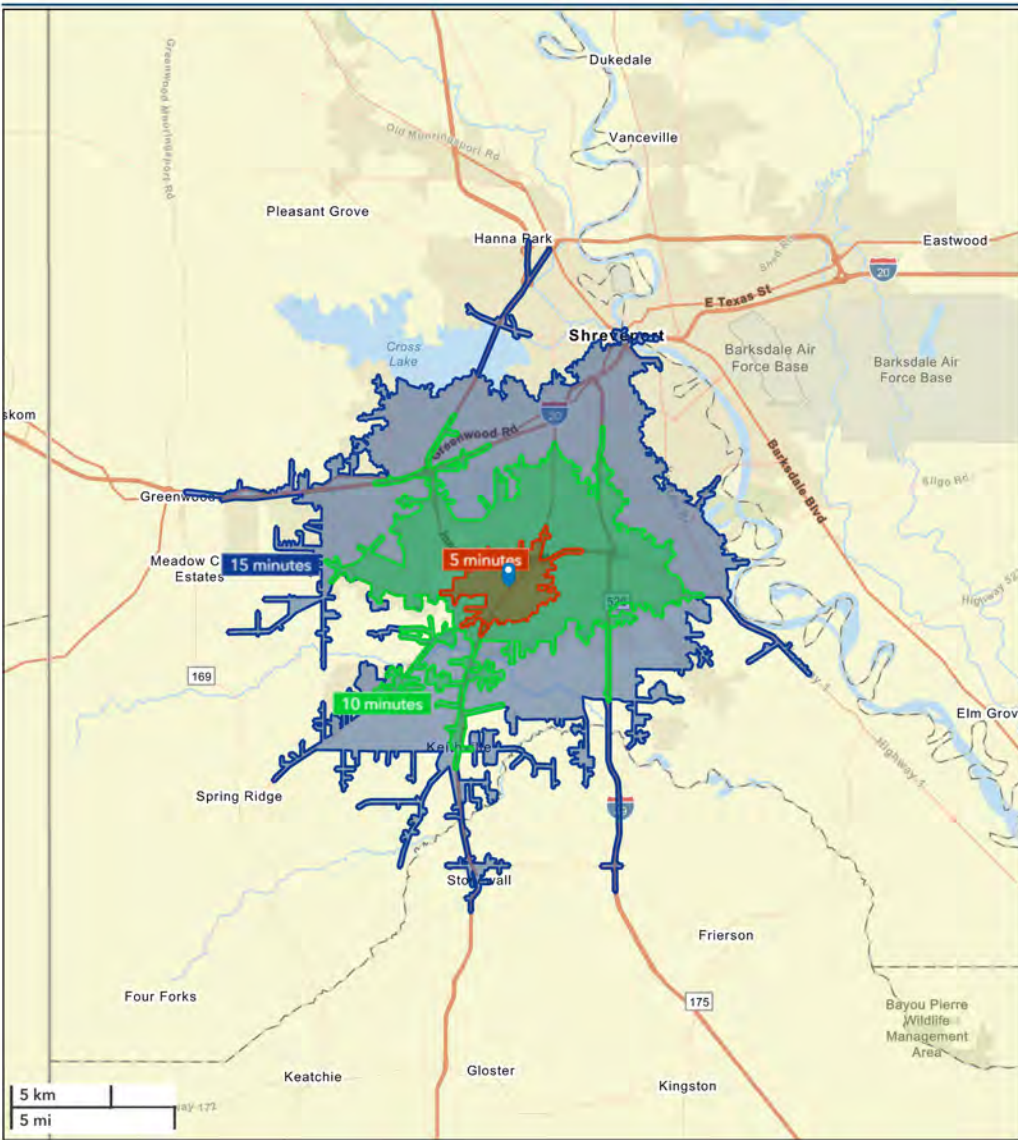
Average Daily Traffic Volume

- ▲ 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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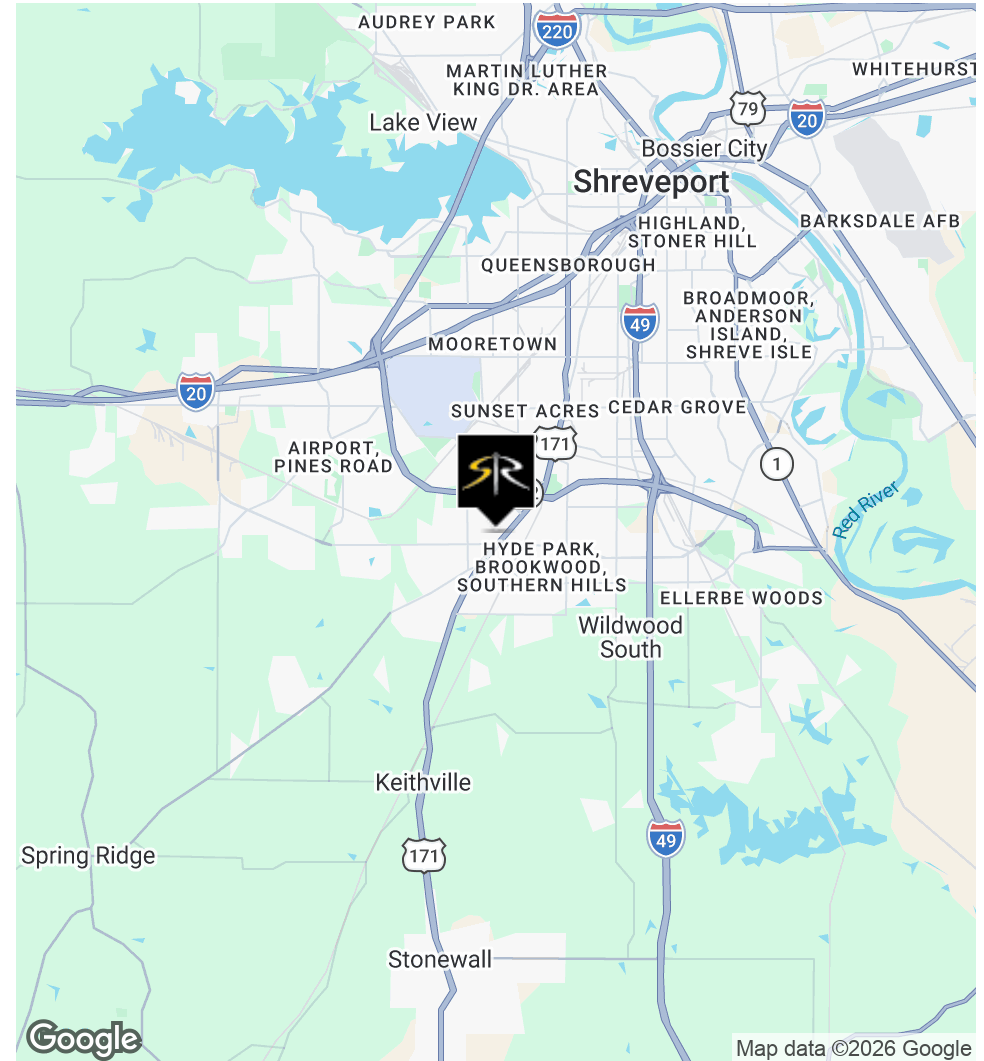
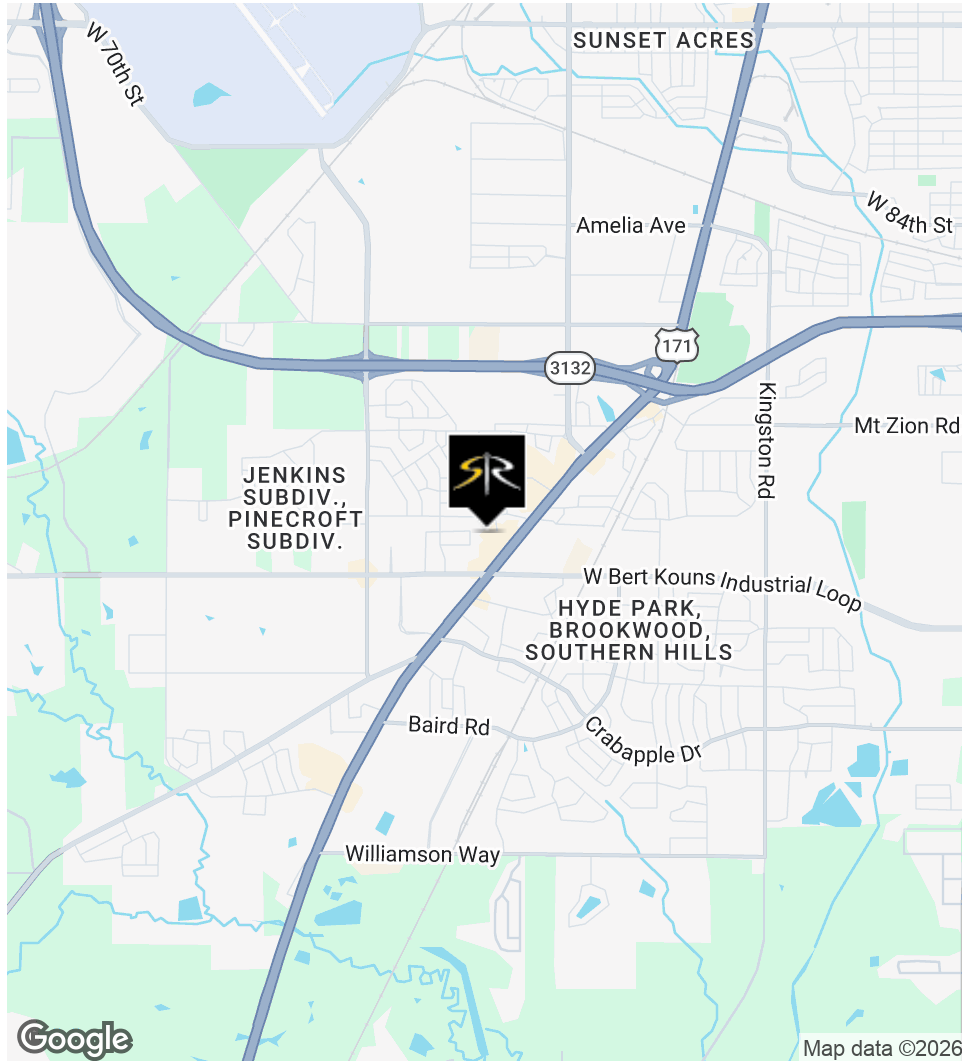
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LOCATION MAPS

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DEMOGRAPHICS

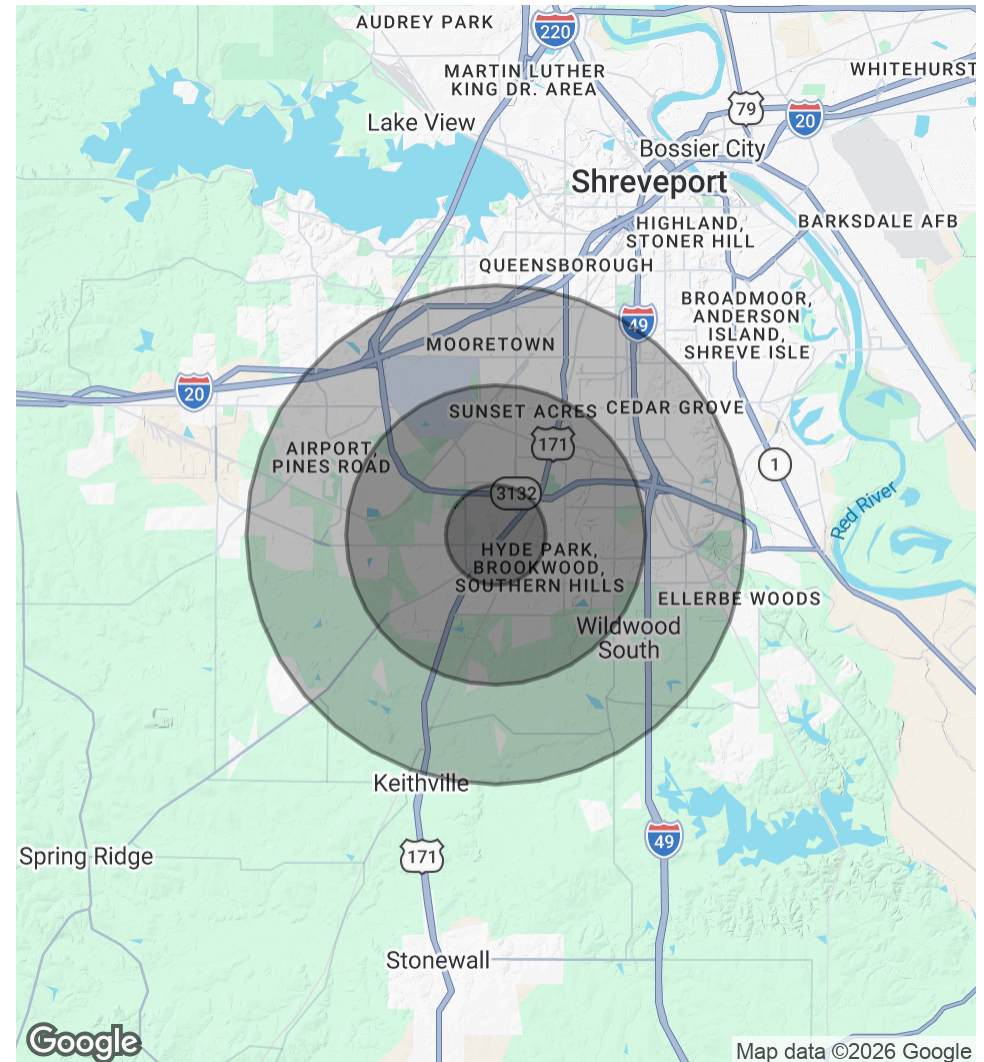
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,670	41,261	89,563
Average Age	38.7	36.5	37.7
Average Age (Male)	35.5	36.3	36.0
Average Age (Female)	41.6	37.9	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,000	15,343	35,190
# Of Persons Per HH	2.6	2.7	2.5
Average HH Income	\$61,584	\$61,996	\$69,243
Average House Value	\$142,393	\$182,187	\$190,054

2023 American Community Survey (ACS)



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