SEALY & COMPANY

4800 Line Avenue
Shreveport, LA 71106

Retail Property
For Lease



Uptown CENTER

RETAIL SPACE FOR LEASE

Jackson B. Wheless
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Sealy Real Estate Services, LLC
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Offering Summary

Lease Rate:	$11 - 22 SF/yr (NNN)
Building Size:	119,796 SF
Available SF:	1,135 - 10,084 SF
Lot Size:	7.3 Acres
Zoning:	C-UC

Location Overview

Uptown Shopping Center is located on nine acres at the intersection of Line Avenue and Pierremont Road, the heart of one of Shreveport's most upscale residential areas. Approximately 180,000 people are living within a five-mile radius, and an average household income of $81,000 within a one-mile radius. Line Ave and Pierremont Rd's intersection has 37,298 vehicles traveling per day.

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Building Name	Uptown Shopping Center
Property Type	Retail
Property Subtype	Strip Center
APN	171413049014200
Building Size	119,796 SF
Lot Size	7.3 Acres
Year Built	1955
Year Last Renovated	2006
Number of Floors	1
Parking Spaces	471

The property has been locally owned and operated for over 50 years. Uptown Center is proud to offer the ultimate shop, dine, explore experience and offers various configurations and property management amenities.
Uptown Shopping Center has deep-rooted ties within the community, boasting a rich history of local ownership and operation spanning over five decades, while also offering a diverse range of property configurations.

TENANTS INCLUDE: Asia Massage, Brookshires, Clean Slate Botanicals, Counter Culture, Home Again, Hotworx, Jason's Deli, Kumon Math and Reading Center of Shreveport, Learning Express, Look Eyecare, Louisiana Coin, Merle Norman, Pak's Karate, Papa Murphy's, Pretenses, Red River Bank, Roman's Nails Spa, Sonora Prime, Starbucks Corporation, StretchLab, Subway, The Broken Phone, UPS Store, Uptown Cheapskate.

Tenant Improvement Allowance available amortized over the term.



- Located in an affluent area in South Central Shreveport
- Beautifully landscaped and features a fountain with spectacular seasonal color
- Covered portico with a brick walkway
- Located on highly traveled Line Avenue, in close proximity to I-49 , I-20, Downtown Shreveport, and Shreveport Regional Airport
- Taxes: $1.19 PSF / Year | Insurance: $0.29 PSF / Year | CAM: $3.19 PSF / Year

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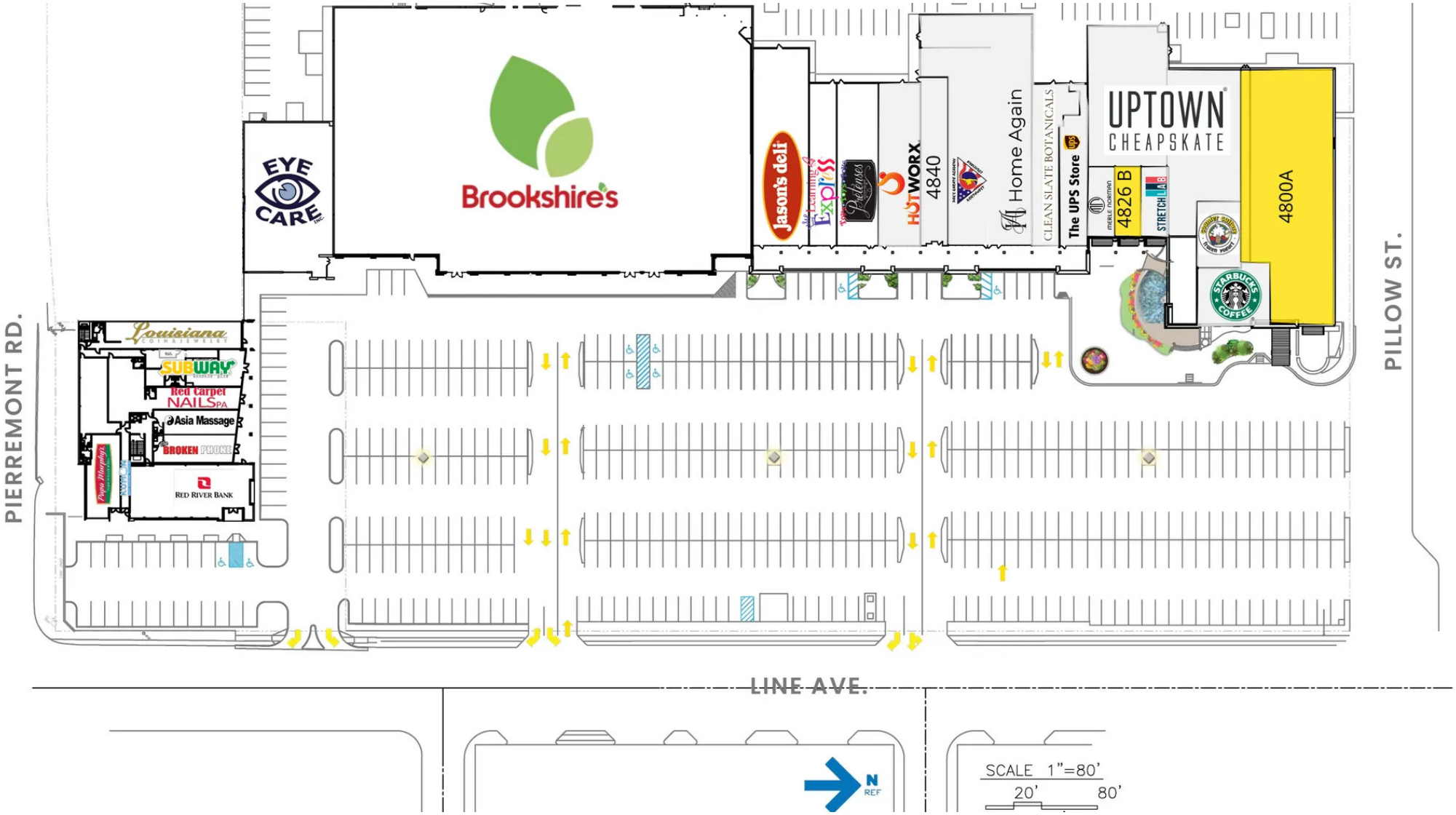
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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,135 - 10,084 SF	Lease Rate:	$11 - $22 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
4826 B	Available	1,135 SF	NNN	$22.00 SF/yr	Suite 4826B is a 1,135SF shop space with showroom, stockroom and ADA compliant restroom.
4800A	Available	10,084 SF	NNN	$11.00 SF/yr	Designed for a full-service restaurant, the space features a bar, covered patio, private and open dining areas, a fireplace, and a state-of-the-art kitchen, plus two ADA-compliant restrooms. A mezzanine level provides an office, storage space, and an additional restroom, offering operational flexibility without sacrificing dining square footage.

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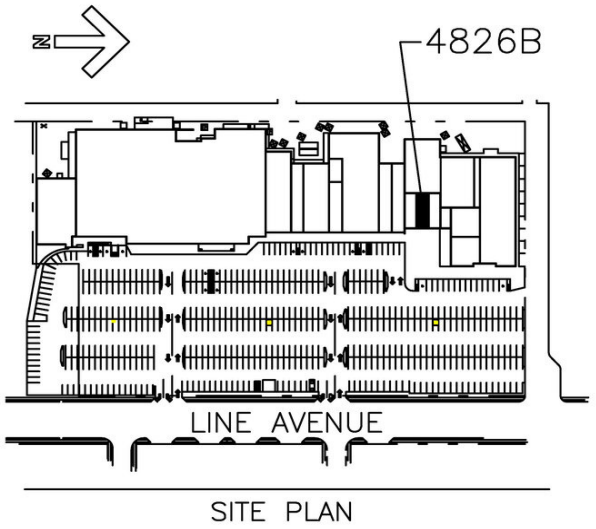
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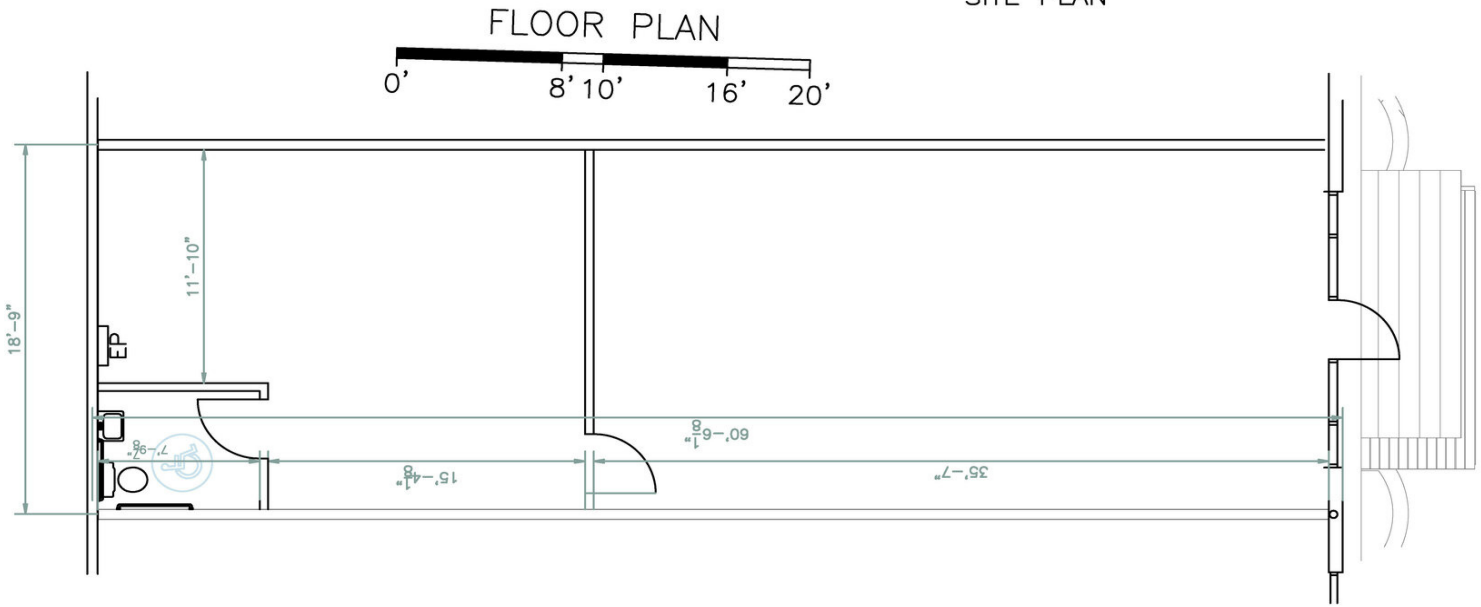
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SUITE 4826B
1,135 SF



SITE PLAN



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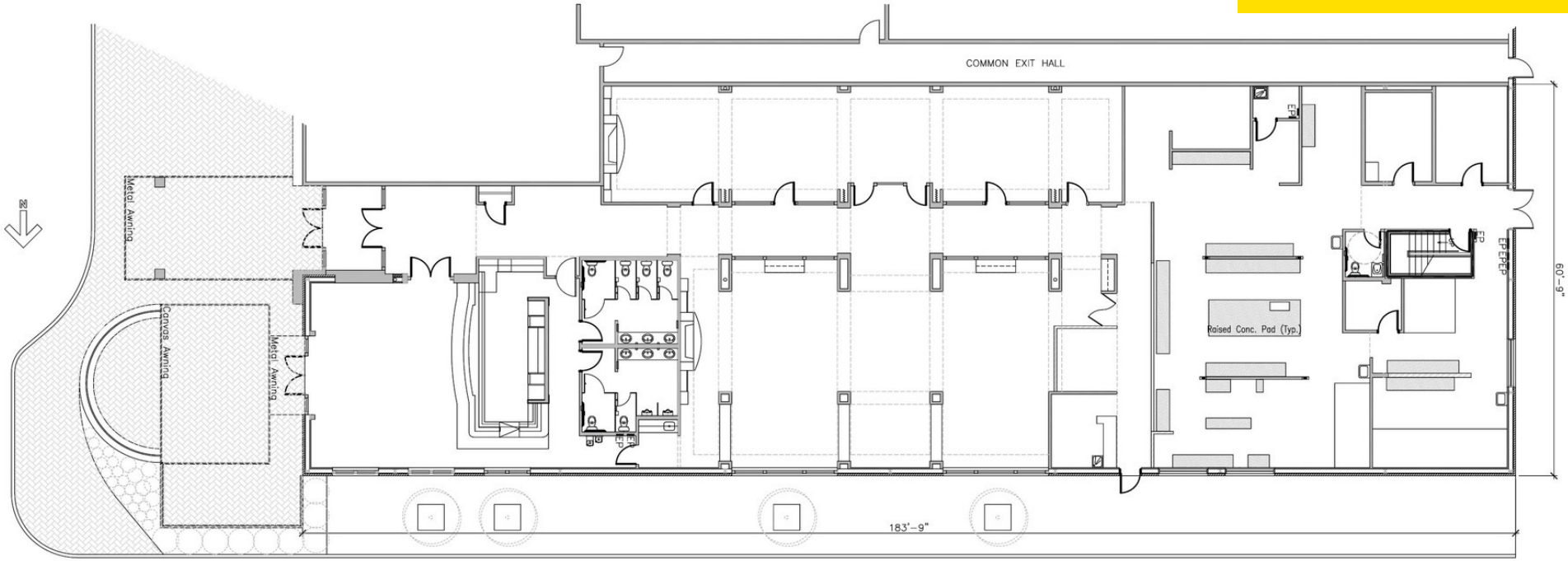
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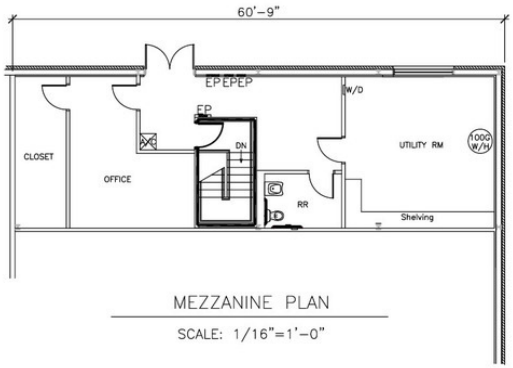
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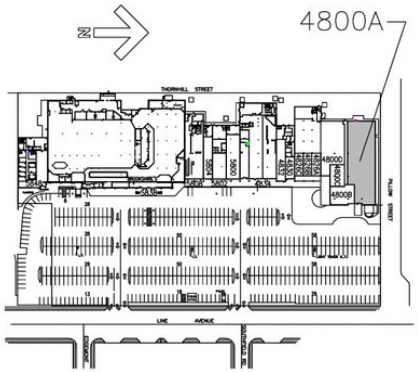




MEZZANINE PLAN
SCALE: 1/16"=1'-0"

Suite 4800
10,084 SF

FLOOR PLAN
SCALE: 1/16"=1'-0"



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