

BUILDING FOR SALE

MEDICAL/PROFESSIONAL OFFICE

2015 Fairfield Avenue, Shreveport, LA 71104



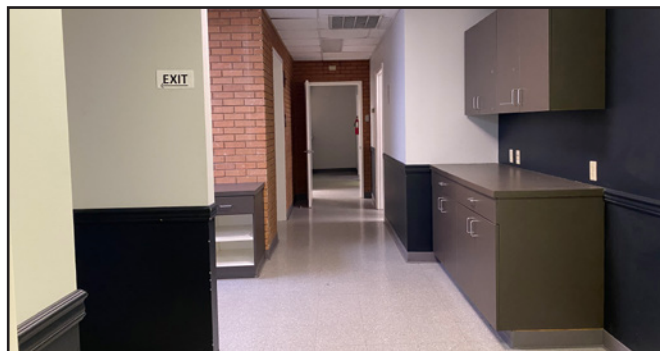
Exclusively Listed by:

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MEDICAL / PROFESSIONAL OFFICE BUILDING NEAR OCHSNER LSU ST. MARY'S CAMPUS



LOCATED IN MAJOR MEDICAL DISTRICT

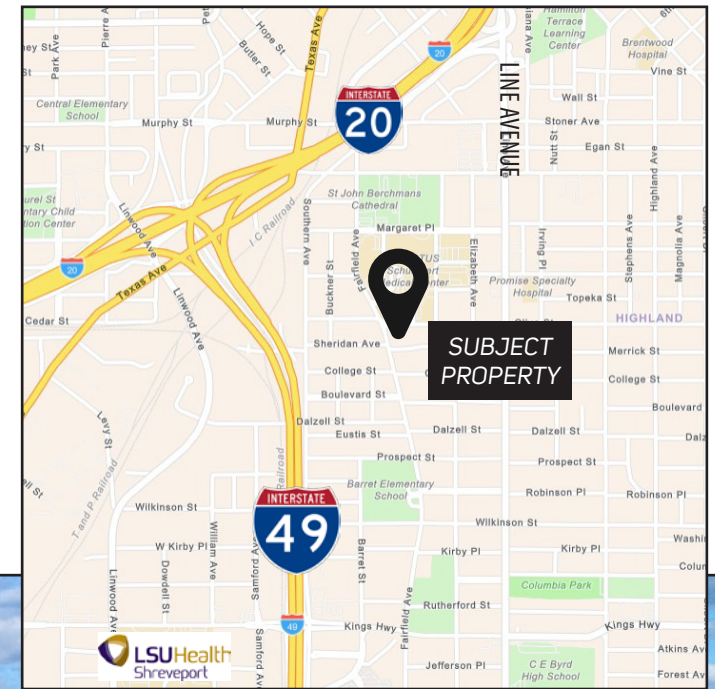
- 8,790 square feet
- Approximately 0.629 acres
- 2 Story Medical / Professional Office Building
- Located on SEC Fairfield Avenue & Olive Street
- Across from Ochsner LSU Health St. Mary Medical Center
- Easy access via I-49 and I-20
- Convenient parking
- Large Pylon Sign
- Excellent Visibility
- Just minutes from the Central Business District
- Great Opportunity for Owner/Occupant with additional lease space on either floor
- Sale Price: \$623,560

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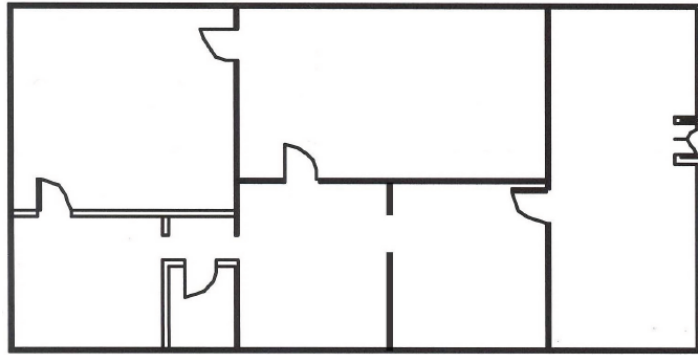
Vintage Realty Company
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Shreveport, LA 71101

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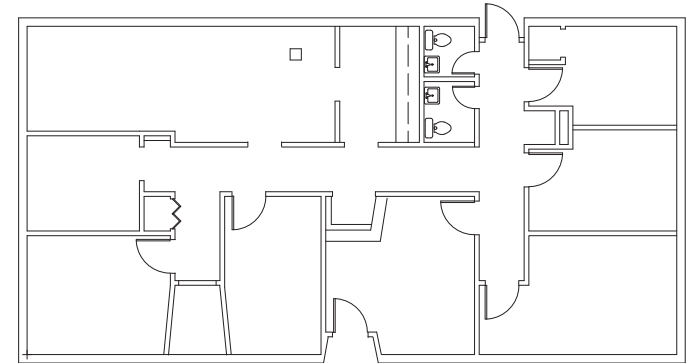


FLOOR PLANS

FIRST FLOOR

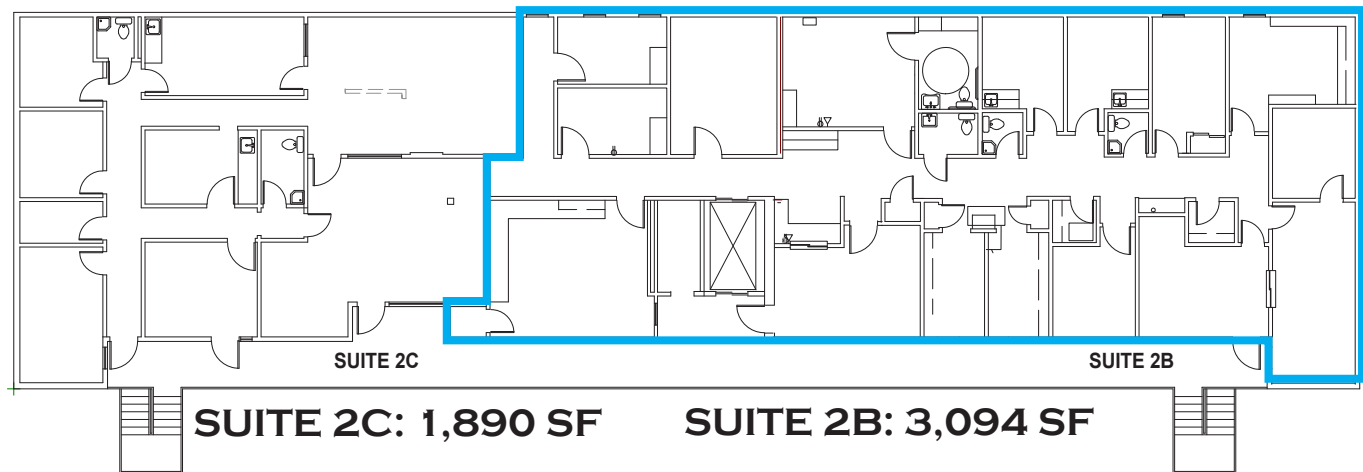


SUITE E: 1,953 SF



SUITE A: 1,829 SF

SECOND FLOOR



SUITE 2C: 1,890 SF

SUITE 2B: 3,094 SF

DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
Population			
2010 Population	8,374	69,369	155,453
2020 Population	6,957	60,366	138,847
2025 Population	6,422	56,285	130,747
2030 Population	6,227	54,240	126,435
2025 Total Daytime Population	23,162	89,441	178,839
Workers	19,560	57,163	104,157
Residents	3,602	32,278	74,682
2025 Median Age	39.9	38.6	37.6

In the identified area, the current year population is 130,747. In 2020, the Census count in the area was 138,847. The rate of change since 2020 was -1.14% annually. The five-year projection for the population in the area is 126,435 representing a change of -0.67% annually from 2025 to 2030. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 39.6.

Households			
2025 Wealth Index	32	47	46
2010 Households	3,566	28,538	62,590
2020 Households	3,152	26,457	58,808
2025 Households	3,104	26,092	58,090
2030 Households	3,035	25,598	57,150
2010-2020 Annual Rate	-1.23%	-0.75%	-0.62%
2020-2025 Annual Rate	-0.29%	-0.26%	-0.23%
2025-2030 Annual Rate	-0.45%	-0.38%	-0.33%
2025 Average Household Size	1.88	2.11	2.19

The household count in this area has changed from 58,808 in 2020 to 58,090 in the current year, a change of -0.23% annually. The five-year projection of households is 57,150, a change of -0.33% annually from the current year total. Average household size is currently 2.19, compared to 2.30 in the year 2020. The number of families in the current year is 31,288 in the specified area.

Average Household Income

2025 Average Household Income	\$55,906	\$67,217	\$67,262
2030 Average Household Income	\$62,012	\$73,903	\$73,181
2025-2030 Annual Rate	2.09%	1.91%	1.70%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 22, 2025