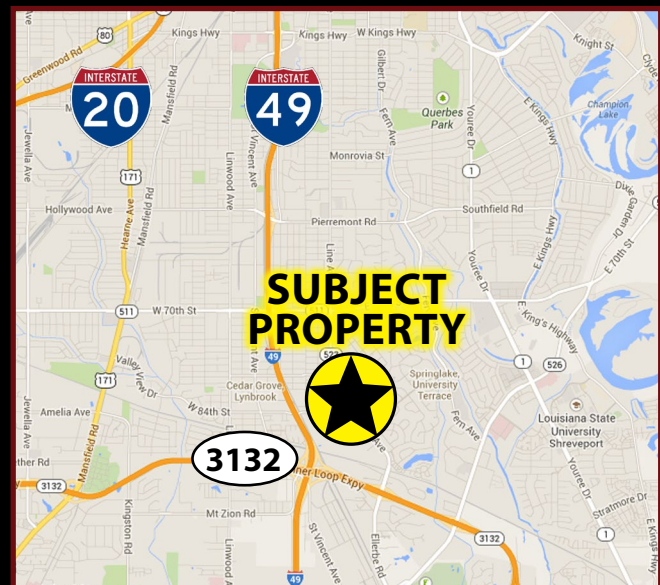




FREE STANDING BUILDING IN SOUTHWEST SHREVEPORT FOR SALE

753 AMERICAN WAY, SHREVEPORT, LA 71106

- 1,900 SF
- Generous parking - 19 dedicated spaces (one space per 100 SF of usable area)
- Quality custom construction: High ceilings, crown molding, stained concrete flooring, attractive exterior, nicely landscaped with a rear porch area
- Current interior configuration - can be adaptive and versatile for many business uses: Including spa, medical office, fitness, hair or nail salon or other business office use. Tailor it to suit your vision!
- Fronting on American Way just off Line Avenue - Location provides easy access and good visibility
- Approx. 19,000 VPD at Line Ave. and 3132
- List price: \$375,000.00
- To view a video of this property, visit:
https://youtu.be/Omr_PMSj4M



For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244

msauls@vintagerealty.com | vintagerealty.com

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INTERIOR PHOTOS



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NEIGHBORHOOD AERIAL



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FREE STANDING BUILDING FOR SALE

753 AMERICAN WAY
SHREVEPORT, LA 71106



Executive Summary

753 American Way, Shreveport, Louisiana, 71106
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.42382
Longitude: -93.74052

	1 mile	3 miles	5 miles
Population			
2010 Population	6,452	56,452	135,521
2020 Population	5,698	54,305	128,364
2024 Population	5,455	52,225	123,316
2029 Population	5,230	50,079	118,389
2010-2020 Annual Rate	-1.24%	-0.39%	-0.54%
2020-2024 Annual Rate	-1.02%	-0.91%	-0.94%
2024-2029 Annual Rate	-0.84%	-0.84%	-0.81%
2020 Male Population	45.8%	45.8%	46.5%
2020 Female Population	54.2%	54.2%	53.5%
2020 Median Age	42.6	38.8	38.3
2024 Male Population	46.7%	46.5%	47.3%
2024 Female Population	53.3%	53.5%	52.7%
2024 Median Age	42.8	39.4	39.0
Households			
2024 Wealth Index	56	71	65
2010 Households	2,577	23,454	55,387
2020 Households	2,336	23,158	54,149
2024 Households	2,304	22,777	53,134
2029 Households	2,289	22,630	52,775
2010-2020 Annual Rate	-0.98%	-0.13%	-0.23%
2020-2024 Annual Rate	-0.32%	-0.39%	-0.44%
2024-2029 Annual Rate	-0.13%	-0.13%	-0.14%
2024 Average Household Size	2.30	2.26	2.28
Mortgage Income			
2024 Percent of Income for Mortgage	33.9%	25.6%	23.8%
Median Household Income			
2024 Median Household Income	\$45,707	\$52,631	\$52,665
2029 Median Household Income	\$53,203	\$59,488	\$59,292
2024-2029 Annual Rate	3.08%	2.48%	2.40%
Average Household Income			
2024 Average Household Income	\$68,506	\$81,213	\$79,386
2029 Average Household Income	\$78,913	\$93,266	\$91,269
2024-2029 Annual Rate	2.87%	2.81%	2.83%

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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 16, 2025



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