stirling

JIM S. DOWLING, SIOR
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RETAIL & OFFICE
SUITES AVAILABLE

1020 Shreveport-Barksdale Highway, Shreveport, LA

AVAILABLE

LEASE RATE

- Lease Price - Negotiable
- Landlord pays “Base year” taxes, insurance, CAM, water and sewer
- Tenant pays electric, repairs and maintenance for interior and HVAC, increases in taxes, insurance, CAM, water and sewer over “base year”

BUILDING SIZE

- ±30,861 SF Single-story strip center
- Retail & office suites available (±1,020 SF - Up to ±6,114 SF)

PROPERTY HIGHLIGHTS

- Ample parking (115 concrete paved spaces)
- Excellent sign visibility
- Zoned B-3 Commercial
- Built in 1986 (maintained in very good condition)
- Broker/Owner

LOCATION HIGHLIGHTS

- Excellent visibility & accessibility to all traffic on Shreveport-Barksdale Hwy. and Knight St.
- Fronts heavily traveled Shreveport-Barksdale Hwy (LA 3032) across from Shreve
- City Shopping Center and Walmart Supercenter
- Only minutes to Shreveport- Barksdale Hwy/Red River Bridge, Bossier City and Barksdale Air Force Base
- 1 mile east of Youree Dr. (LA 1)
- Quick & easy access to all of Shreveport-Bossier City and surrounding areas

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,738	60,578	134,071
Avg. HH Income	$72,529	$89,610	$81,520





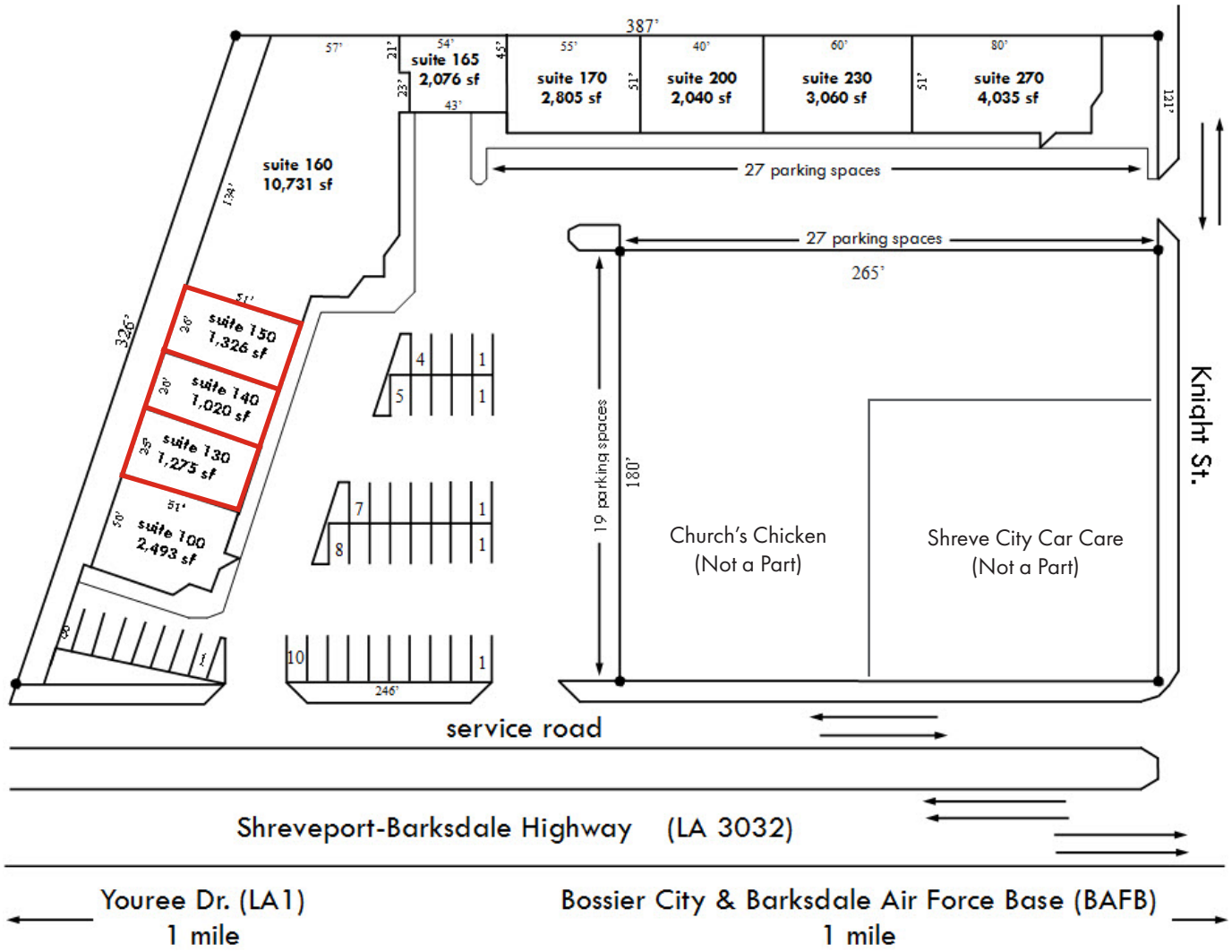
Member of
RETAIL BROKERS NETWORK

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SUITE	TENANTS	% OF TOTAL
Suite 100	T-Mobile	8%
Suite 130	Available	4%
Suite 140	Available	3%
Suite 150	Available	4%
Suite 160	Telecris	35%
Suite 165	Telecris	7%
Suite 170	Community Journey Church	9%
Suite 200	Community Journey Church	7%
Suite 230	Community Journey Church	10%
Suite 270	Community Journey Church	3%
Total		100%
		(30,861± SF)

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