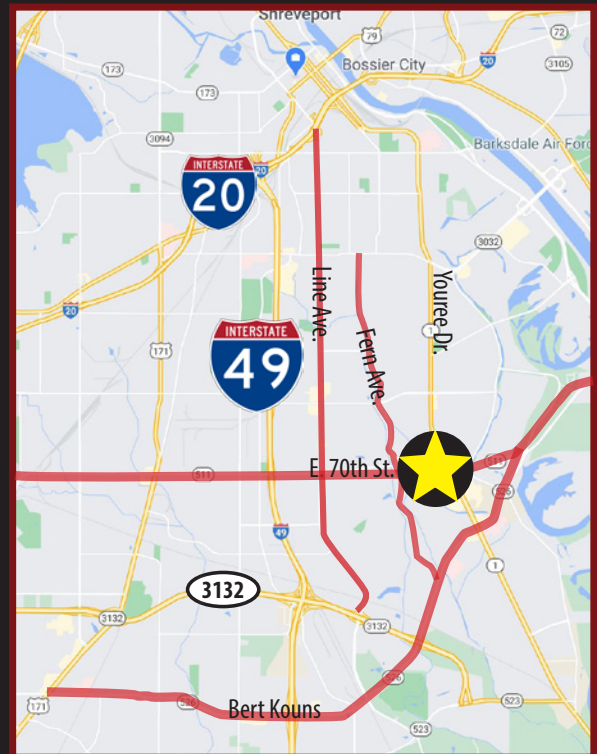




PRIME RETAIL PROPERTY FOR LEASE

1409 E. 70TH STREET, SHREVEPORT, LA 71105

- Suite 120: 2,230 SF Available
- Excellent location in the hub of retail activity
- Excellent signage visibility from E. 70th St.
- Ample parking
- Zoned C-3
- Attractive lease rates
- Located adjacent to Fern Ave.
- Within 5 miles of I-49 and I-20
- Approx. 32,577 VPD at Fern Ave./E. 70th intersection



For more information, contact:

Brad Armstrong, Associate Broker

318.222.2244 | barmstrong@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 7/2026

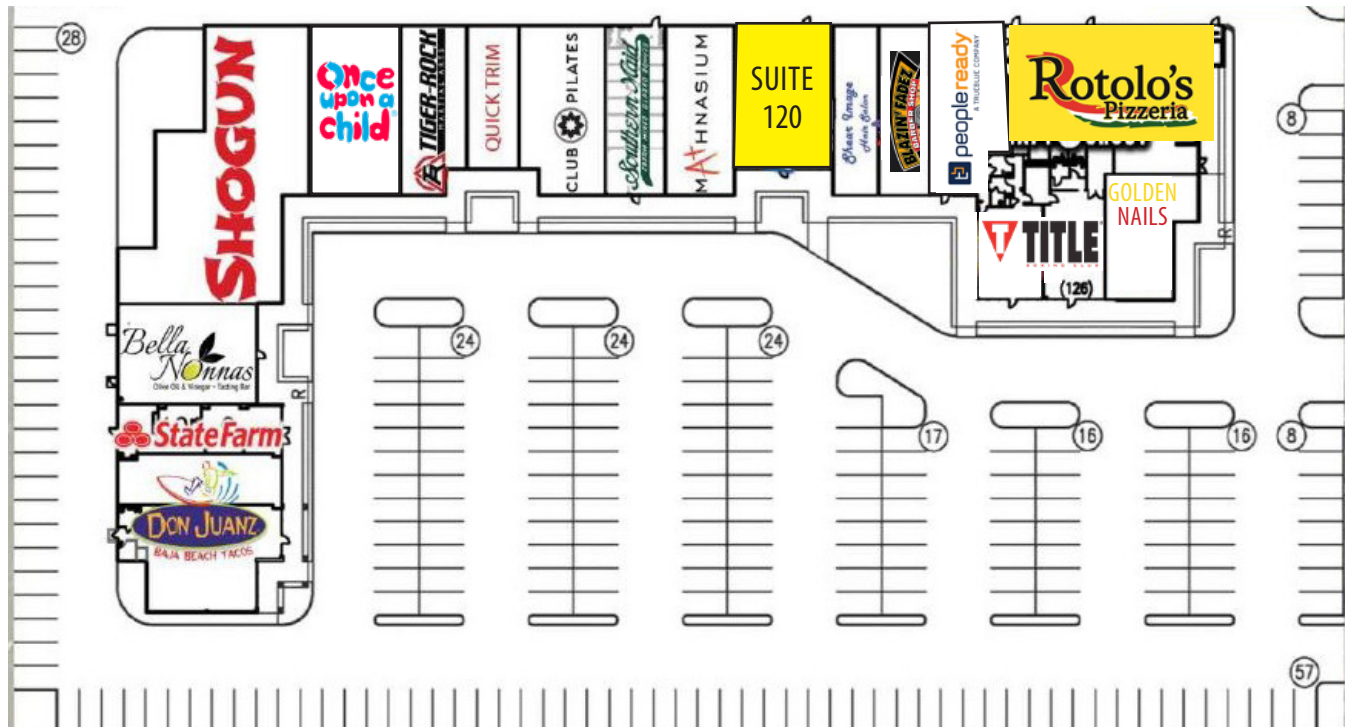


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SHREVEPORT, LA 71105

AVAILABLE SPACE

Suite 120: 2,230 SF



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SHREVEPORT, LA 71105



POPULATION

1 MI: 6,306
3 MI: 59,722
5 MI: 137,801



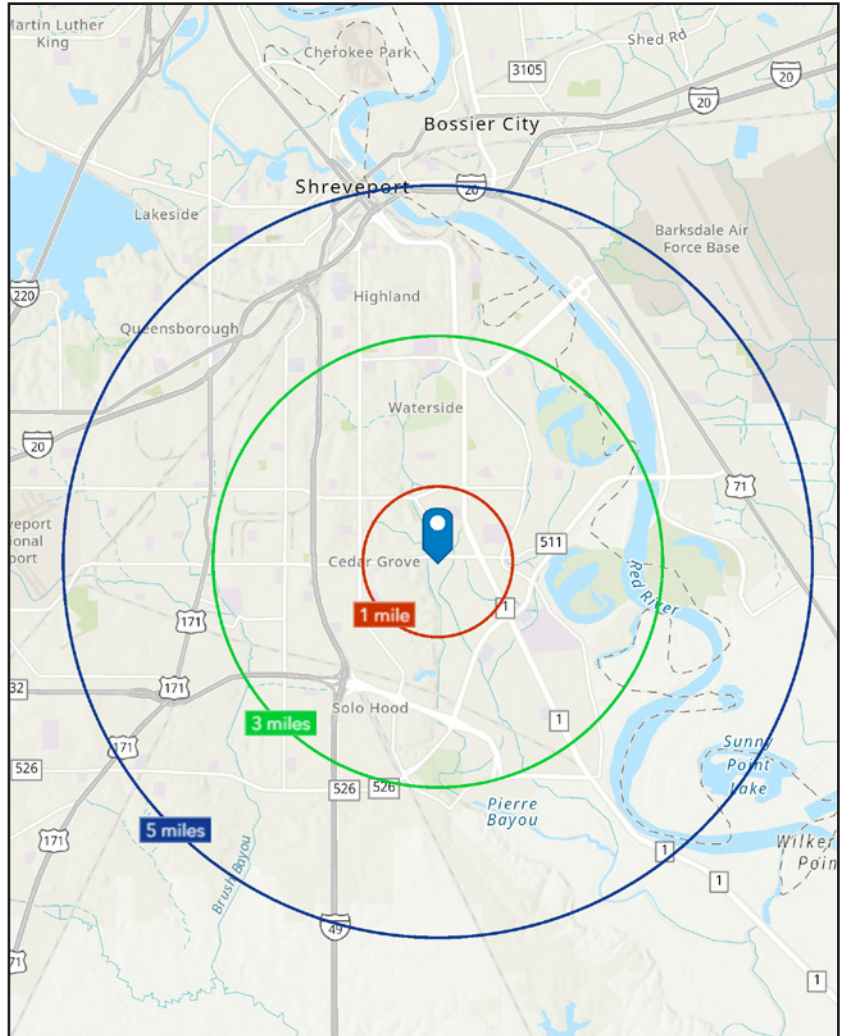
HOUSEHOLDS

1 MI: 3,018
3 MI: 27,644
5 MI: 60,459



AVERAGE INCOME

1 MI: \$117,574
3 MI: \$95,243
5 MI: \$84,088



Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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