



# SPRING LAKE OFFICE PARK AVAILABLE FOR SALE

670 ALBEMARLE DR., SUITE 1200, SHREVEPORT, LA 71106

- Professional office condominium property
- Built in 2022
- Convenient Access via Line Avenue
- Ample shared parking located in front and rear of building
- Nice interior finishes
- Great opportunity for owner/occupant or investment
- Zoned C-1
- \$172/sf
- Available as:
  - Entire building: 3,346 sf with 11 offices, lobby reception, 2 conference rooms, 3 private restrooms, break area, file room
  - A portion of the building: 1,115 sf, reception, conference, 3 offices, break area, 1 private restroom
  - A portion of the building: 670 sf, reception, conference, 1 office, 1 private restroom



For more information, contact:

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Architectural floor plan of the second floor of the University of Alabama at Birmingham (UAB) building. The plan shows various rooms including offices, conference rooms, a lounge, restrooms, and a receptionist area. Dimensions are provided for most rooms and corridors. A yellow border highlights the perimeter of the building. The plan also includes a north arrow and a scale bar.

Rooms and areas labeled include:

- OFFICE [119]
- OFFICE [118]
- OFFICE [112]
- STORAGE [108]
- OFFICE [107]
- LAWYER [106]
- OFFICE [105]
- CONFERENCE RM [104]
- LOBBY [103]
- RECEPTIONIST [102]
- LOBBY [101]
- CONFERENCE RM [100]
- LOBBY [99]
- CONFERENCE RM [98]
- LOBBY [97]
- CONFERENCE RM [96]
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- CONFERENCE RM [8]
- LOBBY [7]
- CONFERENCE RM [6]
- LOBBY [5]
- CONFERENCE RM [4]
- LOBBY [3]
- CONFERENCE RM [2]
- LOBBY [1]
- CONFERENCE RM [0]



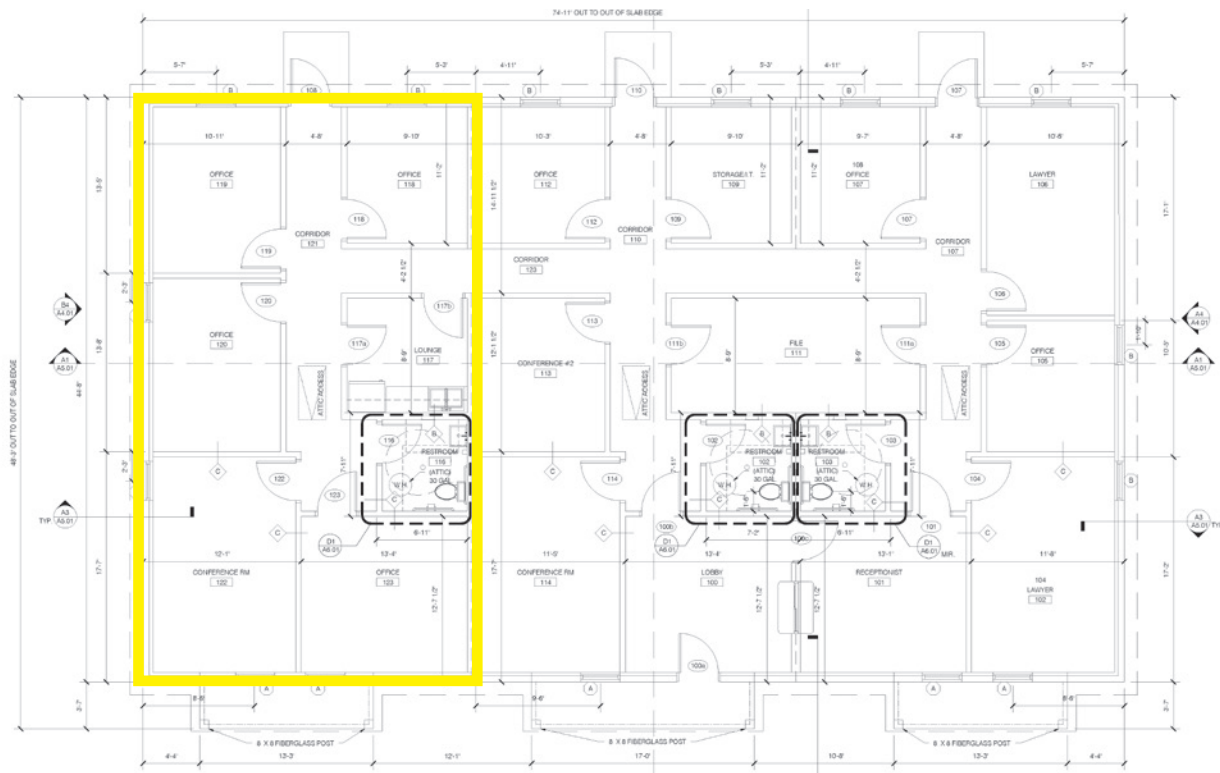
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**1,115 SF AVAILABLE**



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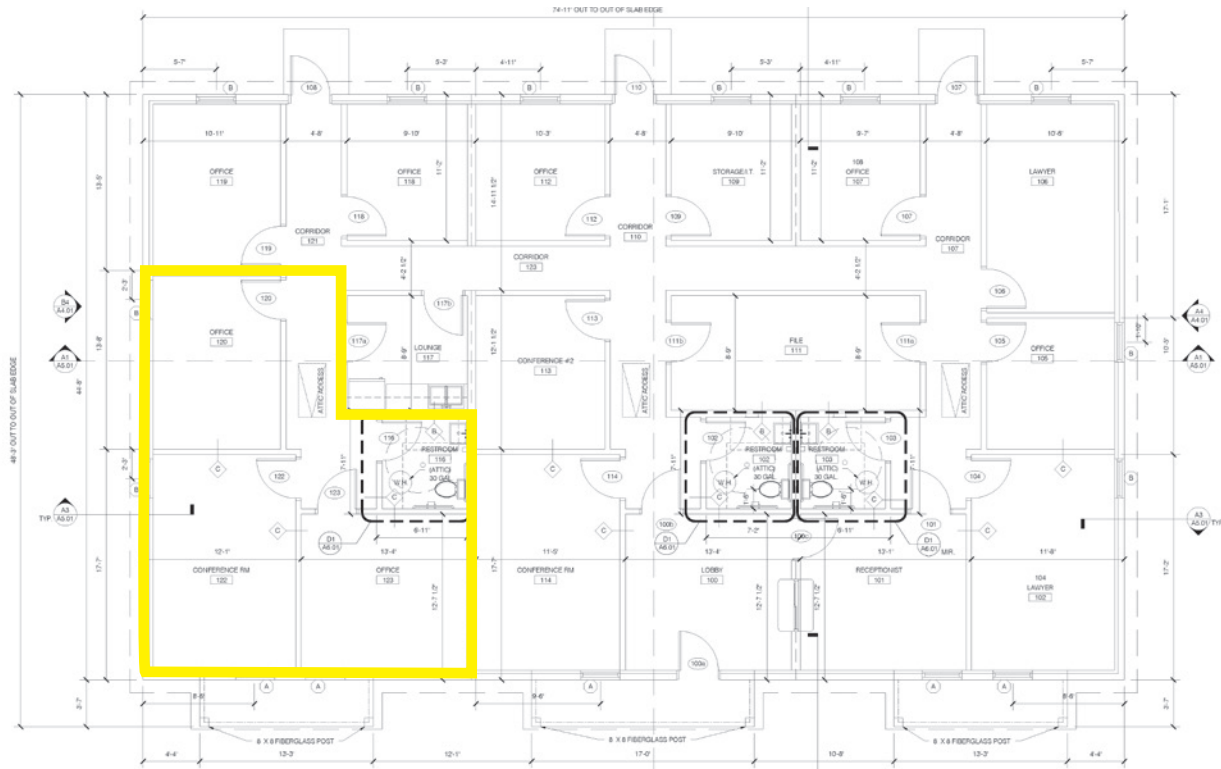
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## 670 SF SUITE



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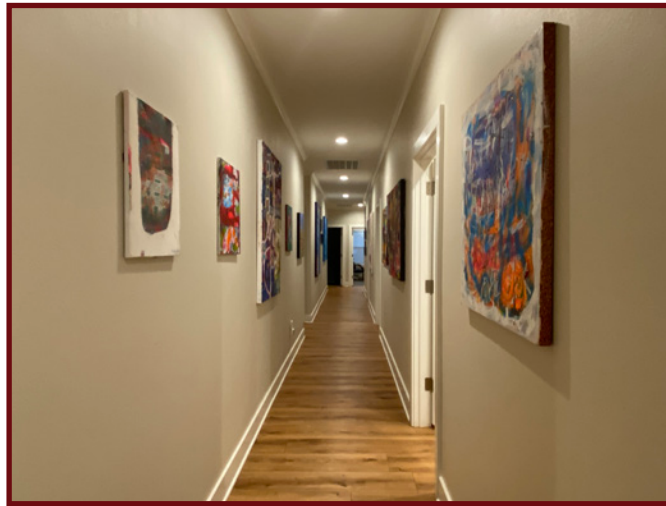
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## INTERIOR PHOTOS



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## ZOOMED IN AERIAL



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## NEIGHBORHOOD AERIAL



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## DEMOGRAPHICS



### Executive Summary

670 Albemarle Dr, Shreveport, Louisiana, 71106  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.42897  
Longitude: -93.74151

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	8,473	60,197	143,467
2020 Population	7,548	56,942	135,301
2024 Population	7,388	54,808	130,042
2029 Population	7,126	52,517	124,891
2010-2020 Annual Rate	-1.15%	-0.55%	-0.58%
2020-2024 Annual Rate	-0.50%	-0.89%	-0.93%
2024-2029 Annual Rate	-0.72%	-0.85%	-0.81%
2020 Male Population	45.9%	45.8%	46.7%
2020 Female Population	54.1%	54.2%	53.3%
2020 Median Age	42.5	38.6	38.3
2024 Male Population	46.7%	46.6%	47.5%
2024 Female Population	53.3%	53.4%	52.5%
2024 Median Age	42.7	39.1	39.0
<b>Households</b>			
2024 Wealth Index	57	70	63
2010 Households	3,442	25,155	58,566
2020 Households	3,202	24,537	57,301
2024 Households	3,192	24,092	56,218
2029 Households	3,188	23,914	55,831
2010-2020 Annual Rate	-0.72%	-0.25%	-0.22%
2020-2024 Annual Rate	-0.07%	-0.43%	-0.45%
2024-2029 Annual Rate	-0.03%	-0.15%	-0.14%
2024 Average Household Size	2.26	2.25	2.27
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	33.7%	25.5%	24.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$39,890	\$51,717	\$51,265
2029 Median Household Income	\$48,788	\$58,384	\$57,499
2024-2029 Annual Rate	4.11%	2.45%	2.32%
<b>Average Household Income</b>			
2024 Average Household Income	\$68,429	\$80,675	\$77,354
2029 Average Household Income	\$79,360	\$92,606	\$88,916
2024-2029 Annual Rate	3.01%	2.80%	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.

March 17, 2025



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