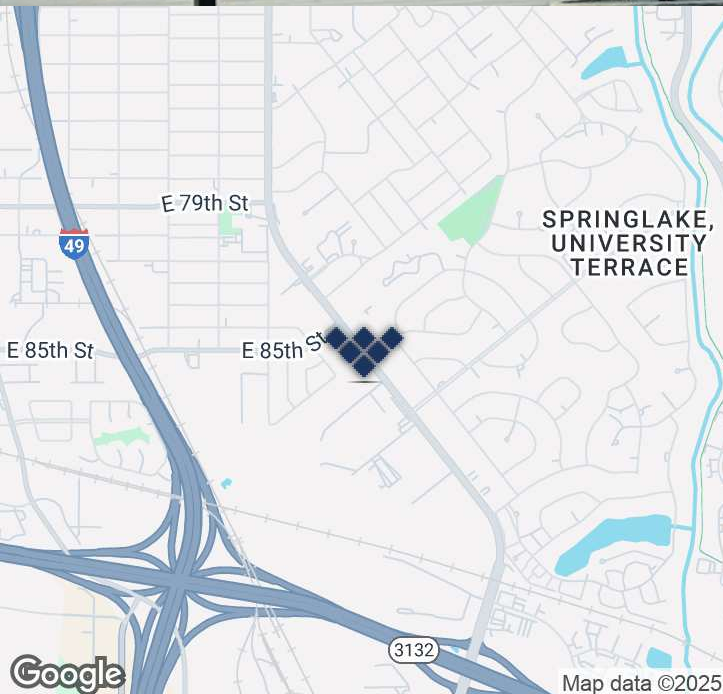


# Spring Lake Center 1,500 - 12,000 SF Bldg 2: Now Pre-Leasing!

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### Offering Summary

Lease Rate:	\$22.00 - 24.00 SF/yr (NNN)
Available SF:	1,500 - 9,000 SF
No. of Spaces Available:	6 Suites (Building 2)
Year Built:	2020
Zoning:	C-4

### Location Overview

The property's prime location is less than a one-minute drive to Highway 3132 (Inner Loop Expressway) and Interstate 49, providing seamless connectivity to the surrounding area. Spring Lake Center benefits from proximity to residential communities, medical offices, restaurants, and other conveniences in a vibrant neighborhood setting, making it an ideal choice for businesses seeking visibility and accessibility.



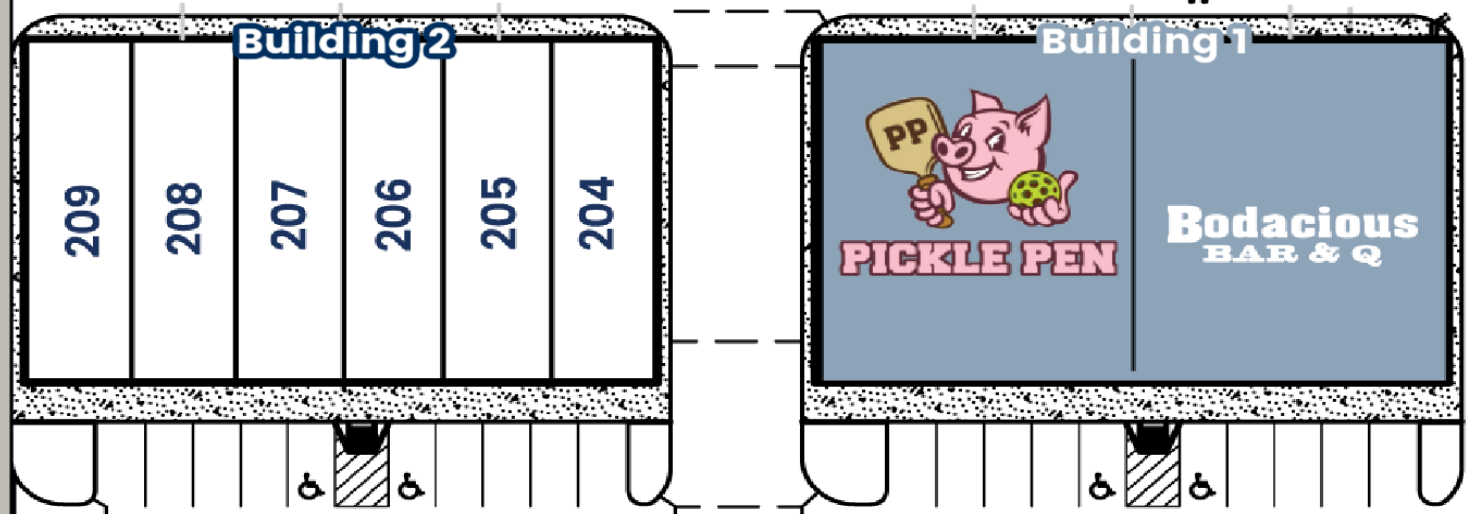


Building Name	Spring Lake Center
Lot Size	3 Acres
Building Class	A
Construction Status	Under Construction

Spring Lake Center is a premier new-construction commercial and retail strip center in the rapidly growing Southeast Shreveport submarket, offering high visibility along the bustling Line Avenue corridor. Building 1 is fully leased to anchor tenants Bodacious BBQ and The Pickle Pen, while Building 2 is available for pre-leasing, with configurations ranging from 1,500 to 9,000 SF in a cold gray shell format. Plans for Building 3 include eight additional suites and expanded parking, ensuring ample space for future growth. Each unit is designed at 1,500 square feet (20 feet wide by 75 feet deep) with functionality and flexibility.

- - Brand new construction with modern amenities
- - Line Avenue frontage for excellent visibility
- - Quick and easy access to I-49 and 3132 Expy
- - High traffic count volumes ensure visibility
- - Additional acreage available for future development
- - Opportunistic location within an Opportunity Zone
- - Spacious layout for flexible use
- - High-growth potential in upscale area
- - Ample parking for employees and customers
- - Sleek and professional exterior and interior design
- - Energy-efficient features for cost savings

**Expansion  
Area**



### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 9,000 SF	Lease Rate:	\$22.00 - \$24.00 SF/yr

### Available Spaces

	Suite	Size (SF)	Lease Type	Lease Rate
■	204	1,500 - 9,000 SF	NNN	\$24.00 SF/yr
■	205	1,500 - 9,000 SF	NNN	\$22.00 SF/yr
■	206	1,500 - 9,000 SF	NNN	\$22.00 SF/yr
■	207	1,500 - 9,000 SF	NNN	\$22.00 SF/yr
■	208	1,500 - 9,000 SF	NNN	\$22.00 SF/yr
■	209	1,500 - 9,000 SF	NNN	\$24.00 SF/yr

