

### SUMMARY

### PROPOSED SITE PLAN

### AREA HIGHLIGHTS

### REGIONAL AERIAL

### DEMOGRAPHICS

## AVAILABLE FOR LEASE

### LAND SIZE

- 1.10 Acres

### PROPERTY OVERVIEW

Site has frontage on Mansfield Road which serves as the major retail corridor for Southwest Shreveport. The property consists of approximately 254' of frontage and 190' of depth. With multiple entry points from Mansfield Road as well as from Summer Grove Shopping Center and Avalon Drive to the rear, the subject site has great visibility and accessibility.

Currently improved with two 3,200 sf retail / restaurant buildings which can be renovated or demolished for a ground lease or a build to suit.

### LOCATION HIGHLIGHTS

- Heavily traveled Mansfield Road (25,188 ADT)
- Site is located between Shreveport's two major thoroughfares, Highway 3132 Industrial Loop and Bert Kouns Industrial Loop.
- Adjacent to Chick-fil-A and Burger King
- Close proximity to Willis Knighton South Medical Complex that focuses on adult and pediatric care with an emphasis on women's health. WK Health is the Region's largest health care provider.

### TRAFFIC GENERATORS WITHIN 0.5 MILE RADIUS

- Medical/Health Willis Knighton South Hospital, WK Pediatric Offices, WK South Rehabilitation, WK South Fitness Center, CHRISTUS Urgent Care
- Retail Lowe's, Kroger, Brookshire's Grocery, Ollie's Bargain Outlet, and Dollar Tree
- Restaurants Chick-fil-A, Burger King, Denny's, Wendy's, Popeyes, Arby's, Sonic, Whataburger, Church's Chicken, Subway, Smoothie King, Applebee's, Waffle House, Shane's Seafood & BBQ, Pasados Cafe, and El Jimador Mexican Grill
- Service/Entertainment All Star Lanes Bowling Center, Barksdale FCU, Walgreens, Chase, Capital One, Regions, Cadence Bank, Mavis Discount Tire





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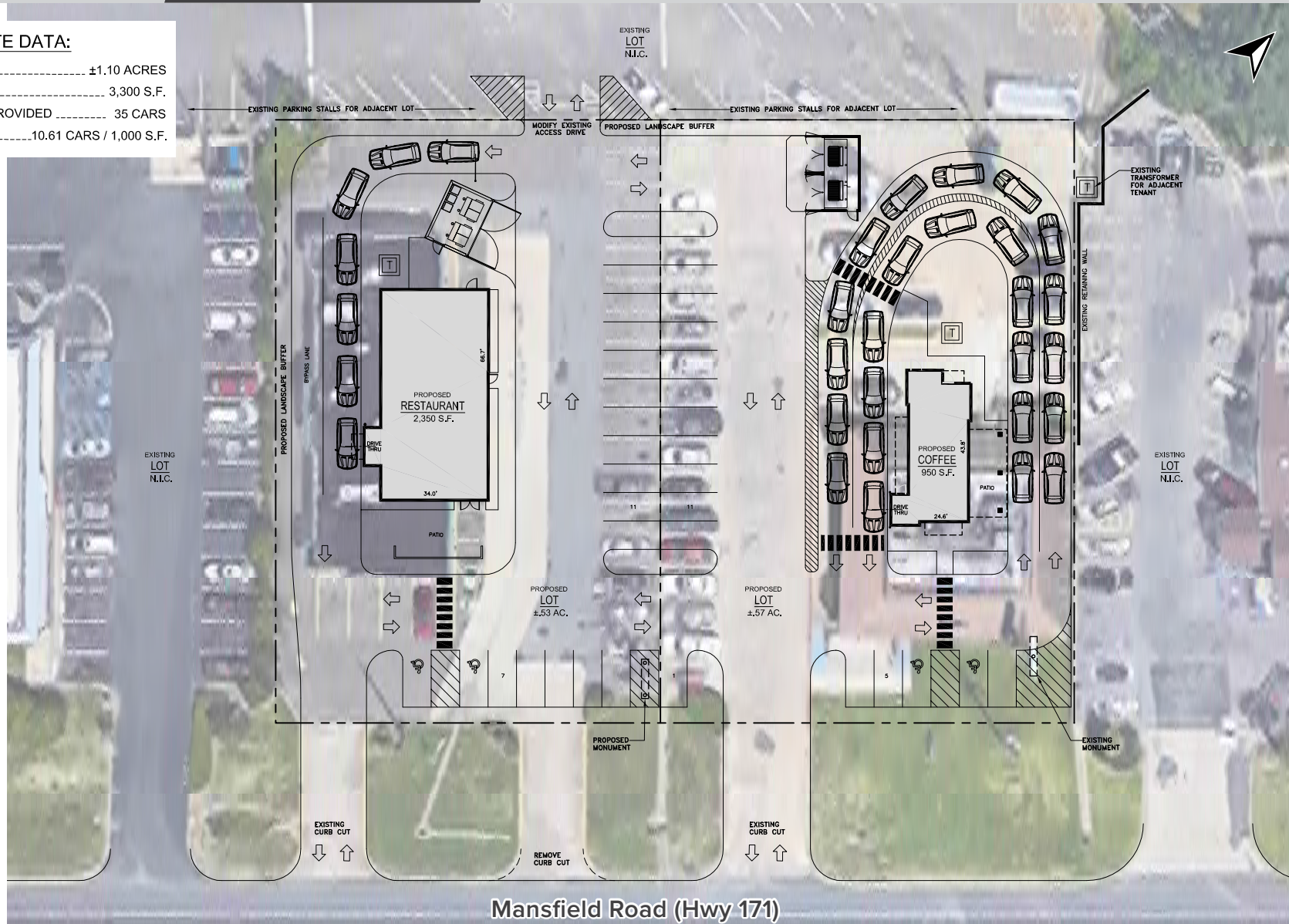
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#### GENERAL SITE DATA:

TOTAL SITE AREA ..... ±1.10 ACRES  
TOTAL G.L.A. .... 3,300 S.F.  
TOTAL PARKING PROVIDED ..... 35 CARS  
PARKING RATIO ..... 10.61 CARS / 1,000 S.F.





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# RETAIL DEVELOPMENT

## SOUTHWEST SHREVEPORT

9124 & 9126 Mansfield Road, Shreveport, LA 71118

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**1.10 ACRE**

9124 & 9126  
MANSFIELD RD



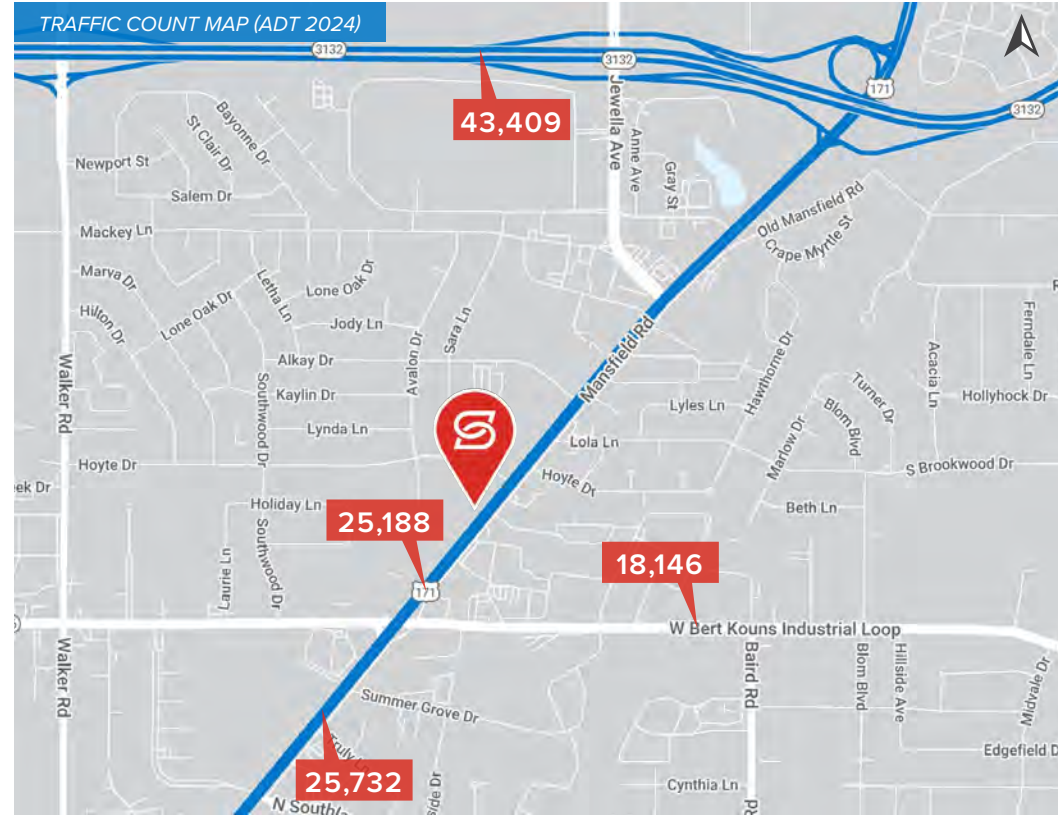
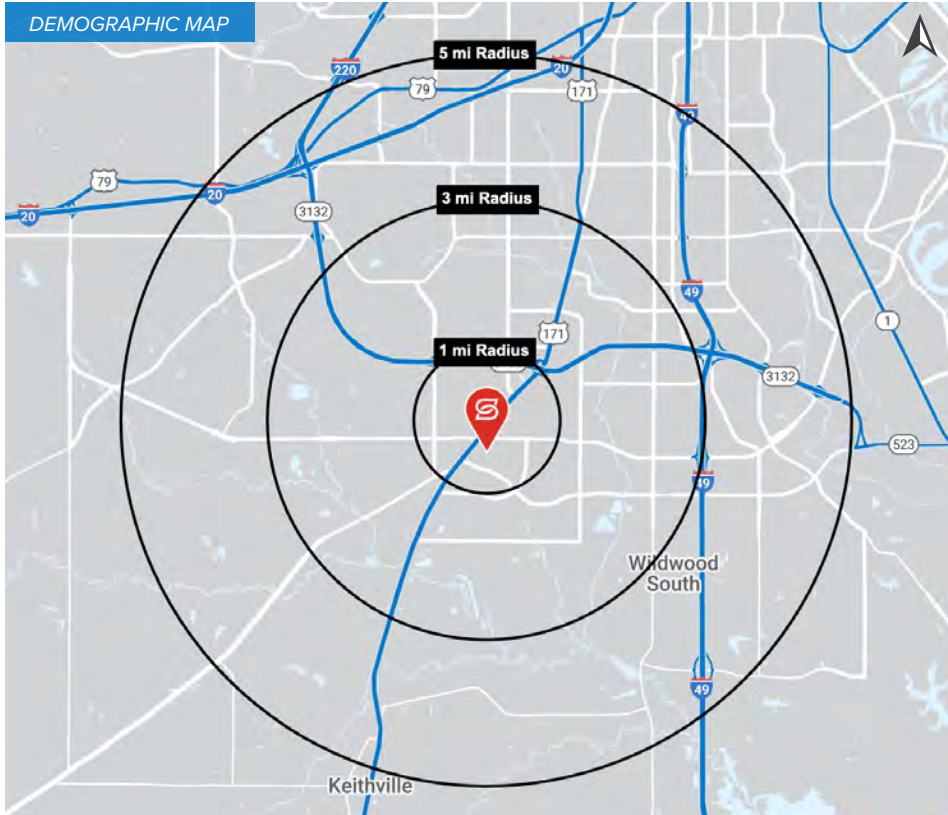
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## 2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



8,898

37,908

86,275

1 MILE

3 MILE

5 MILE



\$63,998

\$65,283

\$70,384

1 MILE

3 MILE

5 MILE



3,694

15,265

35,492