

JOHN GORDON

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RETAIL DEVELOPMENT SOUTHWEST SHREVEPORT

9124 & 9126 Mansfield Road, Shreveport, LA 71118

SUMMARY

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.

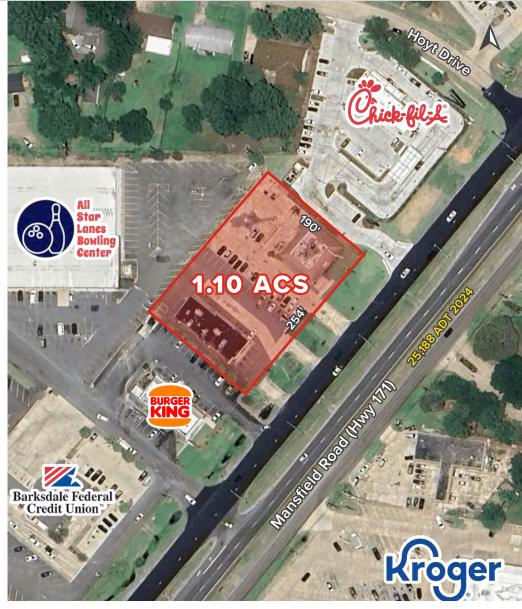
Currently improved with two 3,200 sf retail / restaurant buildings which can be renovated or demolished for a ground lease or a build to suit.

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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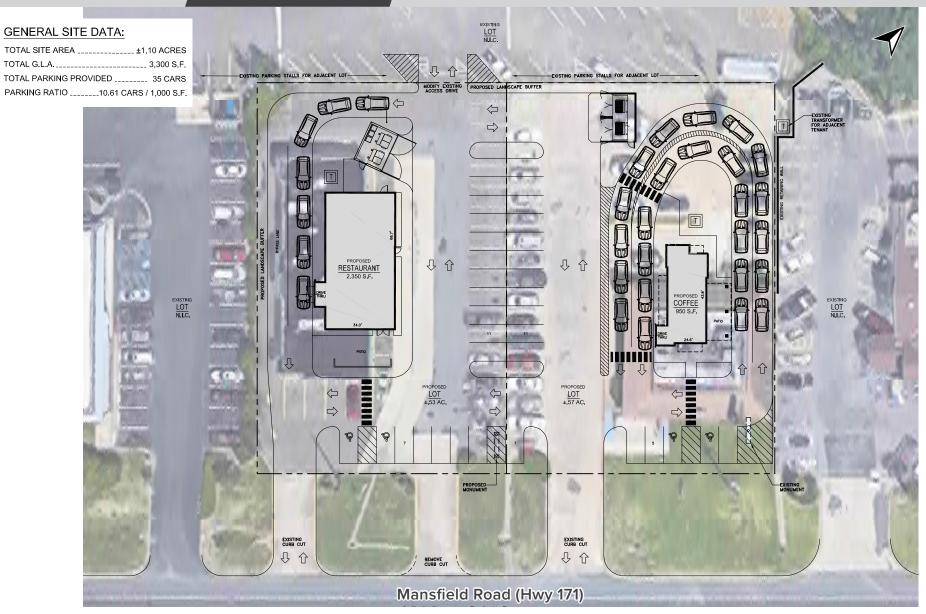
SUMMARY

PROPOSED SITE PLAN

AREA HIGHLIGHTS

REGIONAL AERIAL

DEMOGRAPHICS



STIRLINGPROPERTIES.COM / f

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RETAIL BROKERS NETWORK

AREA HIGHLIGHTS SALLY BEAUTY Jody Ln LOWE'S Alkay Dr o Alkay Di Lyles In -CHASE (9124 & 9126 Hoyie Dr Willis Knighton &Brookwood Dr South Hospital & Women's Health Center Holiday Ln Beth Ln Willis Knighton Pediatric Offices, Eye Willis Knighton Institute, Wound Care & Smithfield Rd HIBBETT CATO W Bert Kouns Industrial Loop 18,146 ADT 2024 W Bert Kouns Industrial Loop Cemetery **Brookshires**

but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of

the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 5/25

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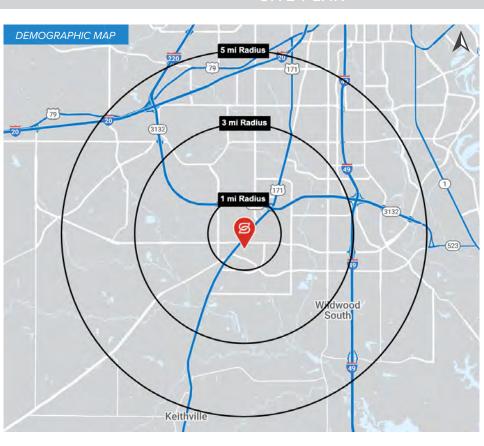
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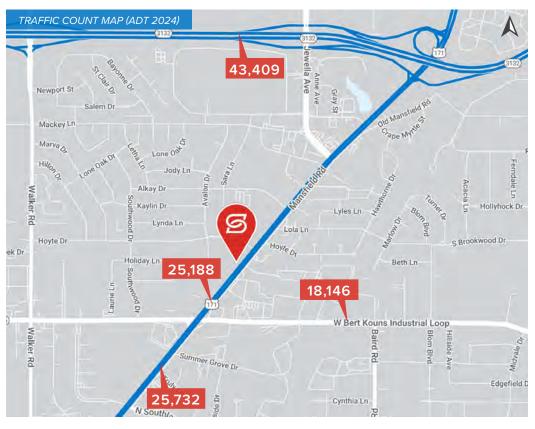
PROPOSED SITE PLAN

AREA HIGHLIGHTS

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DEMOGRAPHICS





2024 DEMOGRAPHICS

_	1 MILE	3 MILE	5 MILE
POPULATION	8,898	37,908	86,275

	INILE	3 WILE	5 MILE
AVG. HH INCOME	\$63,998	\$65,283	\$70,384

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4 BALL E

_	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	3,694	15,265	35,492

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