



# HEALTHPLEX FOR SALE

9425 HEALTHPLEX DR, SHREVEPORT, LA 71106



# PROPERTY INFORMATION

## Summary

We are excited to bring to market a former Healthplex location in South Shreveport. The property is located on E Bert Kouns Industrial Loop near the I-49 intersection providing ease of access to Shreveport and surrounding areas.

The property was previously occupied by CHRISTUS Health and operated as a Healthplex for members as well as in house medical offices. The property contains a large 45,000 SF former gym facility with workout rooms, a pool, basketball court, a walking/running track and men's/women's locker rooms. The remainder of the space is currently occupied and will remain occupied following a sale. Two of the locations will be CHRISTUS related businesses with the third being a third-party clinic.

This is ideally suited for an owner occupant in need of large space while having additional income.

## Highlights

- Ground Level - foyer, office space, pool, basketball court, locker rooms and a daycare area
- Upper Level - walking track, weights area, exercise machine area, and restrooms
- Lower Level - multiple workout rooms with a variety of applications, an employee lounge, and two exam rooms.
- Elevator access to all three levels of the Healthplex
- Outdoor area with existing Tennis Courts that could accommodate Pickleball Court conversion
- Ample Parking

60,000

Square Footage

Upon Inquiry

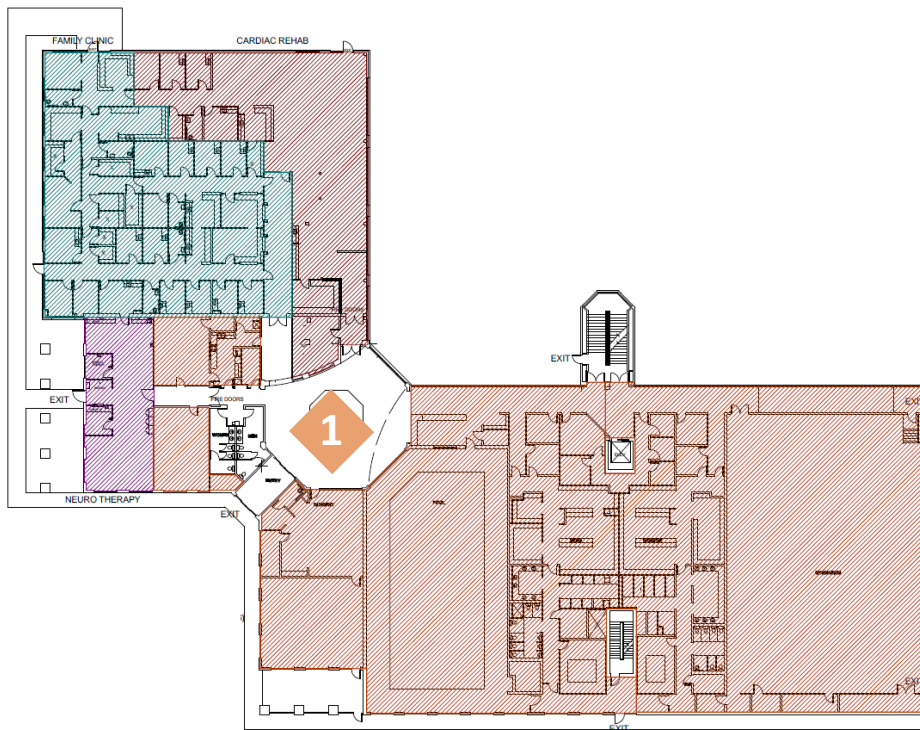
Sale Price

± 266

Parking Spaces



# Floorplan



1

## Ground Level

Foyer, office spaces, pool, daycare, basketball court, locker rooms, access to tennis courts and parking

2

## Lower Level

Group rooms, lounge area and exam rooms

3

## Upper Level

Walking Track, weights area and exercise machine area

Restroom and Elevator Access on all levels



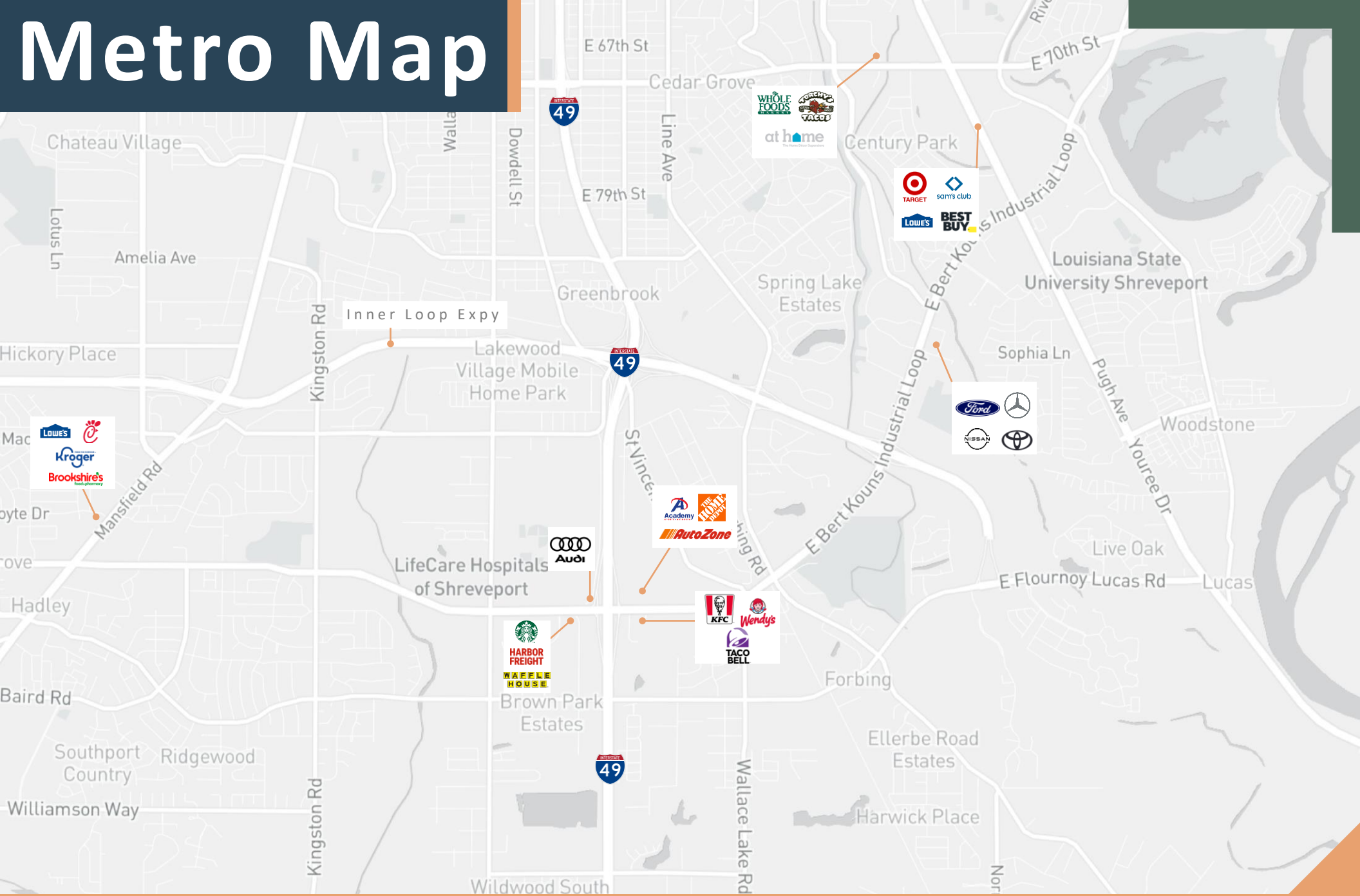




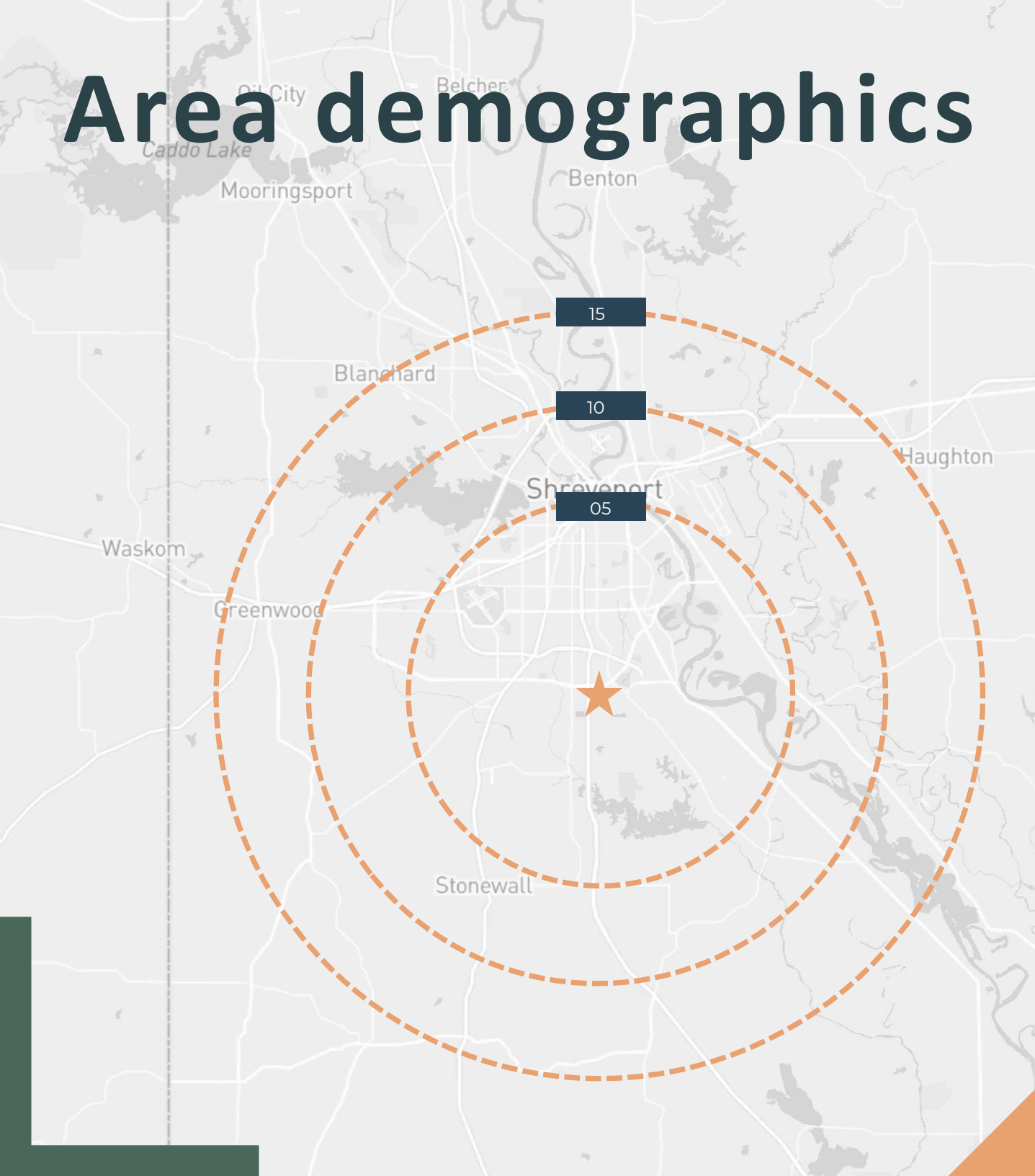




# Metro Map



# Area demographics



## POPULATION



5 Miles

**95,880**



10 Miles

**225,570**



15 Miles

**298,181**

## AVERAGE HOUSEHOLD INCOME



5 Miles

**\$87,549**



10 Miles

**\$78,779**



15 Miles

**\$82,246**



# HEALTHPLEX FOR SALE

9425 HEALTHPLEX DR, SHREVEPORT, 71106



## Contacts

Ty Gose, CCIM, SIOR  
Senior Vice President  
+1 225 247 3770  
ty.gose@cbre.com

Michael Cashio, CCIM, SIOR  
Senior Vice President  
+1 225 247 9812  
michael.cashio@cbre.com

Jake Loach, CCIM  
Associate  
+1 256 724 2764  
jake.loach@cbre.com

**CBRE**

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.