

FOR SALE

8975 Walker Road
Shreveport, Louisiana 71118

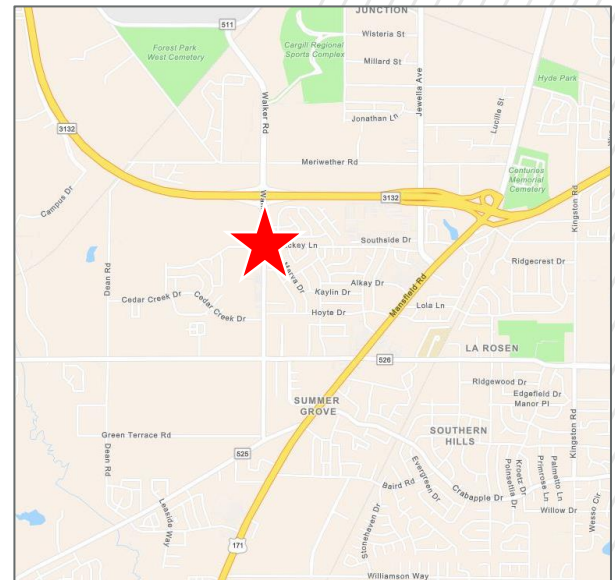


PROPERTY HIGHLIGHTS

Former C-Store in Southwest Shreveport available for sale. Located 0.25 Miles South of the Inner Loop Expressway (Highway 3132) and 1.5 Miles West of Mansfield Road (Highway 71). Nearby points of interest include Southwood High School, Summer Grove Church, Lowe's, and Willis Knighton Hospital South.

BUILDING SF	2,496 SF
LAND SF	0.63 Acres
ZONED	C-2
PARKING	15 Spaces
TRAFFIC COUNTS	25,512 VPD

SIGNAGE TYPE	Street Pylon
1-MILE (POP.)	5,825
3-MILE (POP.)	41,336
MED. INCOME	\$42,357
SPACE USE	Convenience Store



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WEST SHREVEPORT MARKET – Southern Hills

This property is located in Caddo Parish in the Southern Hills neighborhood of West Shreveport. In a three mile radius of the property, there are approximately 1,343 businesses with 13,446 employees. The Shreveport Regional Airport is 2.8 miles away. The Willis Knighton South Hospital is approximately 1.8 miles away.

TAX PARCEL ID	161404-014-0002-00
ZONING	C-2



LEGAL INFORMATION

TAX PARCEL ID	161404-014-002-00
2020 RE TAXES	TBD
ZONING	C-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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