

### SUMMARY

### PLANS

### AREA HIGHLIGHTS

### REGIONAL AERIAL

### DEMOGRAPHICS

## FOR SALE OR LEASE

### BUILDING SIZE

- 3,200 SF

### PARCEL SIZE

- 0.535 Acres
- 123' x 190'

### PROPERTY OVERVIEW

The site has 123' frontage on Mansfield Road which serves as the major retail corridor for Southwest Shreveport. The property consists of an approximately 3,200 SF retail/restaurant building with drive-thru which can be renovated or demolished for a ground lease, purchase, or a build-to-suit. 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.

### LOCATION HIGHLIGHTS

- Heavily traveled Mansfield Road (25,616 ADT)
- Site is located between Shreveport's two major thoroughfares, Highway 3132 Industrial Loop and Bert Kouns Industrial Loop.
- Adjacent to 7Brew (Coming Soon), Chick-fil-A & Burger King
- Close proximity to Willis Knighton South Medical Complex that focuses on adult, pediatric, and women's health. WK Health is the Region's largest health care provider.

### MAJOR TRAFFIC GENERATORS WITHIN 0.5 MILE

- Willis Knighton South Hospital & Medical Complex
- Lowe's, Kroger, Brookshire's Grocery, Chick-fil-A, Walgreens
- Summer Grove Shopping Center (Ollie's, Aaron's, Dollar Tree)



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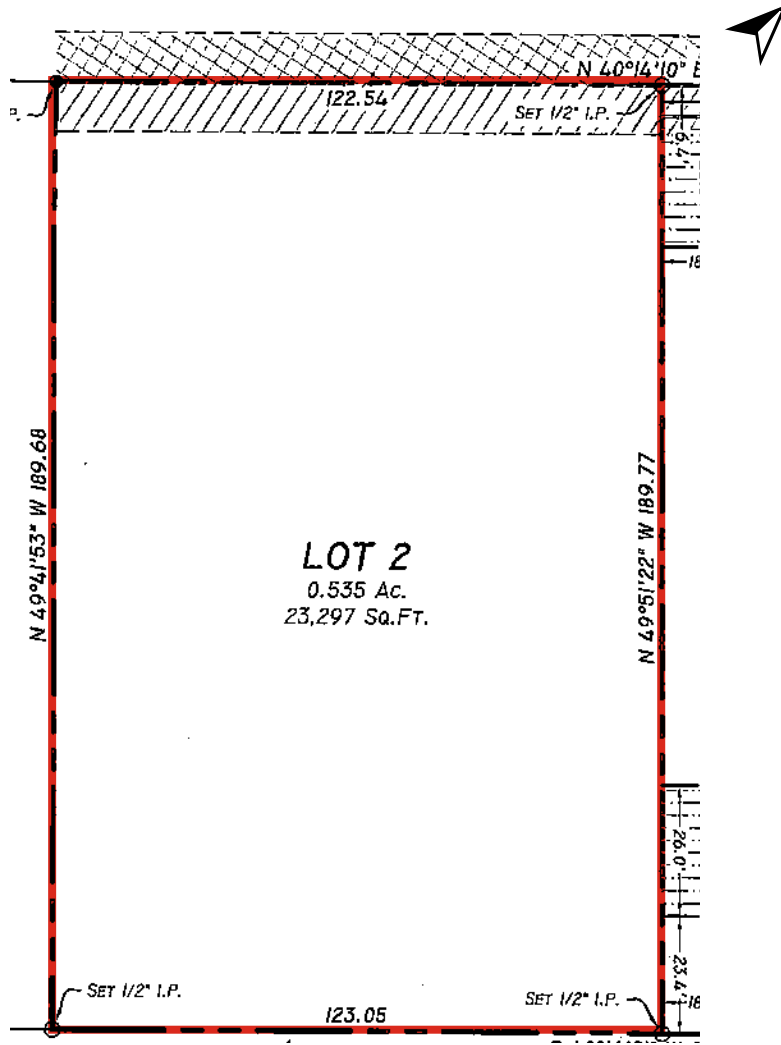
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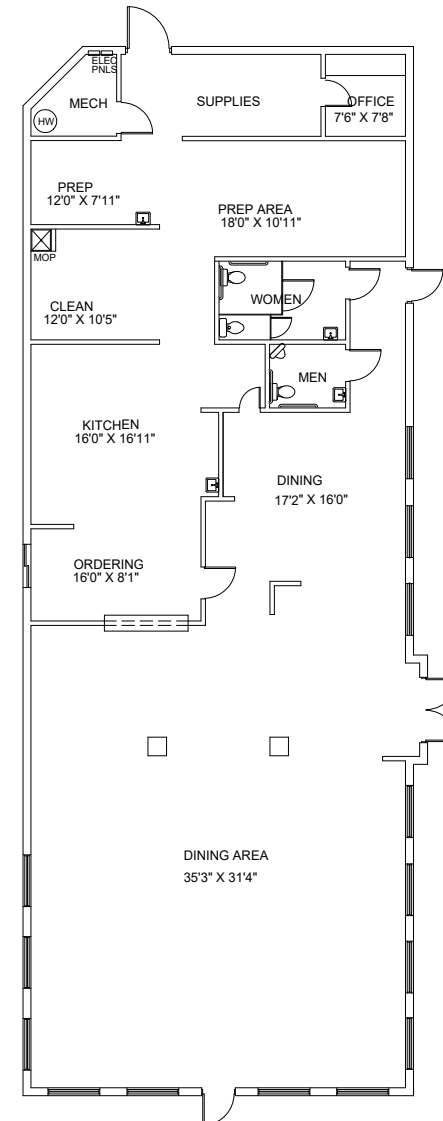
### DEMOGRAPHICS

#### PARCEL PLAN



Mansfield Road (Hwy 171)

#### BUILDING PLAN





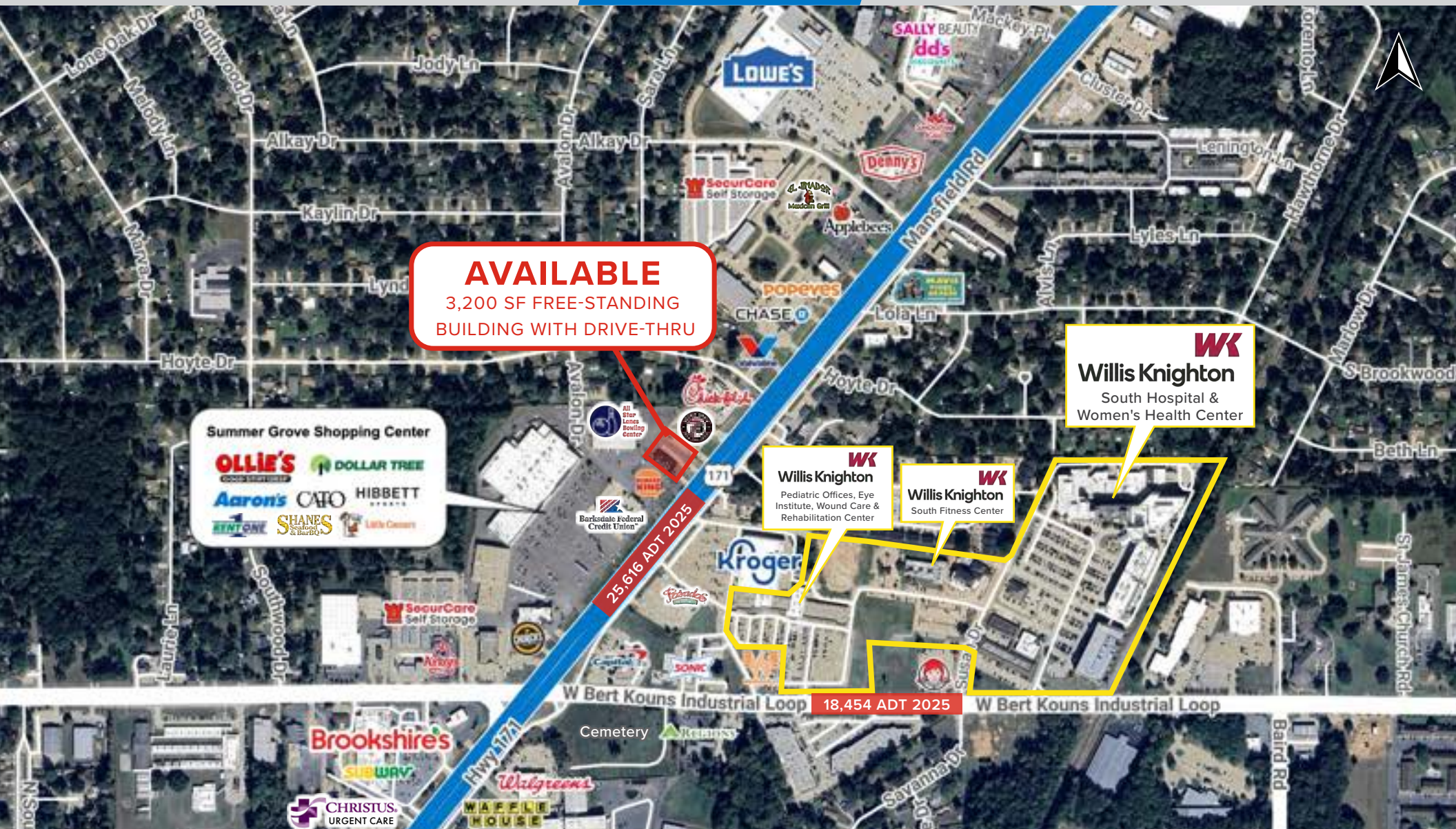
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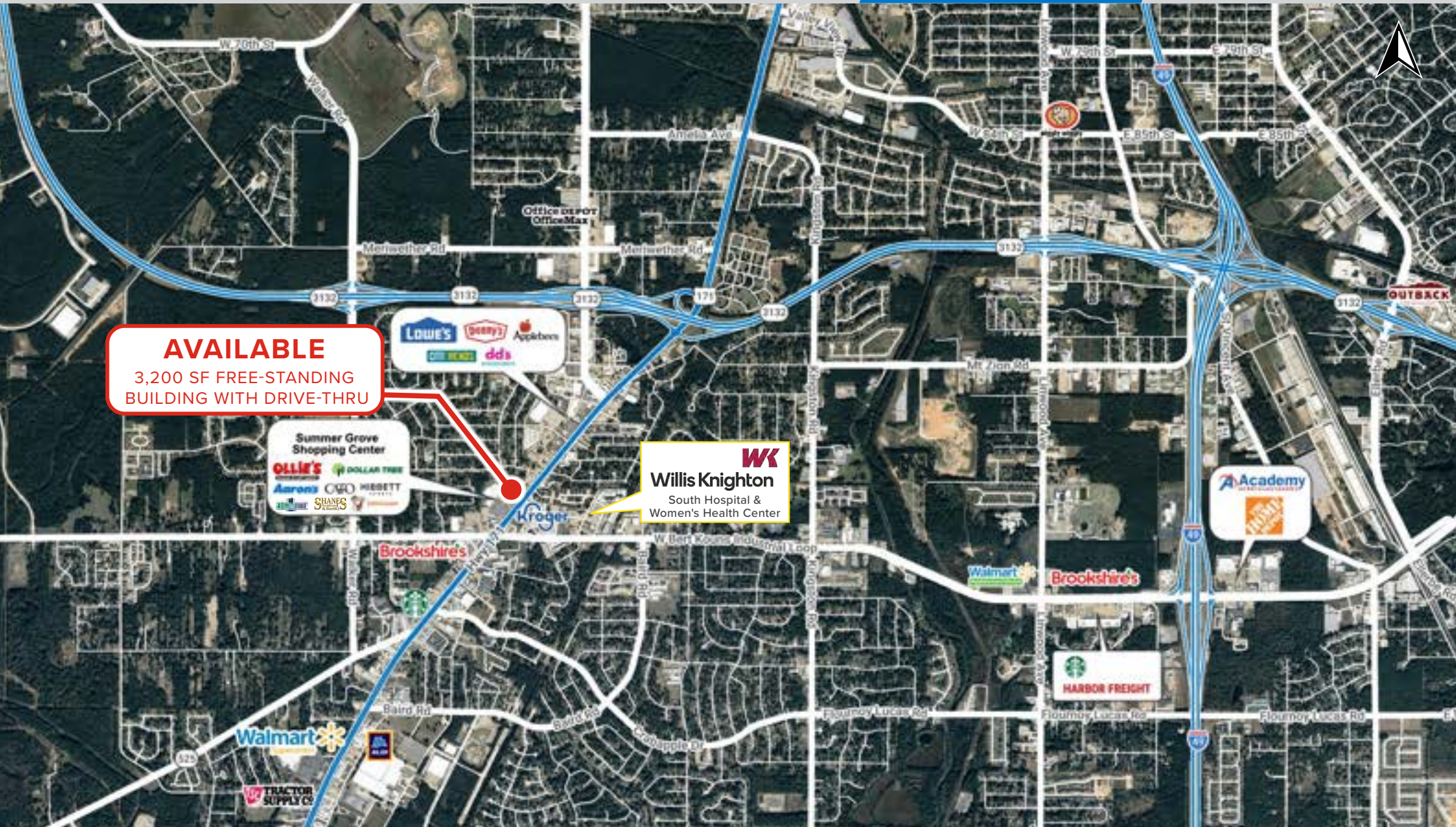
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**AVAILABLE**

3,200 SF FREE-STANDING  
BUILDING WITH DRIVE-THRU

Summer Grove  
Shopping Center

Ollie's  
Aaron's  
DOLLAR TREE  
CBO HIBETT  
SHANES

**WK**  
**Willis Knighton**  
South Hospital &  
Women's Health Center

**Academy**  
SPORTS & OUTDOORS

**Walmart**

TRACTOR  
SUPPLY CO.

**Lowe's**  
**Deer's**  
**Applebee's**  
**COFFEE HOUSE**  
**dds**

**Brookshires**

**Kroger**

**Walmart**

**Brookshires**

**HARBOR FREIGHT**



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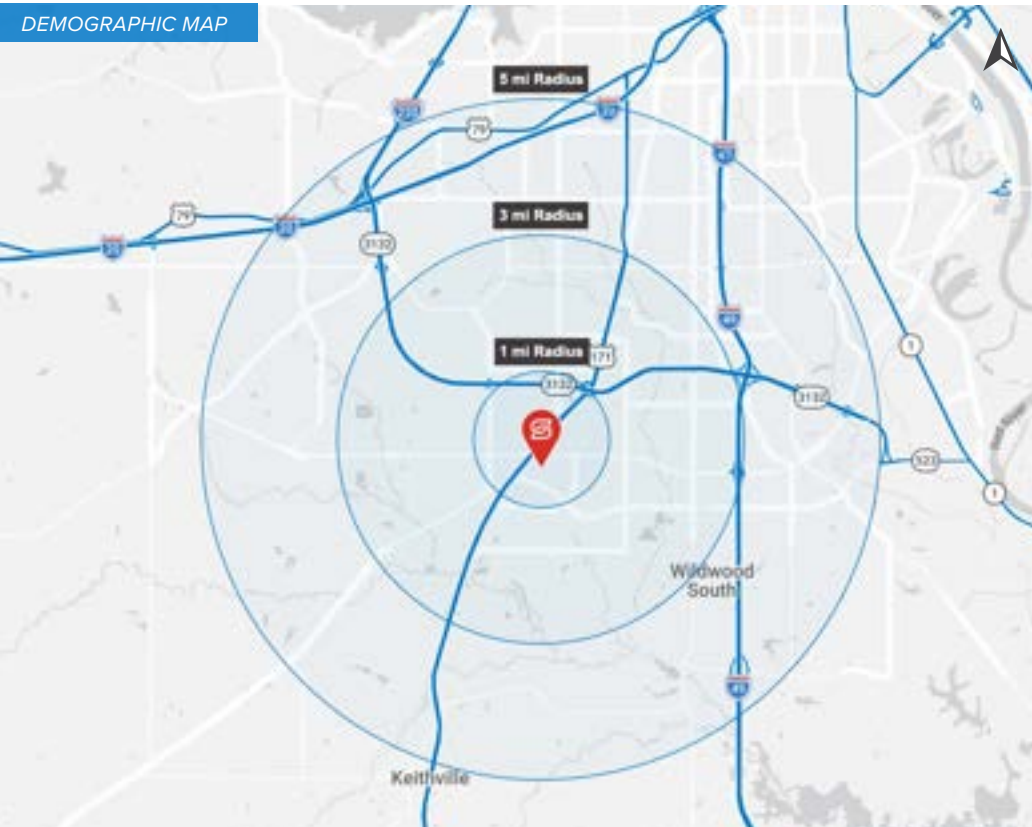
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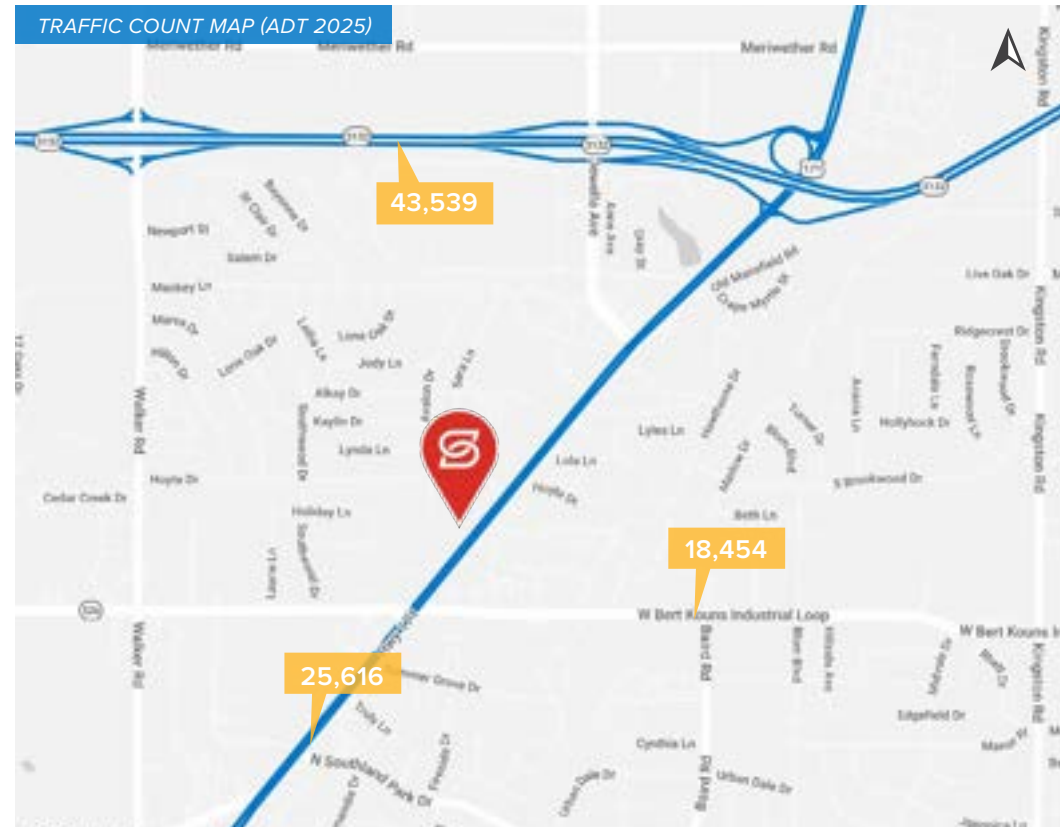
### REGIONAL AERIAL

### DEMOGRAPHICS

DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



## 2025 DEMOGRAPHICS



POPULATION

1 MI

8,891

3 MI

37,531

5 MI

85,511



AVG. HH INCOME

1 MI

\$63,241

3 MI

\$64,911

5 MI

\$72,281



HOUSEHOLDS

1 MI

3,628

3 MI

15,018

5 MI

34,942