BUILDING FOR SALE OR LEASE

8824 YOUREE DRIVE, SHREVEPORT, LA 71115

PROPERTY HIGHLIGHTS

- Great Business Location in South Shreveport
- Located less than 1 mile south of the Youree Dr./Bert Kouns intersection
- Traffic Count: 52,287+ Cars Per Day at Youree/Bert Kouns
- 18,000 Square Foot Flex Building
- 13,205 Square Foot Office/Showroom
- 4,715 Square Foot Warehouse
- Ample Parking
- One grade level overhead door
- New roof in 2016
- Zoned B-3
- Lease Rate: $6/SF/Year
- Sale Price: $1,200,000

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,900	15,928	45,753
Total Population:	10,246	35,748	109,429
Average HH Income:	$68,203	$80,883	$75,895

For More Information, Contact:
Archer Frierson III, CCIM
O: 318.212.1650
C: 318.465.6314
gfrierson@vintagerealty.com

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Rev 05/2017

VINTAGE
REALTY COMPANY
318.222.2244

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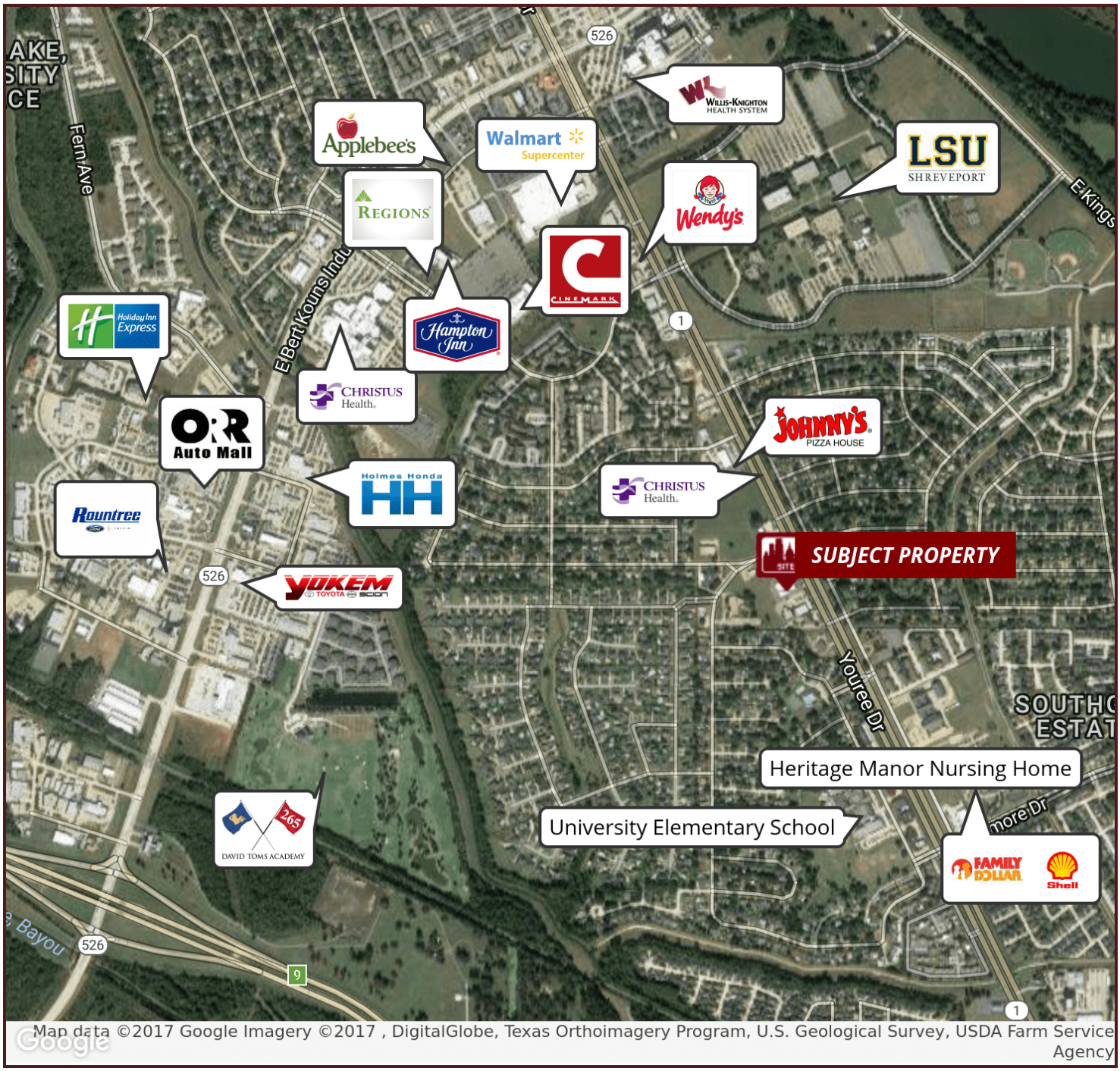

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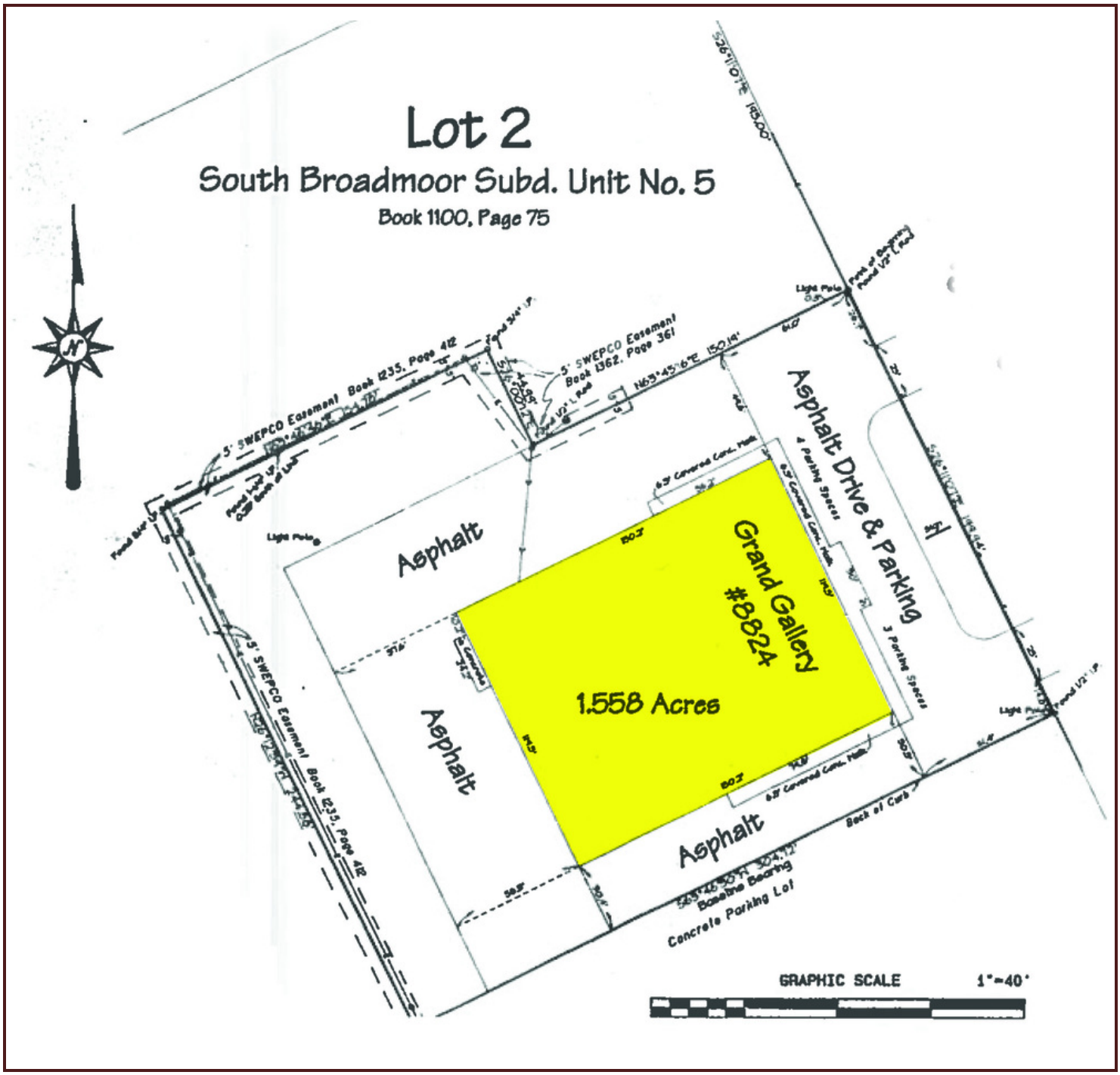

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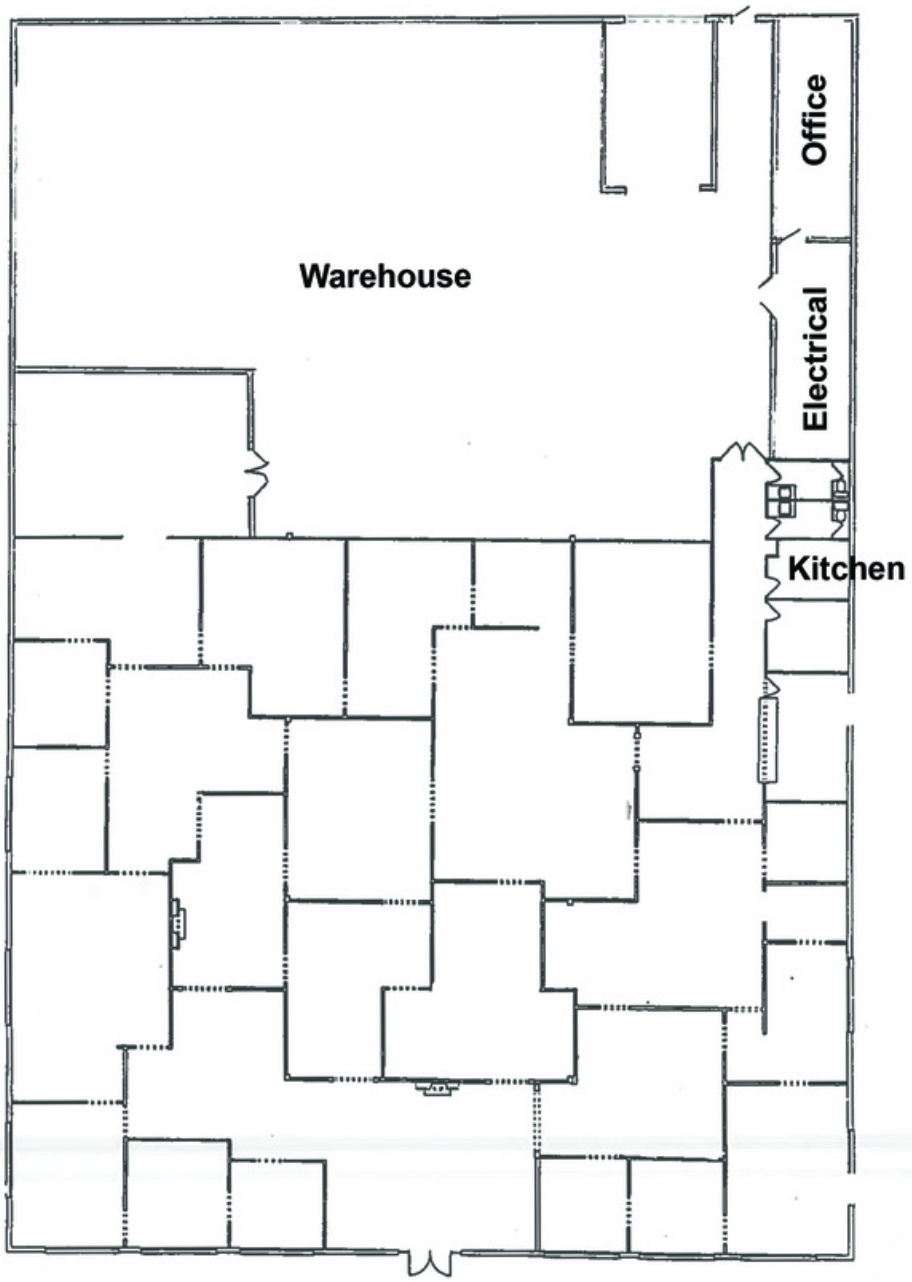
1 18,000 TOTAL SQUARE FEET

13,205 SF Office/Showroom | 4,715 SF Warehouse



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