

# Mansfield Plaza: Retail Space

## 11731 Mansfield Rd, Keithville, LA 71047

Listing ID: 30792518  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Convenience Store, Free-Standing Building  
Contiguous Space: 1,200 - 2,400 SF  
Total Available: 2,400 SF  
Lease Rate: \$17 PSF (Annual)  
Base Monthly Rent: \$1,700  
Lease Type: NNN



### Overview/Comments

Please contact the agent for more information about this property.

### More Information Online

<http://www.lacdb.com/listing/30792518>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	161420006000500	Gross Building Area:	9,600 SF
Zoning:	C2	Land Area:	3.02 Acres
Building Name:	Mansfield Plaza	Has Drive-Thru?:	Yes

Retail-Commercial Type Convenience Store, Free-Standing Building, Mixed Use, Restaurant, Retail-Pad, Service Station/Gas Station, Street Retail, Tavern/Bar/Nightclub

### Available Space

Suite/Unit Number:	A	Space Description:	Brand new retail strip center on Mansfield Road. Up to 2,400 contiguous Sq Ft available
Space Available:	1,200 SF	Space Type:	New
Minimum Divisible:	1,200 SF	Date Available:	03/11/2022
Maximum Contiguous:	2,400 SF	Lease Rate:	\$17 PSF (Annual)
Space Subcategory 1:	Office Building	Lease Type:	NNN
Space Subcategory 2:	Neighborhood Center		

### Available Space

Suite/Unit Number:	B	Space Description:	Brand new retail strip center on Mansfield Road. Up to 2,400 contiguous Sq Ft available
Space Available:	1,200 SF	Space Type:	New
Minimum Divisible:	1,200 SF	Date Available:	03/08/2022
Maximum Contiguous:	2,400 SF	Lease Rate:	\$17 PSF (Annual)
Space Subcategory 1:	Strip Center	Lease Type:	NNN
Space Subcategory 2:	Neighborhood Center	Parking Spaces:	0

### Area & Location

Property Located Between:	Stage Coach Rd & Fountainbleau Rd	Largest Nearby Street:	Mansfield Road
Property Visibility:	Excellent	Feet of Frontage:	404

Highway Access: US 171  
Airports: 15.3 miles from Shreveport Regional Airport (SHV)

### Building Related

Tenancy:	Multiple Tenants	Total Parking Spaces:	70
Property Condition:	Excellent	Parking Type:	Surface
Year Built:	2020	Passenger Elevators:	0
Construction/Siding:	Steel Frame	Freight Elevators:	0

### Land Related

Zoning Description:	C2	Water Service:	Municipal
Lot Frontage:	404	Sewer Type:	Municipal
Lot Depth:	328		

### Location

Address: 11731 Mansfield Rd, Keithville, LA 71047  
County: Caddo  
MSA: Shreveport-Bossier City



### Property Images



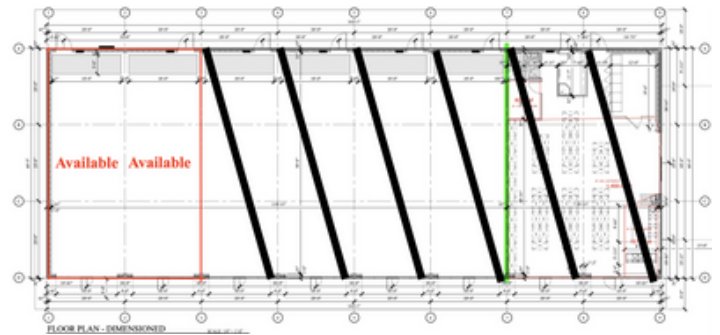
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IMG\_3751 Large



back



Floor Plan



IMG\_3752



Sign

## Property Contacts

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**Bin Chen**

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# Demographics, Labor/Workforce, and Consumer Expenditures

## 11731 Mansfield Rd, Keithville, LA



**Disclaimer:** While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

### Population

Radius:	3 miles	5 miles
2023 Projection	20,897	52,709
2018 Estimate	21,028	52,333
2015 Estimate	21,741	53,595
2010 Census	21,295	52,711
Growth 2018-2023	-0.62%	0.72%
Growth 2015-2018	-3.28%	-2.35%
Growth 2010-2015	2.09%	1.68%

### Population (Male)

Radius:	3 miles	5 miles
2023 Projection	10,026	24,971
2018 Estimate	10,096	24,706
2015 Estimate	10,439	25,287
2010 Census	10,032	24,401
Growth 2018-2023	-0.69%	1.07%
Growth 2015-2018	-3.29%	-2.3%
Growth 2010-2015	4.06%	3.63%

## Population (Female)

Radius:	3 miles	5 miles
2023 Projection	10,871	27,738
2018 Estimate	10,932	27,627
2015 Estimate	11,302	28,308
2010 Census	11,263	28,310
Growth 2018-2023	-0.56%	0.4%
Growth 2015-2018	-3.27%	-2.41%
Growth 2010-2015	0.35%	-0.01%

## Population by Age (2018 Estimate)

Radius:	3 miles	5 miles
Age 0 to 5	1,646	4,595
Age 5 to 10	1,376	3,820
Age 10 to 15	1,367	3,718
Age 15 to 20	1,364	3,631
Age 20 to 25	1,387	3,625
Age 25 to 30	1,370	3,564
Age 30 to 35	1,358	3,458
Age 35 to 40	1,314	3,268
Age 40 to 45	1,276	3,153
Age 45 to 50	1,278	3,152
Age 50 to 55	1,238	3,028
Age 55 to 60	1,227	2,914
Age 60 to 65	1,179	2,694
Age 65 and over	3,648	7,713
Total Population	21,028	52,333
Median Age	36.91	34.72

Radius:	3 miles	5 miles
Age 0 to 5	8%	9%
Age 5 to 10	7%	7%
Age 10 to 15	7%	7%
Age 15 to 20	6%	7%
Age 20 to 25	7%	7%
Age 25 to 30	7%	7%
Age 30 to 35	6%	7%
Age 35 to 40	6%	6%
Age 40 to 45	6%	6%
Age 45 to 50	6%	6%
Age 50 to 55	6%	6%
Age 55 to 60	6%	6%
Age 60 to 65	6%	5%
Age 65 and over	17%	15%

## Median Age (Male)

Radius:	3 miles	5 miles
2010 Census	37.66	34.17

## Median Age (Female)

Radius:	3 miles	5 miles
2010 Census	40.25	37.8

## High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	3 miles	5 miles
High School Graduate (or GED)	4,359	11,313
Some College, No Degree	3,605	8,785
Associate or Bachelor's Degree	725	1,479
Master's Degree	744	1,285
Professional School Degree	123	269
Doctorate Degree	51	135
Total High School Graduates Age 25+	9,607	23,266

Radius:	3 miles	5 miles
High School Graduate (or GED)	45%	49%
Some College, No Degree	38%	38%
Associate or Bachelor's Degree	8%	6%
Master's Degree	8%	6%
Professional School Degree	1%	1%
Doctorate Degree	1%	1%

## Households

Radius:	3 miles	5 miles
2023 Projection	8,461	20,916
2018 Estimate	8,507	20,775
2015 Estimate	8,794	21,279
2010 Census	8,591	20,916
Growth 2018-2023	-0.54%	0.68%
Growth 2015-2018	-3.26%	-2.37%
Growth 2010-2015	2.36%	1.74%

## Average Household Size

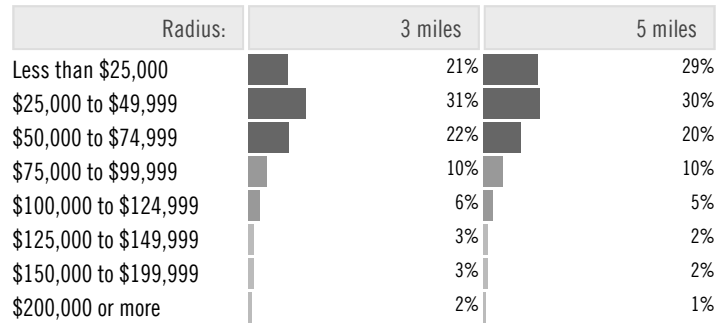
Radius:	3 miles	5 miles
2023 Projection	2.45	2.51
2018 Estimate	2.45	2.51
2015 Estimate	2.43	2.5
2010 Census	2.45	2.5
Growth 2018-2023	-0.06%	-0.02%
Growth 2015-2018	0.76%	0.42%
Growth 2010-2015	-0.72%	-0.18%

## Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Family Households	5,778	14,070	Family Households	68%	68%
Married-couple family	4,020	8,493	Married-couple family	47%	41%
With own children under 18 years	1,424	3,169	With own children under 18 years	17%	15%
No own children under 18 years	2,596	5,324	No own children under 18 years	31%	26%
Male Householder: no wife present	417	1,128	Male Householder: no wife present	5%	5%
With own children under 18 years	214	567	With own children under 18 years	3%	3%
No own children under 18 years	203	561	No own children under 18 years	2%	3%
Female Householder: no husband present	1,341	4,449	Female Householder: no husband present	16%	21%
With own children under 18 years	816	2,629	With own children under 18 years	10%	13%
No own children under 18 years	525	1,820	No own children under 18 years	6%	9%
Nonfamily Households	2,729	6,705	Nonfamily Households	32%	32%
1 Person households	2,319	5,684	1 Person households	27%	27%
2+ Unrelated people	410	1,021	2+ Unrelated people	5%	5%
Total Households	8,507	20,775			

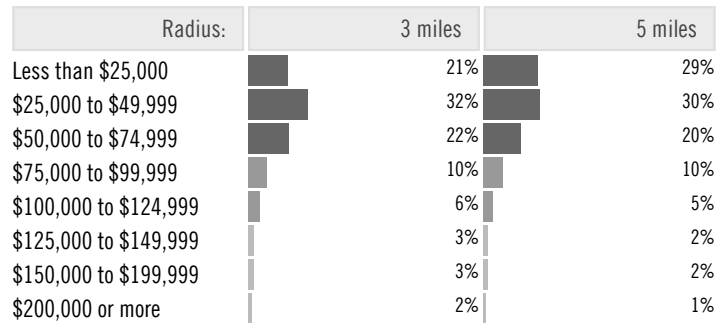
### Households by Household Income (2018 Estimate)

Radius:	3 miles	5 miles
Less than \$25,000	1,822	5,958
\$25,000 to \$49,999	2,677	6,273
\$50,000 to \$74,999	1,878	4,239
\$75,000 to \$99,999	893	2,176
\$100,000 to \$124,999	550	1,094
\$125,000 to \$149,999	264	439
\$150,000 to \$199,999	262	349
\$200,000 or more	161	247
<b>Total Households</b>	<b>8,507</b>	<b>20,775</b>
<b>Average Household Income</b>	<b>\$59,358.04</b>	<b>\$51,534.07</b>
<b>Median Household Income</b>	<b>\$45,414.98</b>	<b>\$43,510.06</b>



### Households by Household Income (2023 Projection)

Radius:	3 miles	5 miles
Less than \$25,000	1,816	6,028
\$25,000 to \$49,999	2,668	6,329
\$50,000 to \$74,999	1,863	4,255
\$75,000 to \$99,999	886	2,181
\$100,000 to \$124,999	547	1,094
\$125,000 to \$149,999	262	436
\$150,000 to \$199,999	260	348
\$200,000 or more	159	245
<b>Total Households</b>	<b>8,461</b>	<b>20,916</b>
<b>Average Household Income</b>	<b>\$59,363.97</b>	<b>\$51,719.81</b>
<b>Median Household Income</b>	<b>\$43,906.52</b>	<b>\$43,087.22</b>



### Per Capita Income

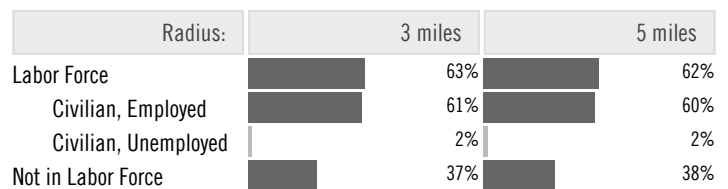
Radius:	3 miles	5 miles
2018 Estimate	\$23,756.53	\$20,455.60
2015 Estimate	\$23,717.62	\$20,508.63
Growth 2015-2018	0.16%	-0.26%

### Unemployment Rate

Radius:	3 miles	5 miles
2018 Estimate	2.57%	3.74%
2015 Estimate	2.69%	3.89%
Growth 2015-2018	-4.48%	-3.91%

### Population Age 16+ By Employment Status (2018 Estimate)

Radius:	3 miles	5 miles
Labor Force	10,227	24,399
Civilian, Employed	9,964	23,500
Civilian, Unemployed	263	899
Not in Labor Force	6,102	14,984
<b>Total Population Age 16+</b>	<b>16,329</b>	<b>39,383</b>



## Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	819	1,890	Agriculture, forestry, fishing and hunting, mining and construction	8%	8%
Manufacturing	974	1,999	Manufacturing	10%	9%
Wholesale & retail trade	1,897	4,062	Wholesale & retail trade	19%	17%
Transportation and warehousing, and utilities	639	1,267	Transportation and warehousing, and utilities	6%	5%
Information	185	483	Information	2%	2%
Finance, insurance, real estate and rental and leasing	351	923	Finance, insurance, real estate and rental and leasing	4%	4%
Professional, scientific, and technical services	506	1,451	Professional, scientific, and technical services	5%	6%
Educational, health and social services	2,382	5,822	Educational, health and social services	24%	25%
Arts, entertainment, recreation, accommodation and food services	848	2,512	Arts, entertainment, recreation, accommodation and food services	9%	11%
Other services (except public administration)	978	2,019	Other services (except public administration)	10%	9%
Public Administration	385	1,072	Public Administration	4%	5%
<b>Total Employed Civilian Population Age 16+</b>	<b>9,964</b>	<b>23,500</b>			

## Housing Units by Tenure (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Vacant Housing Units	947	2,262	Vacant Housing Units	10%	10%
Occupied Housing Units	8,507	20,775	Occupied Housing Units	90%	90%
Owner-Occupied	5,536	13,248	Owner-Occupied	59%	58%
Renter-Occupied	2,971	7,527	Renter-Occupied	31%	33%
<b>Total Housing Units</b>	<b>9,454</b>	<b>23,037</b>			