



Offering Summary

Lease Rate:	\$12 SF/yr (MG)
Available SF:	800 - 2,070 SF
Building Size	6,561 SF
Acres	0.93 ac
Zoning:	B-3

Property Overview

8236 - 8240 Jewella Ave offers flexible retail/service space located along an established commercial corridor in Shreveport. The site benefits from strong frontage, consistent traffic flow, and excellent visibility within a dense residential and commercial trade area.

Landlord pays property taxes, insurance, and common area maintenance. Tenant pays for water and electricity expense.

Location Overview

Positioned within a Southwest Shreveport commercial corridor, the property offers regional connectivity with LA-3132 (± 2 miles), I-20 (± 3 miles), and I-49 (± 4 miles), supporting efficient access across the Shreveport-Bossier market.



Lease Information

Lease Type:	MG
Total Space:	4,840 SF

Lease Term:	Negotiable
Lease Rate:	\$12 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ 8232-B	Available	2,070 SF	Modified Gross	\$12.00 SF/yr
■ 8236	Available	1,240 SF	Modified Gross	\$12.00 SF/yr
■ 8238-B	Available	800 SF	Modified Gross	\$12.00 SF/yr
■ 8240	Available	2,000 SF	Modified Gross	\$12.00 SF/yr



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