

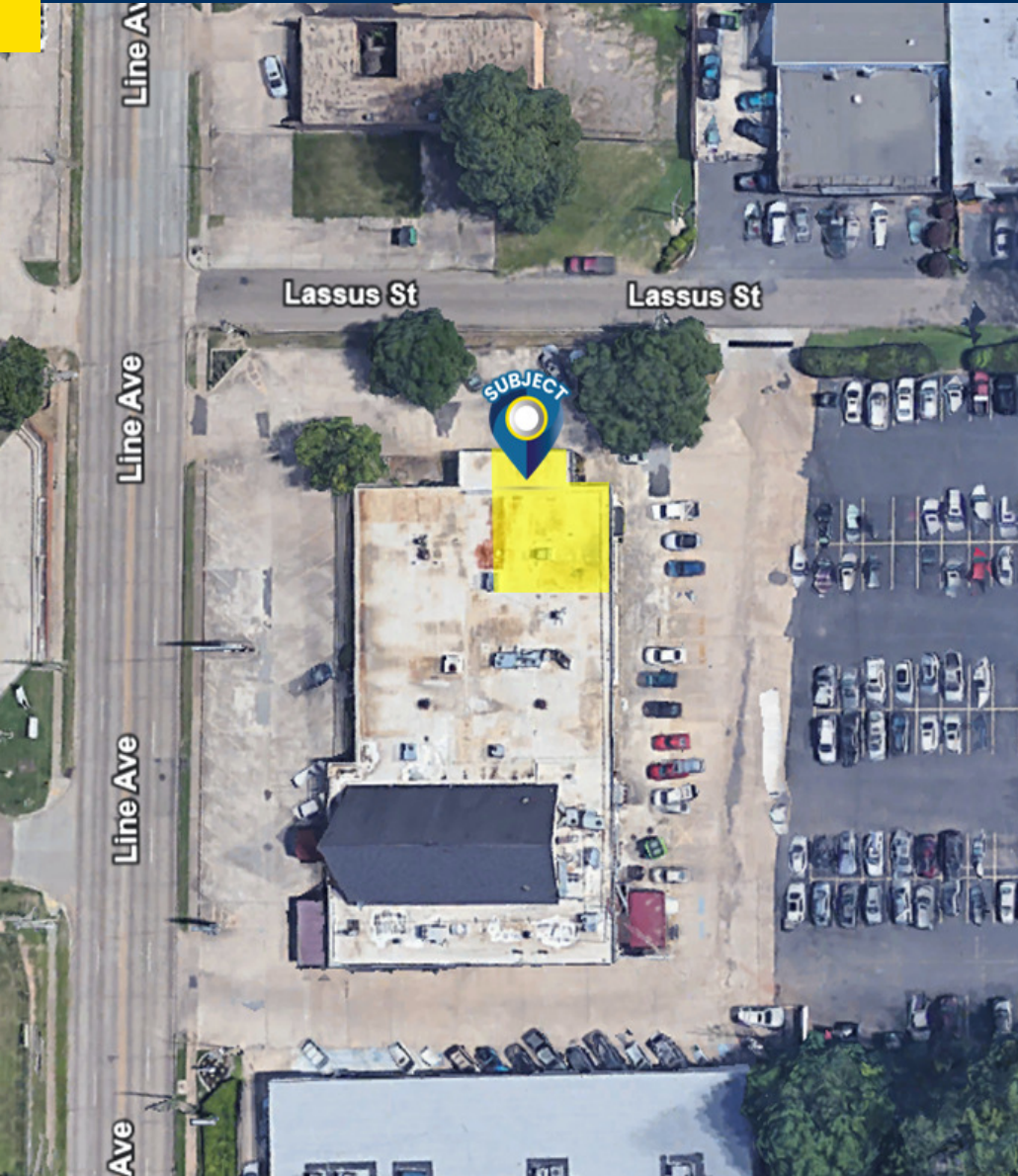


Offering Summary

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	2,500 SF
Zoning:	C-UC

Property Overview

A 2,500 SF retail space on Line Avenue, in the same building as Chianti Restaurant and Vintage Bar, offering strong visibility at the Line Ave/Lassus corner. The location sits just south of Line and Pierremont, under five minutes from I-49 and close to Youree Drive, placing it in the core of Shreveport's premier retail and residential corridor with roughly 180,000 residents within five miles. The space is currently built out as a salon, but is flexible for a range of uses. Neighboring tenants include Chianti Restaurant, Pattern Play, Bliss Wax Bar, Vintage Wine and Spirits, Sushi Gen, Southern Luxe Co., and SBC Massage Academy. Base rent is \$12/SF/YR with an additional \$2.50/SF/YR for taxes, insurance, and utilities.



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