



### Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	8,316 SF
Available SF:	2,976 SF
Year Built:	2004
Zoning:	C-2

### Property Overview

This retail suite offers open retail space complemented by a large stock room, small storage area, and one restroom. With front and rear storefronts, the property provides excellent visibility and functionality for various retail uses. On-site parking adds convenience for customers and staff.

### Location Overview

Prime East 70th Street location less than half a mile from Youree Drive and Fern Avenue, Northwest Louisiana's busiest retail corridor. Surrounded by 129,000 residents within five miles, the area boasts an average household income of \$85,134 and home values topping \$300,000. With traffic counts exceeding 50,000 vehicles daily, the site offers unmatched visibility and retail potential.

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