



Offering Summary

Lease Rate:	\$2,250 per month (MG)
Building Size:	2,800 SF
Available SF:	2,800 SF
Zoning:	C-UC

Location Overview

Positioned along Youree Drive, one of Shreveport's primary retail and office corridors with strong regional connectivity and surrounding commercial density. Provides convenient access to I 49 ($\pm 2-4$ miles) and I 20 ($\pm 3-5$ miles), supporting efficient movement throughout the Shreveport Bossier metro area.



Property Type	Retail
Building Size	2,800 SF
Number of Floors	1
Average Floor Size	2,800 SF
Parking Spaces	12
Number of Buildings	1

High-traffic retail and office space on Youree Drive featuring a large open reception or showroom area, two private offices, a spacious break room, and two restrooms. Flexible layout suitable for retail, showroom, or professional office use. Located in the Broadmoor area within the Youree Drive commercial corridor with strong visibility and surrounding retail and office users. Zoned CUC (Mixed Use Urban Commercial Corridor) supporting a wide range of commercial uses.

- Located on Youree Drive with consistent traffic exposure
- Open reception or showroom area suitable for customer-facing use
- Two private offices for administrative or professional use
- Break room for staff use
- Two restrooms
- Flexible layout for retail, showroom, or office users

