



amazon fulfillment



### Offering Summary

Sale Price:	\$525,000
Sale Price / SF:	\$75.00
Building Size:	7,000 SF
Lot Size:	35,201 SF
Acres:	0.81 ac
Year Built:	2000
Zoning:	C-3

### Property Overview

Freestanding retail building located on high-traffic N Market St (US-71). Formerly Advance Auto Parts, the site offers strong visibility, easy access, and ample floor space ideal for general retail, showroom, medical, or office-based uses. Surrounded by residential and commercial development, this location supports consistent customer traffic.

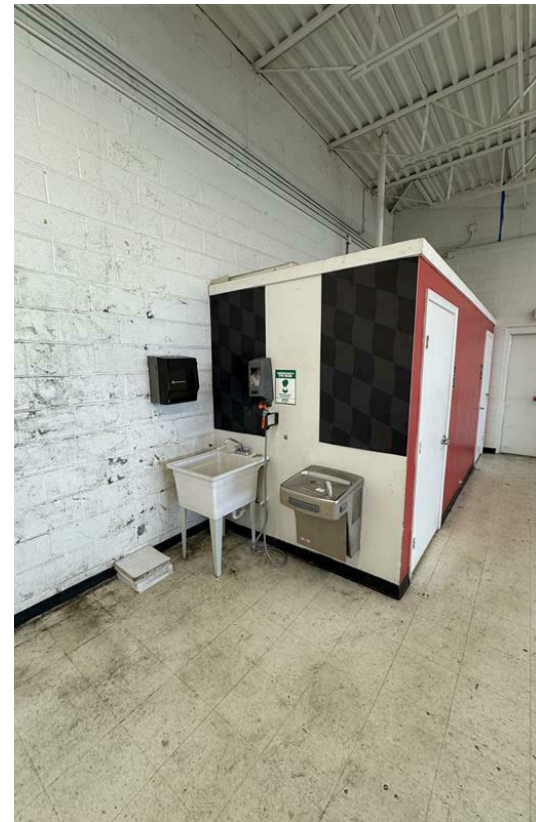
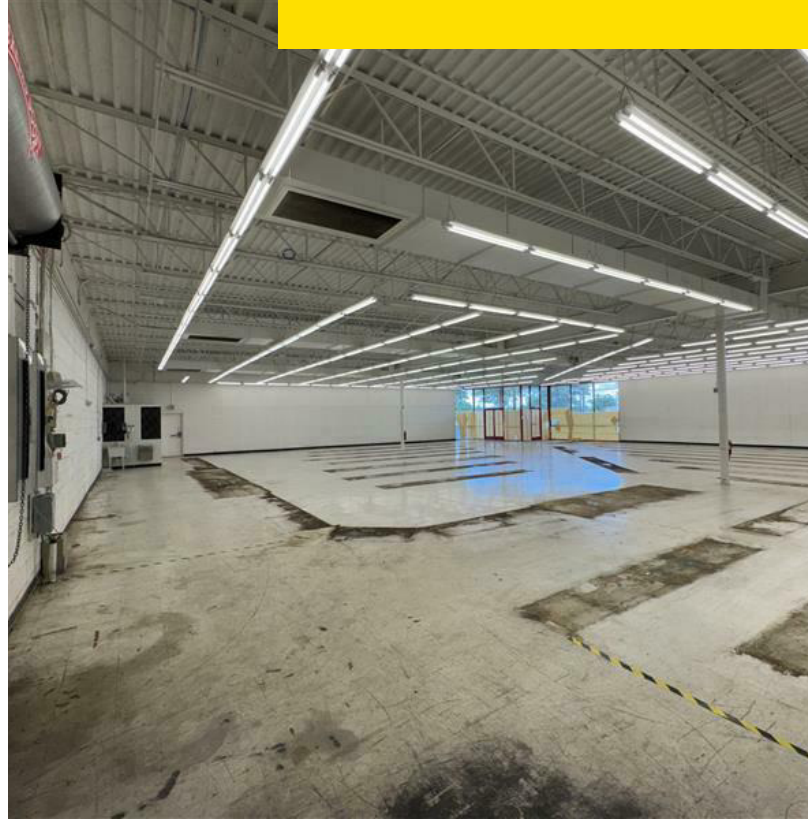
### Location Overview

Located near the Amazon Distribution Center, the property sits on N Market St. with access to I-220 and I-49. Its less than ten minutes from Downtown Shreveport and I-20.

**Sealy Real Estate Services**  
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