

FOR LEASE

# PINES CROSSING SHOPPING CENTER

6138 & 6140 GREENWOOD RD, SHREVEPORT, LA 71119



**LAUREL RICE BRIGHTWELL, REALTOR®**

ASSOCIATE BROKER, COMMERCIAL BROKERAGE & LEASING

318.573.1943 cell | lbrightwell@ulcoleman.com

Licensed by Louisiana Real Estate Commission

**ARNOLD CANNON, REALTOR®**

AGENT, COMMERCIAL BROKERAGE & LEASING

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**UL COLEMAN**  
COMPANIES

207 Milam Street, Suite C | Shreveport, Louisiana 71101

318.221.0541 | www.ulcoleman.com

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### EXECUTIVE SUMMARY



**PINES CROSSING SHOPPING CENTER** is ideally situated near Pines and Greenwood Roads northeast corner serving the rapidly-expanding West Shreveport and East Texas needs.

#### ANNUAL RENT

\$8.00/sf net base (Suite 50)

\$10.00/sf net base (Suites 100-800)

\$2.18/sf NNN

**REFACED** in 2009

**OUTSIDE BROKERS PAID 5% COMMISSION**



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## SITE PLAN



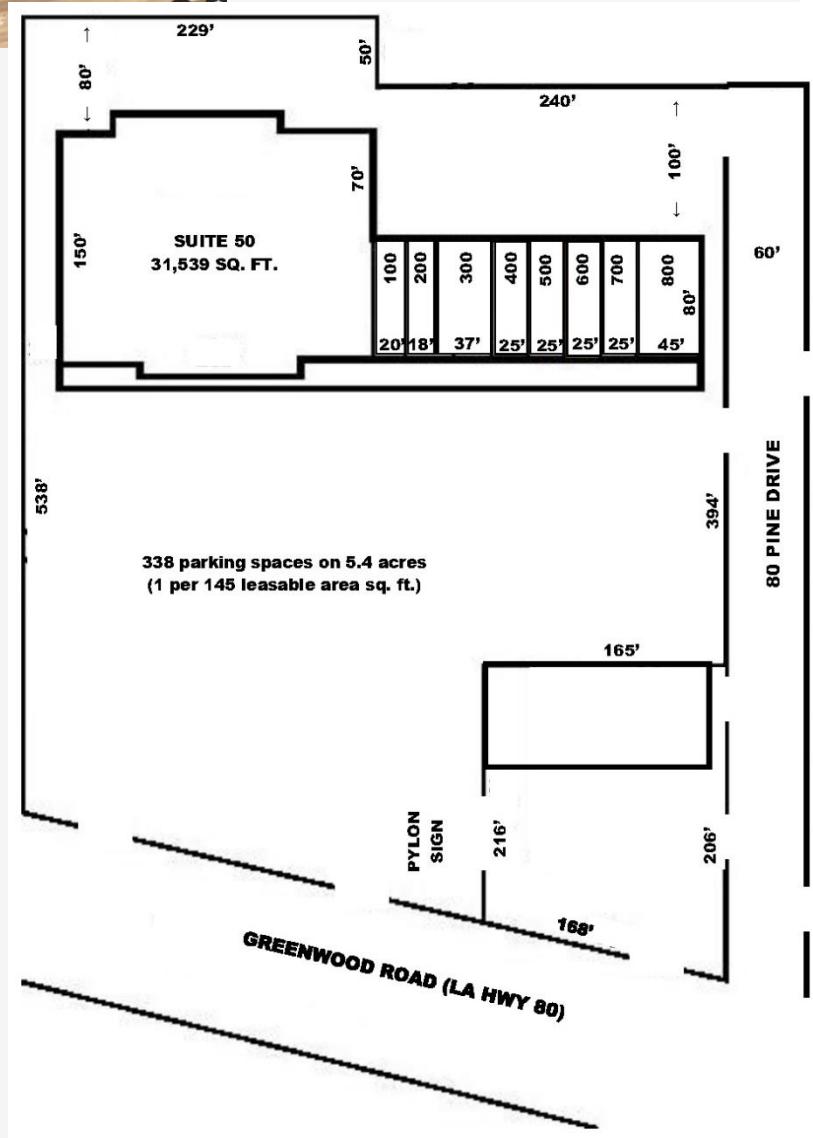
### GROSS LEASING AREA

49,139 square feet

### ANCHOR LOADING DOCK



### ZONING



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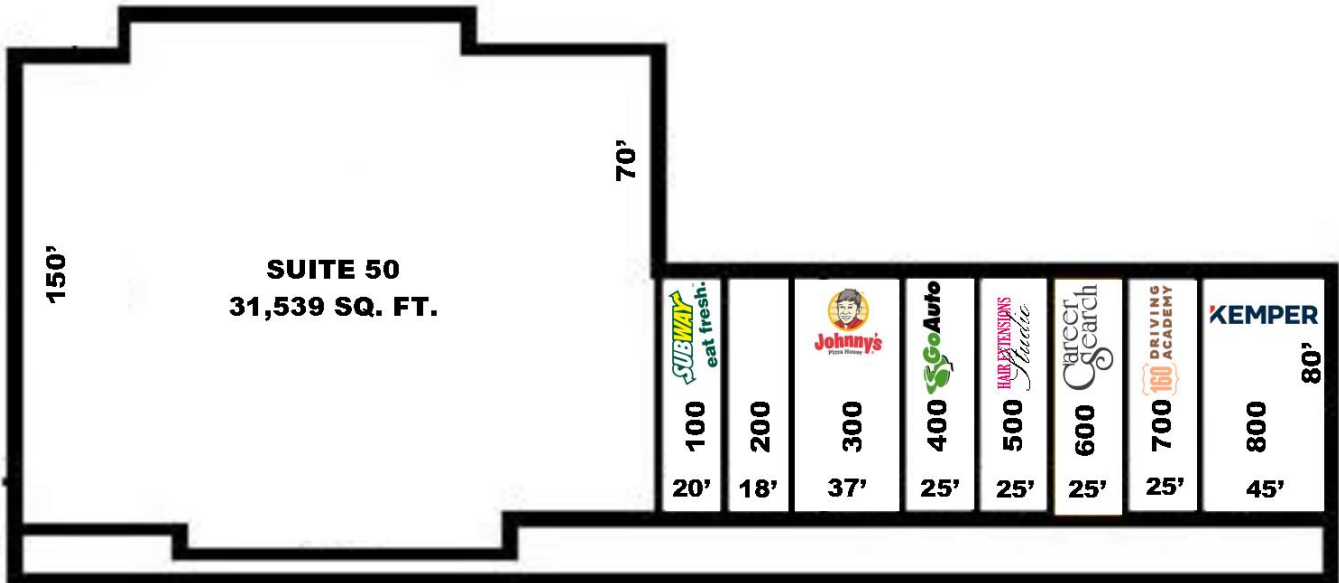
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FLOOR PLAN



SUITE	LESSEE	SQ. FT
<b>50</b>	<b>AVAILABLE</b>	<b>31,539</b>
100	Subway	1,600
<b>200</b>	<b>AVAILABLE</b>	<b>1,440</b>
300	Johnny's Pizza	2,960
400	GoAuto Insurance	2,000
500	Queens of Hair Extensions Studio	2,000
600	MMT Career Search	2,000
700	160 Driving Academy	2,000
800	Kemper Insurance Co. of America	3,600

**ANCHOR** frontage and depth expansion viability.

**OUTPARCELS** available with Greenwood and Pines Road frontage.

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EXPANSION AREA



### I-20 VISIBILITY & CONVENIENT INTERCHANGE ACCESS

**PINES & GREENWOOD ROADS FRONTAGE** Approximately 21 acres with 5.5 acres existing center and 15.5 acres outparcels & center expansion land

**TRAFFIC COUNT** 37,969 – within Shreveport's Top 25 highest counts (2013)

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TRADE AREA



Pines Road is the area's primary north/south traffic corridor.  
I-20 is North Louisiana and Northern Texas's primary east/west corridor.

DEMOGRAPHIC	5 MINUTE	10 MINUTE	15 MINUTE
Median Household Income	\$36,655	\$32,595	\$33,179
Households by Net Worth \$100K+	36.4%	36.6%	34.9%
Total Households & Average Size	3,018 (2.44)	17,400 (2.46)	41,051 (2.44)
Median Age	36.3	37.7	37.1
Owner Occupied Housing Units	41.3%	43.2%	38.5%
Renter Occupied Housing Units	47.3%	41.8%	45.5%
Bachelor's Degree	14%	9.8%	11.5%
Graduate Degree	7.4%	5.5%	6.8%
Retail Goods & Services Annual Household Expenditures:			
Apparel/Services	\$1,201.82	\$1,192.38	\$1,240.40
Food at Home	\$2,935.19	\$2,985.53	\$3,109.36
Food Away from Home	\$2,101.69	\$2,081.48	\$2,165.95
Household Furnishings & Equipment	\$1,179.57	\$1,200.34	\$1,240.72
Entertainment & Recreation	\$1,707.92	\$1,755.50	\$1,824.55

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### THE EXPERTS

#### **LAUREL RICE BRIGHTWELL, REALTOR®** ASSOCIATE BROKER

Shreveport, LA native, Louisiana State University in Shreveport Bachelor's degree and Southern Methodist University Dallas, TX Master's degree graduate, and former Simon Property Group, J. Walter Thompson, and Harrah's New Orleans Casino associate, Laurel brings a myriad of marketing, advertising, sales, and public relations experience.

Her community and industry involvement has included: National Association of REALTORS® (NAR) Land Use & Property Rights Committee; Louisiana REALTORS® Association (LR) board director; Louisiana Commercial Database (LACDB) Chairman of the Board; Northwest Louisiana Association of REALTORS® (NWLAR) board President; Multi-List Service, Inc. (MLS) board President; NWLAR Commercial Investment Division board President and Commercial Trends REALTOR® Day Conference chairman; Shreveport Airports Hangar Owners Association (SAHOA) board Real Estate and Legislation Vice President; Junior League Shreveport-Bossier board Vice President; Rotary Club of Shreveport board director; Junior Achievement board director; Red River Revel Festival Production Committee Chairman; International Council of Shopping Centers member since 2006; CCIM candidate; and Greater Shreveport Chamber of Commerce (GSCC) Leadership Program graduate and session planner, 2008 Northwest Louisiana Top 40 business professionals Under 40, and 2011 Athena Award finalist. In addition, she served on Mayor Adrian Perkins's Business Council, Mayor Cedric Glover's City of Shreveport Economic Development Stakeholders, Alliance for Education Grant Committee, Community Renewal International chairman, and helped pen the City of Shreveport and Caddo Parish 2030 Master Plan. She is an active participant in Daughters of the American Revolution, The Cotillion Club, and Southern Trace Country Club.

#### **ARNOLD CANNON, REALTOR®** AGENT

Arnold Cannon joined U. L. Coleman Companies in the spring of 2005 specializing in commercial brokerage. On a daily basis, he is reviewing property in the Shreveport area for clients to ensure their business needs are met, maintaining current contacts for new listings, and finding new ones.

Arnold is a graduate of Louisiana State University in Baton Rouge with a Bachelor of Arts Degree. He is a member of the National Association of REALTORS®, the Louisiana REALTORS® Association, and the Commercial Investment Division of the Northwest Louisiana Association of REALTORS®. He is also a Notary Public for Caddo Parish.

Before beginning his second career in Commercial Real Estate, Arnold was the past owner and president of A & I Warehouse, Inc. His company owned and operated several locations in Marshall, Texas, and the Shreveport/Bossier City area, specializing in automotive parts and supplies distribution.

#### **U. L. COLEMAN COMPANIES** **U. L. COLEMAN COMPANY | U.L. COLEMAN PROPERTIES | SEQUOIA CONSTRUCTION**

Founded by CEO, Linc Coleman in 1973, U.L. Coleman Companies has grown to become a leading full-service real estate company providing diverse product expertise for commercial and multifamily residential products. In providing these services, we utilize a fully-integrated approach; one that respects the environment and social and economic needs of communities. The growth of the companies has created employment opportunities for over 150 associates in various departments and locations. Our approach combines professional planning, aesthetic appeal, and quality service. From land development and construction, to property management, U.L. Coleman Companies offer attractive, affordable working and living environments and sound investment opportunities.

With its corporate headquarters located in Shreveport, Louisiana, U. L. Coleman Properties, LLC was the first commercial real estate company in North Louisiana to receive the Accredited Management Organization® (AMO®) designation. Our management portfolio includes over 2.7 million square feet of office buildings, shopping centers, industrial properties, mini-storage facilities, and multifamily communities.

Whether you are looking for the right office, retail, industrial environment, multifamily community for your lifestyle, or a professional, accredited organization to manage your real estate investments, U.L. Coleman Companies will exceed your expectations in providing successful solutions and long-term results.

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