

New Office/Retail Medical Bays For Lease

6912 Fern Loop, Shreveport, LA 71105



Listing ID: 30515758
 Status: Active
 Property Type: Office For Lease
 (also listed as Retail-Commercial)
 Office Type: Medical, Mixed Use
 Contiguous Space: 2,400 - 11,000 SF
 Total Available: 10,700 SF
 Lease Rate: \$25 PSF (Annual)
 Base Monthly Rent: \$5,000
 Lease Type: NNN



Overview/Comments

New medical office building built in 2019 for lease just off Fern Ave in Shreveport at 6912 Fern Loop in the Shreveport MSA's Best Demographics. We call this 17,000 sq. ft. building Sikes Medical Office Building. Dr. Sikes occupies 6000 sq. ft. of the building. The parking lot with 56 parking spots is shared by all the tenants. Negotiable Lease Rates and a generous Tenant Improvement Allowance is available for the right tenants.

More Information Online

<http://walkeralley.catylist.com/listing/30515758>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	171320122000900	Building Name:	Sikes Medical Plaza
Office Type:	Medical, Mixed Use, Office Building	Class of Space:	Class A
Zoning:	C-1	Gross Building Area:	17,000 SF

Available Space

Suite/Unit Number:	Unit B	Space Description:	The is roughed in space with a generous tenant improvement allowance for the right user.
Suite Floor/Level:	1	Space Type:	New
Space Available:	2,400 SF	Date Available:	10/14/2019
Minimum Divisible:	2,400 SF	Lease Rate:	\$25 PSF (Annual)
Maximum Contiguous:	11,000 SF	Lease Type:	NNN
Space Subcategory 1:	Medical	Parking Spaces:	56
Space Subcategory 2:	Office Building	TI Allowance from Owner:	\$30

Available Space

Suite/Unit Number:	Unit C	Space Description:	Roughed in space with generous tenant improvement allowance for right user
Suite Floor/Level:	1	Space Type:	New
Space Available:	2,400 SF	Date Available:	10/14/2019
Minimum Divisible:	2,400 SF	Lease Rate:	\$25 PSF (Annual)
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Rent Concession Current Condition of the building is a "Brown Box". Owner is willing to provide a generous tenant improvement allowance for the right tenant.

Available Space

Suite/Unit Number:	Unit D	Space Description:	Roughed in space with generous tenant improvement allowance for right user.
Suite Floor/Level:	1	Space Type:	New
Space Available:	5,900 SF	Date Available:	10/14/2019
Minimum Divisible:	5,900 SF	Lease Rate:	\$25 PSF (Annual)
Maximum Contiguous:	11,000 SF	Lease Type:	NNN
Space Subcategory 1:	Medical	Parking Spaces:	57
Space Subcategory 2:	Office Building	TI Allowance from Owner:	\$30

Area & Location

Property Located Between:	E 70th and Fern Ave
Property Visibility:	Excellent

Site Description We have space in a new medical office building built in 2019 for lease just off Fern Ave in Shreveport at 6912 Fern Loop in Shreveport's Best Demographics. We call this 17,000 sq. ft. building Sikes Medical Office Building. Dr. Sikes occupies 6000 sq. ft. of the building. The parking lot with 56 parking spots is shared by all the tenants.

Area Description Neighboring properties include exclusive gated residential communities, Whole Foods, Grub Burger, Torchy Taco, La Madeleine Bistro, Franks Napoletana, Fairfield Grocery Market and many others.

Building Related

Total Number of Buildings:	1	Total Parking Spaces:	56
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	4,800 SF	Freight Elevators:	0
Year Built:	2019	Sprinklers:	None
Roof Type:	Gable	Heat Type:	Electricity
Construction/Siding:	Brick	Heat Source:	Central
Exterior Description:	Beautiful brick and glass exterior with large parking lot.	Air Conditioning:	Air Curtain
Parking Type:	Surface	Internet Access:	Cable, DSL, Satellite, T1/T3, Fiber Optic
Parking Description:	56 shared parking spaces	Interior Description:	Unfinished

Land Related

Zoning Description:	C-1
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	6912 Fern Loop, Shreveport, LA 71105
County:	Caddo
MSA:	Shreveport-Bossier City



Property Images



6912 Fern Loop Approach



Sikes Aerial



Approach Night



Interior Bay D 5900 sq



Interior Bays B&C 2400 sq



Sikes Clinic Finish Out Conference Room



Finish Out Reception



6912 Fern Loop Approach2



Work Station



Aerial 2



6912 Fern Loop Aerial



6912 Fern Loop Morning Sun

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures



6912 Fern Loop, Shreveport, LA



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	8,777	79,317	182,001
2018 Estimate	9,160	79,419	178,406
2015 Estimate	9,700	81,631	180,094
2010 Census	9,735	80,910	177,769
Growth 2018-2023	-4.18%	-0.13%	2.02%
Growth 2015-2018	-5.57%	-2.71%	-0.94%
Growth 2010-2015	-0.36%	0.89%	1.31%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	4,247	37,699	87,373
2018 Estimate	4,391	37,560	85,274
2015 Estimate	4,625	38,471	85,920
2010 Census	4,522	37,936	84,355
Growth 2018-2023	-3.28%	0.37%	2.46%
Growth 2015-2018	-5.06%	-2.37%	-0.75%
Growth 2010-2015	2.28%	1.41%	1.86%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	4,530	41,618	94,628
2018 Estimate	4,769	41,859	93,132
2015 Estimate	5,075	43,160	94,174
2010 Census	5,213	42,974	93,414
Growth 2018-2023	-5.01%	-0.58%	1.61%
Growth 2015-2018	-6.03%	-3.01%	-1.11%
Growth 2010-2015	-2.65%	0.43%	0.81%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	582	6,625	15,810
Age 5 to 10	490	5,480	13,098
Age 10 to 15	502	5,255	12,616
Age 15 to 20	504	5,024	12,080
Age 20 to 25	521	4,893	11,821
Age 25 to 30	526	4,993	11,820
Age 30 to 35	554	5,206	11,818
Age 35 to 40	529	5,293	11,606
Age 40 to 45	529	5,310	11,342
Age 45 to 50	541	5,277	11,226
Age 50 to 55	558	4,997	10,745
Age 55 to 60	578	4,753	10,200
Age 60 to 65	571	4,277	9,198
Age 65 and over	2,175	12,036	25,026
Total Population	9,160	79,419	178,406
Median Age	43.38	37.03	35.22

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	6%	8%	9%
Age 5 to 10	5%	7%	7%
Age 10 to 15	5%	7%	7%
Age 15 to 20	6%	6%	7%
Age 20 to 25	6%	6%	7%
Age 25 to 30	6%	6%	7%
Age 30 to 35	6%	7%	7%
Age 35 to 40	6%	7%	7%
Age 40 to 45	6%	7%	6%
Age 45 to 50	6%	7%	6%
Age 50 to 55	6%	6%	6%
Age 55 to 60	6%	6%	6%
Age 60 to 65	6%	5%	5%
Age 65 and over	24%	15%	14%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	40.84	34.34	33.69

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	46.49	38.34	37.5

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	1,320	13,060	33,009
Some College, No Degree	1,496	12,269	27,045
Associate or Bachelor's Degree	284	1,943	4,915
Master's Degree	588	3,373	5,696
Professional School Degree	429	1,972	2,674
Doctorate Degree	98	553	853
Total High School Graduates Age 25+	4,215	33,170	74,192

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	31%	39%	44%
Some College, No Degree	35%	37%	36%
Associate or Bachelor's Degree	7%	6%	7%
Master's Degree	14%	10%	8%
Professional School Degree	10%	6%	4%
Doctorate Degree	2%	2%	1%



























Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,976	33,921	73,504
2018 Estimate	4,152	34,058	72,283
2015 Estimate	4,395	35,059	73,137
2010 Census	4,395	34,675	72,301
Growth 2018-2023	-4.24%	-0.4%	1.69%
Growth 2015-2018	-5.53%	-2.86%	-1.17%
Growth 2010-2015	0%	1.11%	1.16%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.19	2.32	2.47
2018 Estimate	2.19	2.32	2.47
2015 Estimate	2.2	2.32	2.46
2010 Census	2.19	2.32	2.45
Growth 2018-2023	0.04%	-0.01%	-0.01%
Growth 2015-2018	-0.8%	0.12%	0.24%
Growth 2010-2015	0.68%	0.15%	0.47%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	2,448	19,287	44,366	Family Households		57%	
Married-couple family	1,802	11,351	25,325	Married-couple family		33%	
With own children under 18 years	577	4,206	9,737	With own children under 18 years		12%	
No own children under 18 years	1,225	7,145	15,588	No own children under 18 years		21%	
Male Householder: no wife present	138	1,648	3,866	Male Householder: no wife present		5%	
With own children under 18 years	70	724	1,722	With own children under 18 years		2%	
No own children under 18 years	68	924	2,144	No own children under 18 years		3%	
Female Householder: no husband present	508	6,288	15,175	Female Householder: no husband present		18%	
With own children under 18 years	233	3,490	8,131	With own children under 18 years		10%	
No own children under 18 years	275	2,798	7,044	No own children under 18 years		8%	
Nonfamily Households	1,704	14,771	27,917	Nonfamily Households		43%	
1 Person households	1,464	12,294	23,373	1 Person households		36%	
2+ Unrelated people	240	2,477	4,544	2+ Unrelated people		7%	
Total Households	4,152	34,058	72,283				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	725	10,713	24,271
\$25,000 to \$49,999	913	9,200	20,402
\$50,000 to \$74,999	818	5,167	11,665
\$75,000 to \$99,999	631	3,542	7,033
\$100,000 to \$124,999	317	2,061	4,045
\$125,000 to \$149,999	234	1,076	1,758
\$150,000 to \$199,999	162	1,175	1,687
\$200,000 or more	352	1,124	1,422
Total Households	4,152	34,058	72,283
Average Household Income	\$82,195.24	\$56,068.88	\$50,814.25
Median Household Income	\$73,144.31	\$47,689.85	\$44,134.78

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	17%	31%	34%
\$25,000 to \$49,999	22%	27%	28%
\$50,000 to \$74,999	20%	15%	16%
\$75,000 to \$99,999	15%	10%	10%
\$100,000 to \$124,999	8%	6%	6%
\$125,000 to \$149,999	6%	3%	2%
\$150,000 to \$199,999	4%	3%	2%
\$200,000 or more	8%	3%	2%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	702	10,800	24,723
\$25,000 to \$49,999	877	9,212	20,868
\$50,000 to \$74,999	782	5,119	11,890
\$75,000 to \$99,999	603	3,470	7,112
\$100,000 to \$124,999	303	2,024	4,077
\$125,000 to \$149,999	224	1,055	1,767
\$150,000 to \$199,999	154	1,158	1,677
\$200,000 or more	331	1,083	1,390
Total Households	3,976	33,921	73,504
Average Household Income	\$84,247.29	\$56,248.54	\$50,919.71
Median Household Income	\$73,970.75	\$48,538.91	\$44,664.09

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	18%	32%	34%
\$25,000 to \$49,999	22%	27%	28%
\$50,000 to \$74,999	20%	15%	16%
\$75,000 to \$99,999	15%	10%	10%
\$100,000 to \$124,999	8%	6%	6%
\$125,000 to \$149,999	6%	3%	2%
\$150,000 to \$199,999	4%	3%	2%
\$200,000 or more	8%	3%	2%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$36,695.12	\$24,755.84	\$20,863.09
2015 Estimate	\$36,096.45	\$25,026.08	\$21,183.87
Growth 2015-2018	1.66%	-1.08%	-1.51%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	3.2%	3.74%	4.46%
2015 Estimate	4.8%	6.54%	6.71%
Growth 2015-2018	-33.32%	-42.76%	-33.5%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles			
Labor Force	4,586	37,436	78,997	Labor Force		61%		61%		59%
Civilian, Employed	4,438	36,112	75,678	Civilian, Employed		59%		59%		56%
Civilian, Unemployed	148	1,324	3,319	Civilian, Unemployed		2%		2%		2%
Not in Labor Force	2,881	23,465	55,131	Not in Labor Force		39%		39%		41%
Total Population Age 16+	7,467	60,901	134,128							

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles			
Agriculture, forestry, fishing and hunting, mining and construction	196	2,442	5,833	Agriculture, forestry, fishing and hunting, mining and construction		4%		7%		8%
Manufacturing	130	1,688	4,542	Manufacturing		3%		5%		6%
Wholesale & retail trade	795	5,663	12,128	Wholesale & retail trade		18%		16%		16%
Transportation and warehousing, and utilities	177	1,219	3,255	Transportation and warehousing, and utilities		4%		3%		4%
Information	76	679	1,701	Information		2%		2%		2%
Finance, insurance, real estate and rental and leasing	181	1,300	2,419	Finance, insurance, real estate and rental and leasing		4%		4%		3%
Professional, scientific, and technical services	490	3,256	6,120	Professional, scientific, and technical services		11%		9%		8%
Educational, health and social services	1,348	10,402	19,917	Educational, health and social services		30%		29%		26%
Arts, entertainment, recreation, accommodation and food services	335	4,685	10,022	Arts, entertainment, recreation, accommodation and food services		8%		13%		13%
Other services (except public administration)	539	3,144	6,031	Other services (except public administration)		12%		9%		8%
Public Administration	171	1,634	3,710	Public Administration		4%		5%		5%
Total Employed Civilian Population Age 16+	4,438	36,112	75,678							

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles			
Vacant Housing Units	785	6,171	11,838	Vacant Housing Units		16%		15%		14%
Occupied Housing Units	4,152	34,058	72,283	Occupied Housing Units		84%		85%		86%
Owner-Occupied	2,719	18,484	41,277	Owner-Occupied		55%		46%		49%
Renter-Occupied	1,433	15,574	31,006	Renter-Occupied		29%		39%		37%
Total Housing Units	4,937	40,229	84,121							