



**Value Add  
Investment  
SALE PRICE  
REDUCED!!**

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### Offering Summary

Sale Price:	\$350,000
Price Per SF	\$53.35/SF
Building Size:	6,561 SF
Lot Size:	0.93 Acres
No. of Buildings:	1

### Property Overview

#### SALE PRICE REDUCED!! VALUE-ADD OPPORTUNITY WITH UPSIDE POTENTIAL

8236-8240 Jewella South Retail Center is located on the northwest corner of Jewella Avenue and Meriwether Road in Southwest Shreveport. The offering includes an adjacent daycare building at 8232-B Jewella Avenue, located directly west of the retail center. One suite within the retail center is currently leased, providing immediate in-place income. The site benefits from consistent traffic flow, strong surrounding residential density, and stable retail and service activity nearby.

### Location Overview

Positioned within an established commercial corridor, the property offers regional connectivity with LA-3132 ( $\pm 2$  miles), I-20 ( $\pm 3$  miles), and I-49 ( $\pm 4$  miles), supporting efficient access across the Shreveport-Bossier market.



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