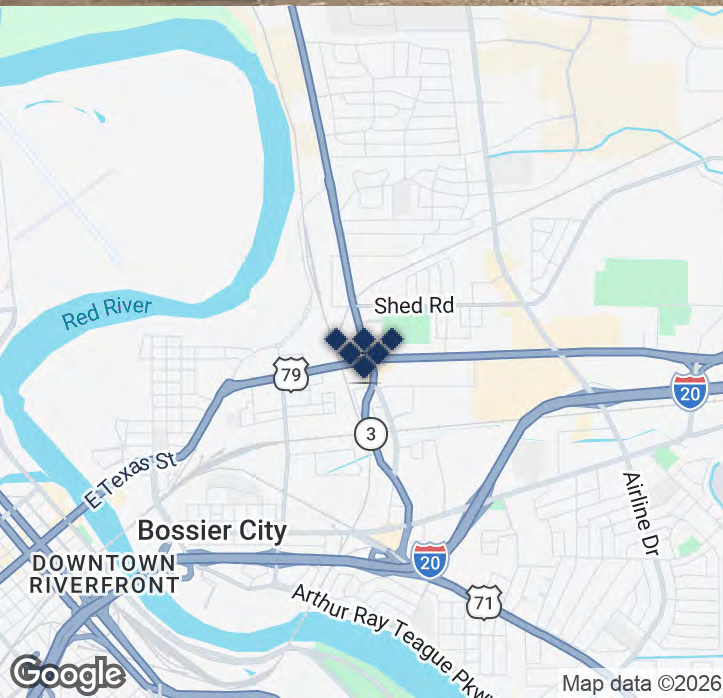




Offering Summary

Lease Rate:	\$1,500 – 3,250 per month (NNN)
Spaces Available:	2 Suites (811 and 819)
Available SF:	1,300 – 3,900 SF
Lot Size:	13,100 SF

Property Overview

This prime retail property is strategically positioned along highly traveled Benton Road, just south of its intersection with East Texas Street, offering excellent visibility and convenient access for customers and employees. Located less than 1.5 miles from I-20, approximately four minutes from I-220, and 0.93 miles south of Walter O. Bigby Carriageway, the property provides strong regional connectivity. It is also less than three miles from the Louisiana Boardwalk and Downtown Shreveport, creating an accessible location.

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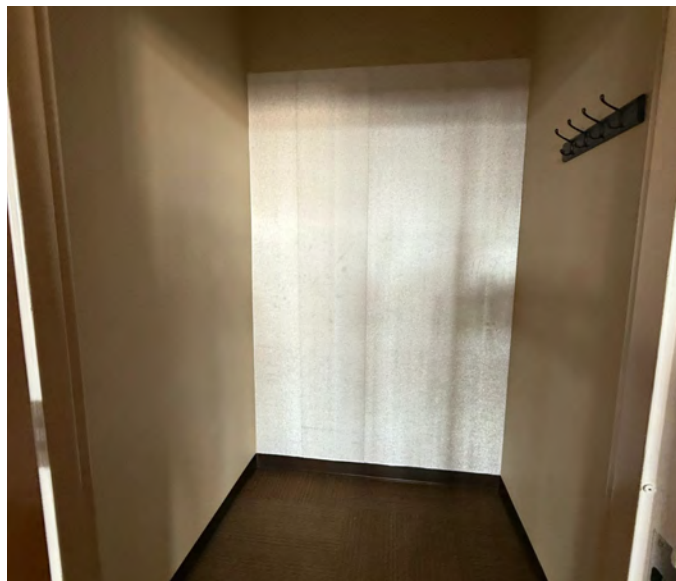


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,300 – 3,900 SF	Lease Rate:	\$1,500 – \$3,250 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 811 Benton Rd	Available	3,900 SF	NNN	\$3,250 per month	Suite 811 has a total of 3900+/- square feet (60' wide x 65' depth) is open retail, with two offices, stockroom, two dressing rooms and two restrooms.
■ 819 Benton Rd	Available	1,300 SF	NNN	\$1,500 per month	Former Boost Mobile retail space



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