

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY IN ONE OF SHREVEPORT'S STRONGEST RETAIL CORRIDORS



8690 LINE AVE., SHREVEPORT 71106

A LANDMARK PROPERTY READY FOR ITS NEXT CHAPTER
LOCATION FIRST. EVERYTHING ELSE CAN CHANGE.



For more information, please contact:

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4,900 SF
free standing
building

1.042
acre lot

4,100 SF
fully conditioned
Space

2013
year built

800+ SF
patio plus a
fenced courtyard

Northwest Louisiana's Premier Turn-Key Entertainment & Hospitality Venue Opportunity

- Fully furnished kitchen, bar and dining room
- 150 sf Exterior Walk-In Cooler with Long-Draw Glycol Cooling System
- 800+ SF Outdoor Patio Area
- Large surface parking lot with convenient ingress/egress and ample parking
- Well-kept irrigated landscaping

*Full site plan and restaurant opportunity package
available upon request

REPLACEMENT COST

ESTIMATED COST TO REBUILD ALL IMPROVEMENTS
AT TODAY'S PRICES

ITEMS	REPLACEMENT COST
LAND	\$500,000
BUILDING	\$1,300,000
PARKING LOT	\$700,000
KITCHEN	\$300,000
BAR	\$150,000
LANDSCAPING	\$50,000
TOTAL	\$3,000,000+



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ONE PROPERTY WITH ENDLESS POSSIBILITIES

designed for flexibility and positioned for a variety of commercial concepts



IMAGINE THE POSSIBILITIES

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Childcare

The U.S. childcare market is projected to grow from approximately \$69 billion to nearly \$110 billion by 2033.

Coffee

The U.S. branded coffee shop market is projected to grow from \$58.5 billion to \$82.4 billion by 2030.

Golf

The golf simulator market is projected to grow from \$2.1 billion to \$5.1 billion by 2033.



Work Space

The flexible, open design could support professional firms, corporate teams, creative companies, private offices, collaborative spaces and client-facing businesses, all in a highly visible Line Avenue location with ample parking.

Premiere Social Club

Bring together a small group of investors to create an exclusive private club built around shared interests, dining and entertainment. Create a distinctive place for members to gather, entertain clients and build community

Fitness-Reimagined

A flexible space, in a prime location for an array of fitness concepts or wellness centers. The open layout, high ceilings, strong visibility and ample parking offer the foundation to build a distinctive fitness destination.

Images shown are AI-generated and intended for illustrative purposes only. Actual amenities, features, and surroundings may vary.



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2026 DEMOGRAPHICS

Demographic	1 Mile	3 Miles	5 Miles
Population	5,441	52,452	120,157
Average Household Income	\$83,139	\$94,045	\$90,678
Number of Households	2,430	23,292	52,813



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