



# FORMER CIRCLE K CONVENIENCE STORE

## FOR LEASE

1830 LINE AVENUE, SHREVEPORT, LA 71101

- Located at the Northwest corner of Line Avenue at Olive Street in the Highland Historic District
- Approximately 1 mile South of I-20 and Downtown Shreveport Central Business District
- Easily accessible to I-49, Youree Drive, and Kings Highway
- 0.4+/- acres
- 2,585+/- SF gas station on busy corner lot
- All tanks, pumps, and store contents to be removed by current occupants
- Traffic Counts: 20,384 cars per day
- Concrete paved and marked parking lot
- Zoned C-UC (Urban Corridor Commercial)
- Lease Rate: \$3,083.04/month - NNN (\$14.32 PSF Annual)
- Use restrictions apply - see agent for details



For more information, contact:

**Michael Berlin, Associate Broker | 318.222.2244**  
**mberlin@vintagerealty.com | vintagerealty.com**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 1/2019



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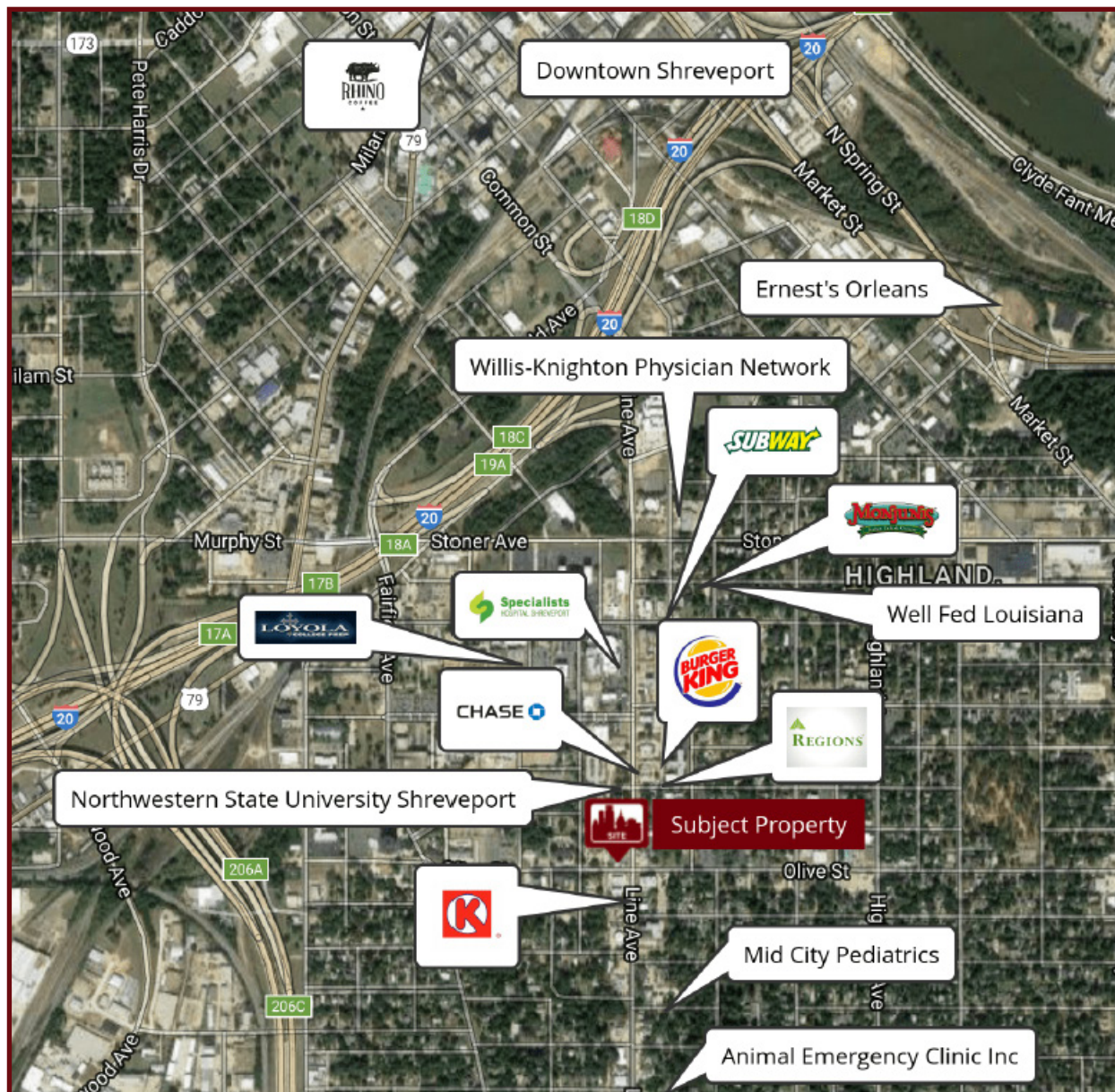
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