



# TURN KEY BAR ON SHREVEPORT-BARKSDALE

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## FOR LEASE

1303 SHREVEPORT-BARKSDALE HWY, SHREVEPORT, LA 71105

- Move-in ready bar
- Zoned C-2 with approval for sale and consumption of alcohol on premises
- Fully equipped bar and kitchen
- 3,568 SF building
- High visibility signage
- 1 mile to Barksdale's main west gate entrance
- 2 miles to Centenary College
- Over 22,000 average cars per day
- Plentiful parking
- \$2,900/month



### 2019 DEMOGRAPHICS

Distance	Population	Avg HH Income	Number of Households
1 mile	8,225	\$60,541	3,946
3 miles	69,489	\$61,942	29,829
5 miles	142,591	\$60,435	59,203

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

For more information, contact:

**Claire Childs | 318-222-2244**

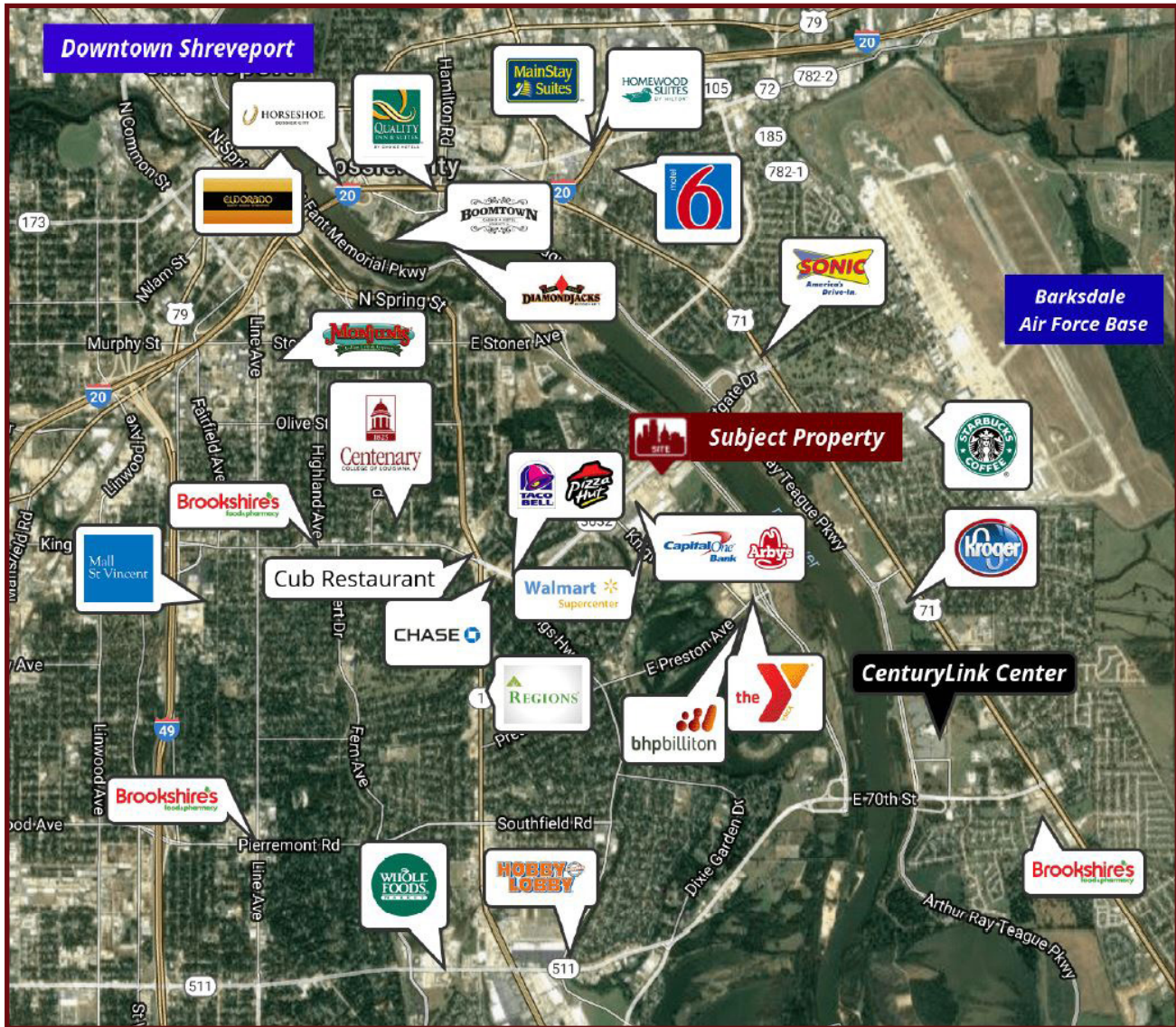
**cchilds@vintagerealty.com | vintagerealty.com**

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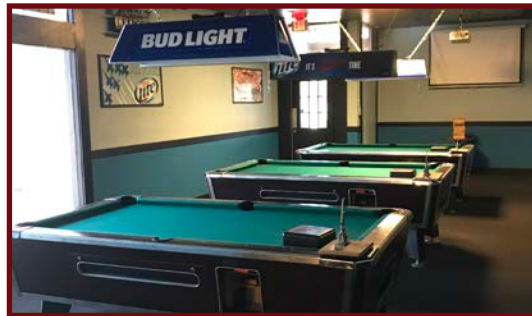
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