



LAND FOR SALE

8996 Mansfield Road
Shreveport, LA 71118

FORMER MCDONALD'S FOR SALE - IDEAL RETAIL/OFFICE USE



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	1.06 Acres
Zoning:	C-UC
Market:	Shreveport, LA
Submarket:	West
Price / SF:	\$5.96

PROPERTY OVERVIEW

This lot is the location of a Former McDonald's restaurant and is approximately 1.1 Acres with an adjacent parcel also available for sale that is .37 Acres. This property is a great location for a light retail store, medical office, or another office type building. This location boasts excellent visibility and entrances from both Mansfield Road and Jewella Avenue. A high traffic count volume of 26,650 cars per day pass the 100 feet of frontage on Mansfield Road (Highway 171). A deed restriction for this property includes no food sales for 20 years.



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PROPERTY DETAILS

Address:	8996 Mansfield Road
Traffic Count:	26,650 Cars Per Day
Frontage:	100'
Access:	Jewella Ave.; Mansfield Rd.
Zoning:	C-UC
Property Subtype:	Office
Highest and Best use:	Retail/Office

HIGHLIGHTS

- 1.06 Acres for Sale (Additional 0.37 Acres Adjoining Also for Sale)
- Front Feet Traffic Count: 26,620 Cars Per Day
- Excellent Visibility
- Dual Ingress/Egress Access
- Highest and Best Use: Office/Retail

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