



PRIME COMMERCIAL OPPORTUNITY FOR LEASE

2755 HOLLYWOOD AVENUE, SHREVEPORT, LA 71108

- 10,908 sq ft of versatile commercial space
- Situated on a spacious 1.57-acre lot
- Zoned AE – ideal for a wide range of commercial uses
- Lease rate: \$12/sq.ft.

Strategic Location

- High-traffic corridor in West Shreveport
- Just 4 miles from Shreveport Regional Airport
- Easy access to major freight routes and Port of Shreveport

Excellent Accessibility

- Ample on-site parking
- Prominent street frontage on Hollywood Avenue

Strong Market Demographics

- Over 135,000 residents within a 5-mile radius
- Median household income of \$40,306 in surrounding area
- Growing retail and service demand

Surrounded by Key Retail Anchors

- Located near banks, restaurants, and shopping centers
- Ideal for retail, medical, office, or mixed-use development

For more information, contact:

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