

RELIGIOUS PROPERTY FOR SALE

8400 KINGSTON RD, SHREVEPORT, LA 71108

DESCRIPTION

With a total of 5,803± SF sitting on 3.94± acres of land, the property is comprised of one structure currently used as a religious facility. The property is located in the City of Shreveport and is in close proximity to the intersection of Hwy 171 and 3132. The neighborhood make-up is a mix of single-family residential and neighborhood commercial.

The facility consists of a sanctuary with a seating capacity of 144±, administrative and staff offices, educational/multi-purpose rooms, a kitchen, and a fellowship hall.

- **Asking Price | \$350,000**
- Zoning: R-1-7 (Single-Family Residential)
- Approximately 58 paved parking spots onsite
- Great access to Interstate-20 and located approximately 5 miles from Shreveport Regional Airport



FOR MORE INFORMATION, PLEASE CONTACT:

STUART ASHMUN | **512.565.1850**

Senior Associate

stuart.ashmun@foundrycommercial.com

Licensed Real Estate Broker

CHRIS BURY | **949.939.6238**

Broker, Partner

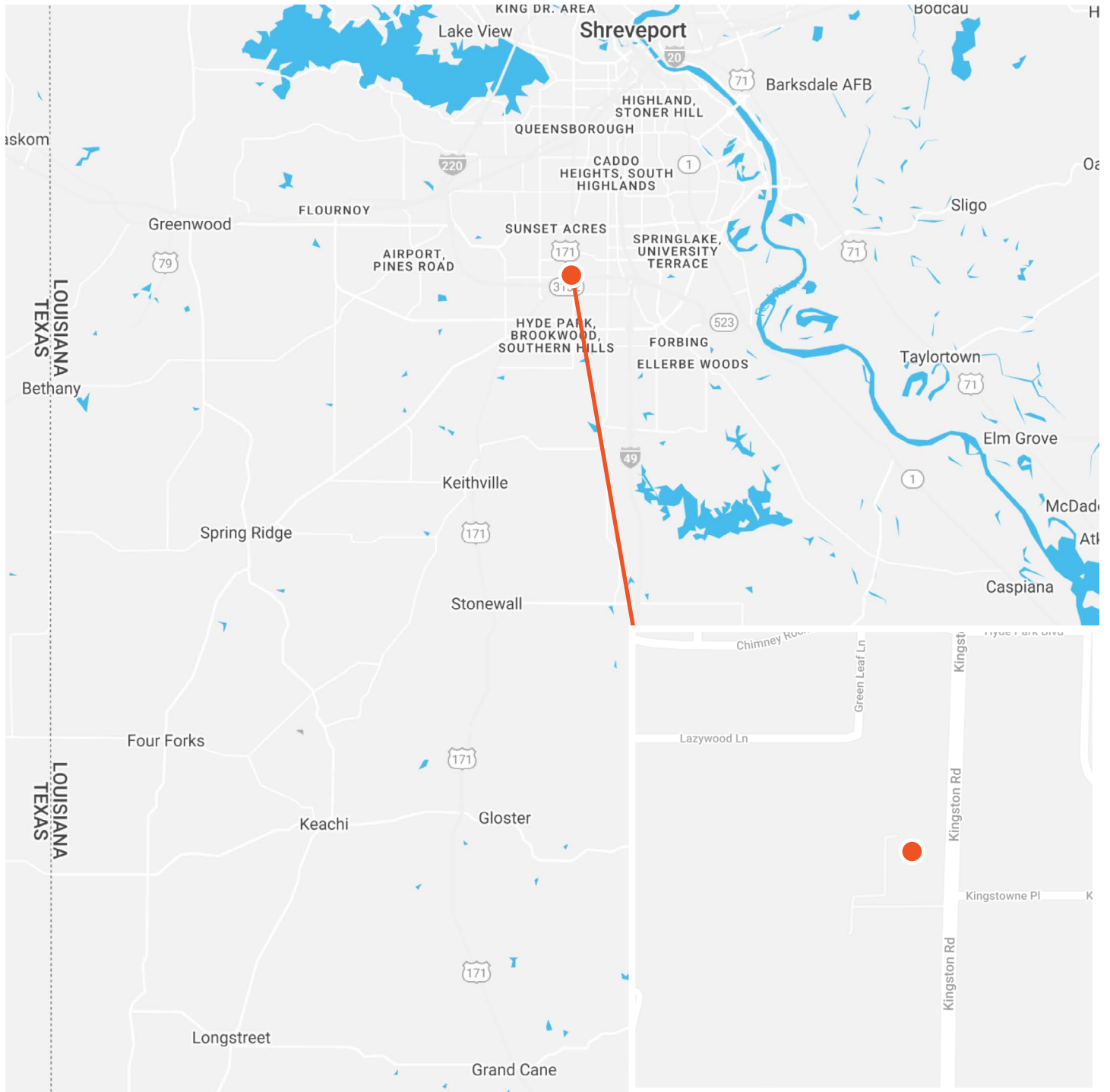
chris.bury@foundrycommercial.com

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AREA MAP



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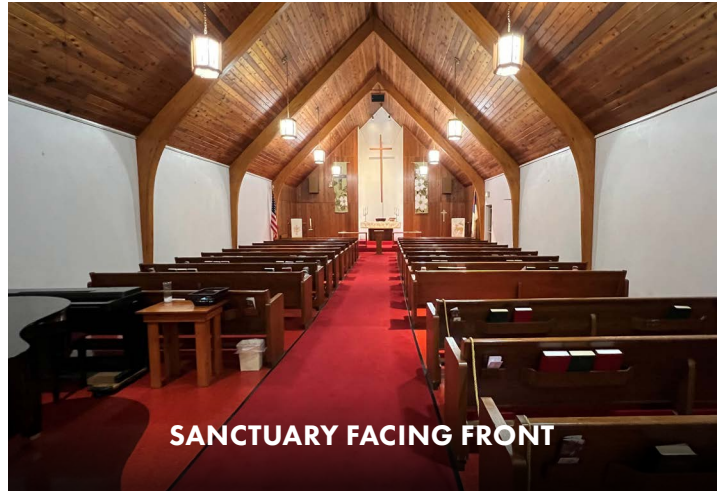
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PHOTOS



EXTERIOR



SANCTUARY FACING FRONT



SANCTUARY FACING BACK



FELLOWSHIP HALL



MULTI-USE ROOM



MULTI-USE ROOM

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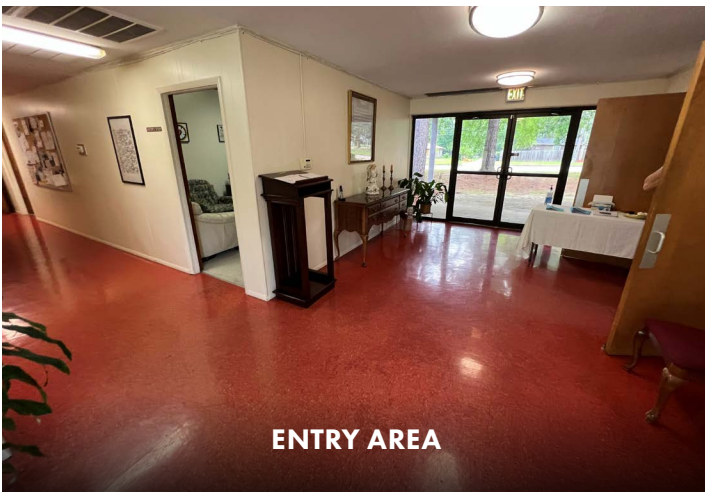
PHOTOS



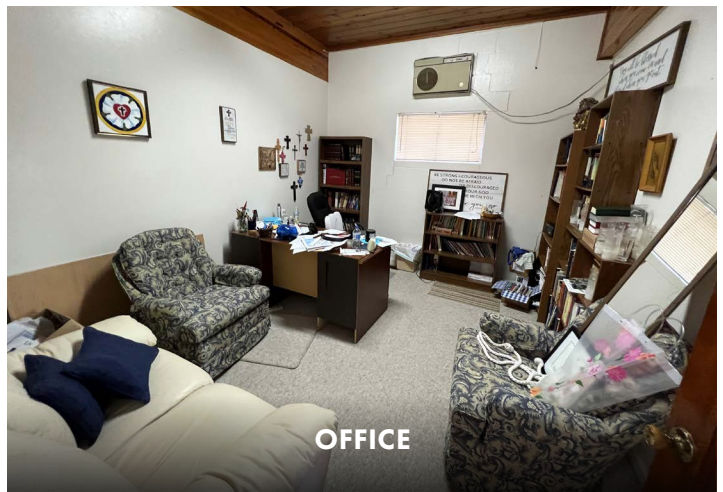
KITCHEN



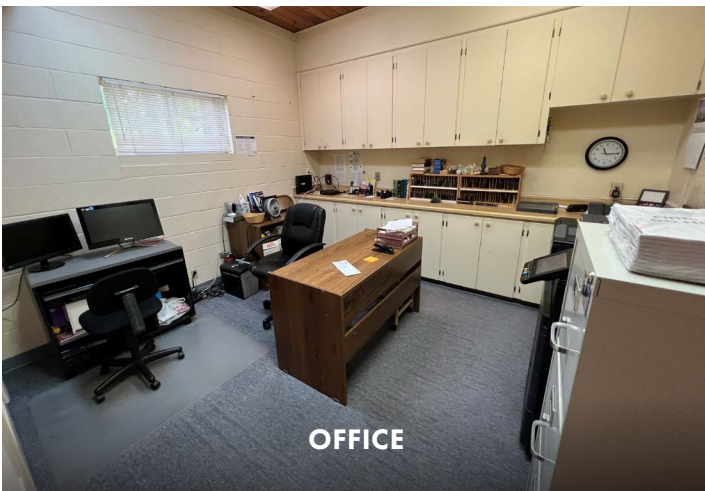
PANTRY



ENTRY AREA



OFFICE



OFFICE



PLAYGROUND

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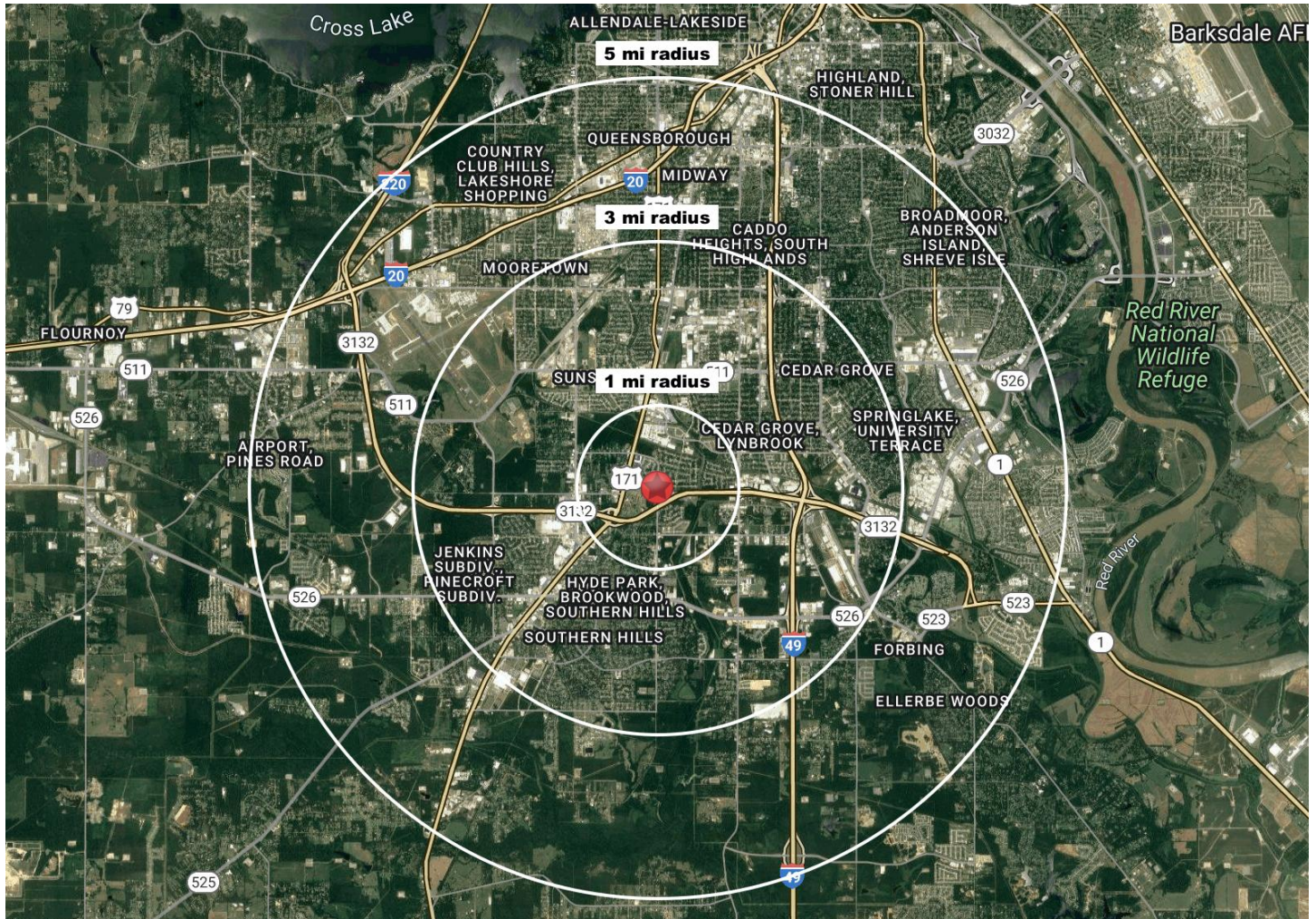
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DEMOGRAPHICS



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<p>6,022 ESTIMATED POPULATION 2023</p>	<p>50,777 ESTIMATED POPULATION 2023</p>	<p>119,679 ESTIMATED POPULATION 2023</p>
<p>33.2 MEDIAN AGE</p>	<p>37.4 MEDIAN AGE</p>	<p>38.1 MEDIAN AGE</p>
<p>\$134,361 MEDIAN HOME VALUE 2023</p>	<p>\$135,245 MEDIAN HOME VALUE 2023</p>	<p>\$169,552 MEDIAN HOME VALUE 2023</p>
<p>1,375 TOTAL EMPLOYEES</p>	<p>21,317 TOTAL EMPLOYEES</p>	<p>62,261 TOTAL EMPLOYEES</p>
<p>\$60,893 AVG HOUSEHOLD INCOME</p>	<p>\$62,806 AVG HOUSEHOLD INCOME</p>	<p>\$81,647 AVG HOUSEHOLD INCOME</p>

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