

For Lease

Price

- Lease: \$6,230 per month (\$8.95 ± SF per year) N.N.N. plus annual bumps for inflation.
- Minerals not included

Land Size

- 0.442± acres (105' W x 183' D) subject to survey
- Adjoining 0.578 Acres may be available if needed

Location Highlights

- Great commercial location in heart of Bossier City
- Across E. Texas St. (US Hwy 80) from 660,000± SF (G.L.A.) Pierre Bossier Mall
- 3 Blocks from I-20/Airline Dr., Exit 22
- 2 blocks west of Airline Dr./E. Texas St. intersection (33,744 ± Average Daily Traffic)

Property Highlights

- Shown by appointment only!
- 8,354± SF total building area
- Includes 5,000± SF (50' W x 100' D) single story retail/showroom/ office building with 2 restrooms. All central A/C and heat.
- Also includes attached 3,354 ± SF (43' W x 39' D) 2-story parts/storage building (1,688 ± SF per floor) All central A/C and heat. Two 12' W x 10' H overhead doors.
- Current tenant "Home Again" is moving soon
- Great curb appeal
- Excellent visibility and access to all passing traffic (16,281 ± Average Daily Traffic)
- Zoned B-3 Commercial
- In Flood Zone "X"
- 20± concrete-paved parking spaces
- Includes large, double-faced, lighted pylon sign facing E. Texas St.
- Served by City Water & Sewer



8,354 ± SF Commercial Building & Land

Across from Pierre Bossier Mall
 2907 East Texas St., Bossier City, LA 71111

Overview

Aerial

Photos

Demographics

Bossier Towne Shopping Center

- HARBOR FRIGHT TOOLS
- Tuesday Morning
- Office DEPOT OfficeMax
- Arby's
- Firestone
- Pepp Boys
- Payless

SITE

Pierre Bossier Mall

- JCPenney
- DAVID'S BRIDAL
- Dillard's
- AMERICAN EAGLE
- Buckle
- FOREVER 21
- AÉROPOSTALE
- claire's
- SEPHORA
- Bath&BodyWorks
- MasterCuts
- Cine's
- Payless
- Hallmark
- HIBBETT SPORTS
- CHAMPS SPORTS

Overview

Aerial

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Demographics



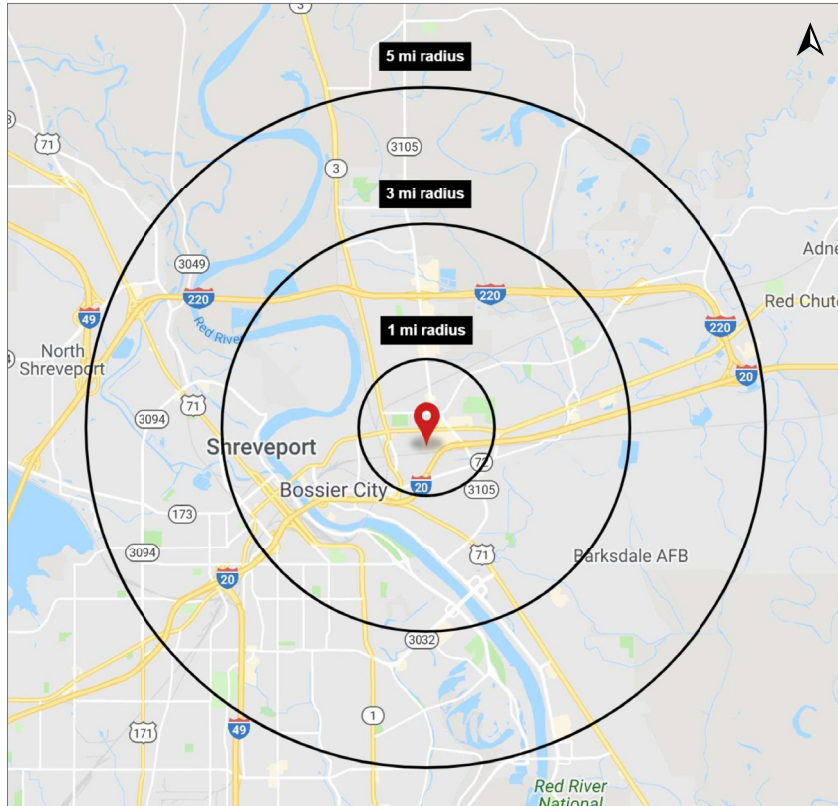
Overview

Aerial

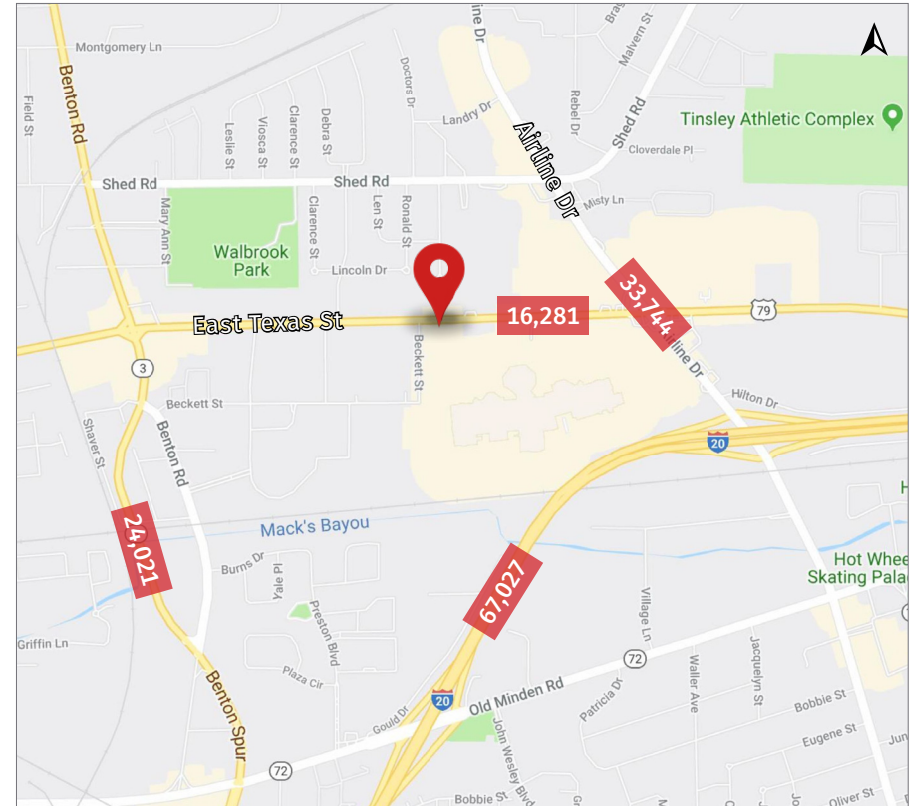
Photos

Demographics

Demographic Map



Traffic Counts (ADT 2016)



2019 Demographics	1 mi.	3 mi.	5 mi.
Population	11,701	46,091	108,192
Households	5,521	20,146	47,226
Avg. HH Income	\$31,556	\$46,505	\$58,289