

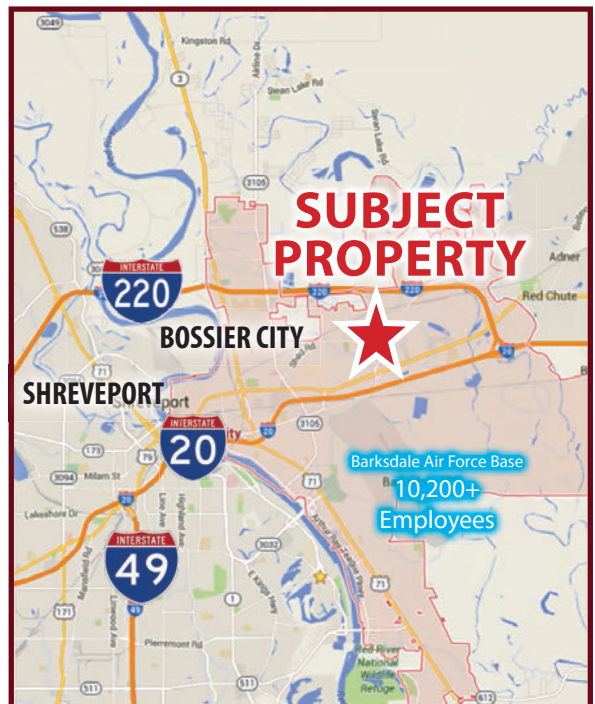
4609 SHED ROAD  
BOSSIER CITY, LA 71111

# CONVENIENCE STORE WITH FUEL



## HIGHLIGHTS

- 2,518 SQUARE FOOT C-STORE/GAS STATION
- 2 MPD'S UNDER A 529 SQUARE FOOT CANOPY
- CONCRETE PAVED PARKING LOT
- INTERIOR OF THE STORE AND THE EQUIPMENT WERE UPDATED AND REFURBISHED 2009
- C-STORE WAS A CIRCLE-K AND IS SURROUNDED BY A DENSE NEIGHBORHOOD
- LOCATED ON THE NORTHWEST CORNER OF SHED ROAD AND SWAN LAKE ROAD
- SWAN LAKE ROAD HAS BEEN RECENTLY UPGRADED BY THE CITY OF BOSSIER CITY AS A MAJOR NORTH-SOUTH ARTERIAL CORRIDOR
- 22,904 AVERAGE CARS PER DAY
- ZONED B-3
- OFFERED AT \$649,500



For more information, contact:

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**Benton, LA**

Legacy Elementary School

Stockwell Elementary School

New Bossier Parish School for Technology \$19.6 M Project

WT Lewis \$2.1 M Elementary School Expansion

Willis Knighton Hospital

Cell Xion

Harrah's LOUISIANA DOWNS

beik BEST BUY TARGET

BED BATH & BEYOND

Kroger Fall 2015

Walmart

LOWE'S

Coburn Supply

Ball Fields

Cope Middle School

FAMILY DOLLAR

Villagio Development

Bossier Parish Community College

cyber innovation center  
Collaboration • Research • Technology

CSC

3,000 Acre Research Park creating 1600+ new jobs in area

**SUBJECT PROPERTY**

Bossier Corners Shopping Center

Pierre Bossier Regional Mall

Snyder Floorcovering

Barksdale Air Force Base Over 10,200 Employees

INTERSTATE 220

INTERSTATE 20

US 80

US 79

US 70

US 185

US 782-1

US 782-2

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**SUBJECT PROPERTY**

**2015 DEMOGRAPHICS**

Radius	Number of Households	Avg HH Income	Population
1 mile	1,657	\$43,107	4,493
3 mile	13,433	\$57,673	32,892
5 mile	31,584	\$62,089	78,685



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