

Overview

Aerial

Market Map

Photos

Demographics

## For Sublease

### Property Description

Subject site is situated in the heart of Bossier City's premier retail corridor. The available space is adjacent to Big Lots, Ollie's Bargain Haul, Dirt Cheap, and CVS Pharmacy. Area retailers include Harbor Freight Tools, Office Depot, Stage, 2nd & Charles, Tuesday Morning and Walgreens.

The 3 mile trade area services Barksdale Air Force Base (MSA top employer), Cyber Innovation Center, Willis Knighton Medical Center, Bossier Parish Community College, downtown Shreveport, and the riverboat casino industry.

### Sublease Available

- 58,432 SF (willing to demise)
- 5.9 Acre Site
- Remodeled in 2014
- Three loading docks
- Pylon Sign Available
- Existing Term through 10/31/2030

### Traffic Counts

- High Traffic Counts: E Texas St. at Airline Drive: 53,111
- Points of entry from both Airline Drive and East Texas Street
- Easy accessibility to Interstate 20, Interstate 49, and Interstate 220

### 2019 Demographics

	3 mi.	5 mi.
Population	42,109	104,420
Daytime Population	50,902	129,981
Avg. HH Income	\$45,167	\$54,940





## Sublease Available-Former Grocery

### 3121 E. Texas St., Bossier City, LA



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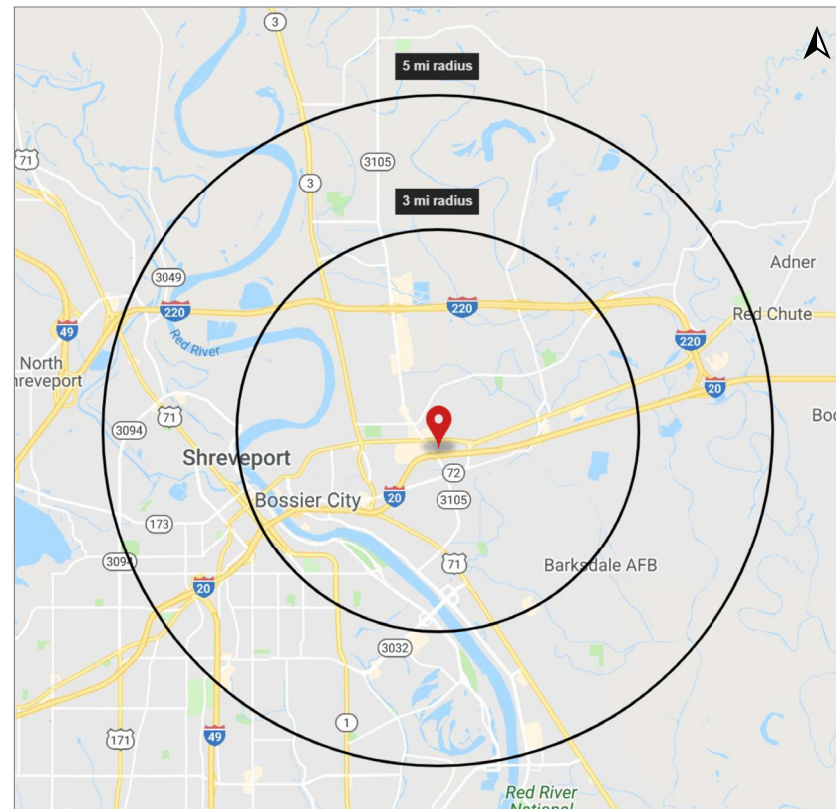
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**Demographic Map**



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