

FOR LEASE

PROPERTY SUMMARY

Join the prominently positioned strip center in the upscale retail and medical hub of North Bossier City. This space adjacent to Newk's Eatery is in close proximity to the heavily traveled North Airline Drive and Interstate 220. The average household income within a one-mile radius of the site reaches over \$103,000.

AVAILABLE

- 1,650 SF For Lease

PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility
- Second generation frozen yogurt restaurant
- Co-Tenants include Newk's Eatery and Nothing Bundt Cakes

AREA DESCRIPTION

- Accessible to Bossier City's major retail, medical and office workforce
- Close proximity to I-220 and high traffic counts
- Traffic signals connect Center to both Airline Dr. and Benton Rd.
- In the midst of great daytime employee count and high income population

TRAFFIC COUNTS (ADT 2019)

- Airline Drive at I-220 - 56,081
- Airline Drive at Beene Boulevard - 44,861

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	5,706	32,828	79,375
Daytime Population	8,150	37,809	95,146
Avg. HH Income	\$103,803	\$66,619	\$63,596



