

FOR LEASE  
RETAIL SPACE

# RIVER CREST CENTER

4970 Barksdale Boulevard  
Bossier City, LA 71112



[WWW.SEALYNET.COM](http://WWW.SEALYNET.COM)

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## RETAIL/OFFICE SPACE FOR LEASE IN SOUTH BOSSIER



### PROPERTY HIGHLIGHTS

- Located in the Heart of South Bossier's Residential and Business Growth Corridor
- Highly Visible Tenant Signage Including Park Monument Signage
- Parking Ratio Of 5 Spaces Per 1,000 SF
- Extensive Landscaping
- Only one mile from Arthur Teague Pkwy and Jimmie Davis Bridge
- In Close Proximity to Barksdale Air Force Base and Century Link Center

### LOCATION OVERVIEW

Located in the heart of South Bossier's residential and business growth corridor. River Crest is located on Barksdale Blvd., less than 0.5 miles south of Jimmie Davis Highway, only 1 mile from Arthur Teague Pkwy and Jimmie Davis bridge into Shreveport, and less than four miles south of the area's biggest employer - Barksdale Air Force Base.



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## PROPERTY OVERVIEW

River Crest center offers an ideal location, excellent access, extensive landscaping, and highly visible park monument signage. River Crest has an updated exterior with modern paint schemes and finishes.

## PROPERTY DETAILS

Property Name:	River Crest Center
Submarket:	South Bossier
Available SF:	1,750 - 3,895 SF
Lot Size:	0.32 Acres
Lease Rate:	\$15.50 SF/yr
Lease Type:	NNN
Year Built/ Renovated:	2007
Parking Spaces:	118
Zoning:	B3

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
200	\$15.50 SF/yr	1,750 SF
700	\$15.50 SF/yr	2,000 - 3,895 SF
800	\$15.50 SF/yr	1,895 - 3,895 SF

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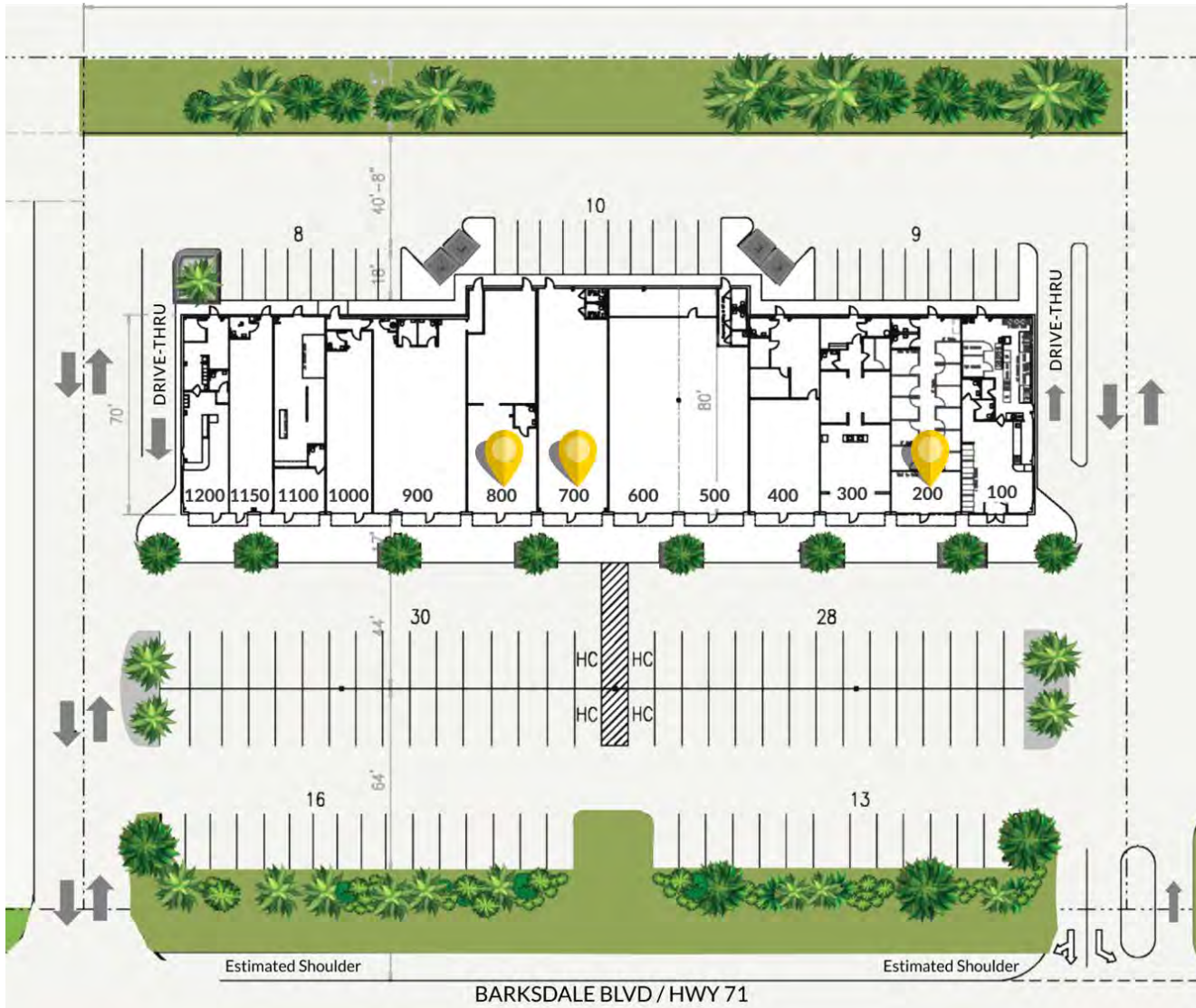
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## RIVER CREST

### LEGEND

WM	-----	WATER METER
GM	-----	GAS METER
EM	-----	ELECTRIC METER
EP	-----	ELECTRIC PANEL
TP	-----	TELEPHONE PANEL
PP	-----	POWER POLE
TF	-----	TRANSFORMER
X	X	FENCE
---	---	PROPERTY LINE
SV,SR	-----	SPRINKLER VALVE, RISER
FH	-----	FIRE HYD.
R	-----	RAMP

### BUILDING SUMMARY

AREA +/-	-----	22,140 sq. ft.
LAND AREA +/-	-----	110,120 sq. ft.
CONSTRUCTION	-----	Steel/Metal W/Stucco Facade
CLEAR HEIGHT +/-	-----	12'
BAY SPACING	-----	25'
LIGHTING	-----	Fluorescent/LED
SPRINKLER	-----	0%
SLAB +/-	-----	5"
YEAR BUILT	-----	2009

### SPACE SUMMARY

SUITE NO.	TENANT	AREA +/-
100	Taste China - Wen Zhang	1,820
200	Brewer Physical Therapy	1,750
300	Aloha Nails	1,750
400	Russell Cellular	1,750
500-600	Dollar One	4,000
700	AVAILABLE	2,000
800	AVAILABLE	1,895
900	AVAILABLE	2,507
1000	Southern Home Builders	1,098
1100	Little Caesar's	1,289
1150	River Crest Cleaners	1,091
1200	Smoothie King	1,190



### AVAILABLE SPACES



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Google

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