



# VILLAGGIO CENTER MIXED USE SPACE

## FOR LEASE

5200 EAST TEXAS STREET, BOSSIER CITY, LA 71111

- Retail and office space available for lease in beautiful mixed use development
- Villaggio also includes a high occupancy Multi-Family residential
- New housing development currently under construction
- Traffic count: I-220 at Highway 80 - 61,329 CPD
- Traffic count: Swan Lake Road at Highway 80 - 33,268 CPD
- Villaggio is strategically located less than one mile of Bossier Parish Community College and the Cyber Innovation Center
- See agent for competitive lease rates



### 2023 DEMOGRAPHICS

Radius	Population	Avg HH Income	# of Households
1 mile	3,487	\$56,966	1,350
3 mile	25,048	\$63,599	10,314
5 mile	74,116	\$71,165	30,912

For more information, contact:

**Patrick Harrington** | [pharrington@vintagerealty.com](mailto:pharrington@vintagerealty.com) | 318.222.2244

**Eric Ricard** | [ericard@vintagerealty.com](mailto:ericard@vintagerealty.com) | 318.222.2244

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## RETAIL SITE PLAN

AVAILABLE SPACES

2<sup>nd</sup> Generation Shell



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