



# NEWLY RENOVATED EVENT CENTER/OFFICES/ TRAINING CENTER

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## FOR SALE OR LEASE

6350 VENECIA DR. IN VILLAGGIO, BOSSIER CITY, LA 71111

- 9,863 Sq. Ft. Event Center / Offices / Training Center
- Located off of Major Corridor -- Highway 80/East Texas St.
- First Floor -- 4,720 Sq. Ft.
- Second Floor -- 5,143 Sq. Ft.
- Full warming kitchen, bar, etc. for large parties
- Visible from I-20 between Industrial Drive (Exit 23) and Bossier Racetrack (Exit 26)
- Also Available for Lease



For more information, contact:

**Michael Morrison | Michele Sauls, Associate Broker | 318.222.2244**  
**[mmorrison@vintagerealty.com](mailto:mmorrison@vintagerealty.com) | [msauls@vintagerealty.com](mailto:msauls@vintagerealty.com)**

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**VINTAGE**  
REALTY COMPANY

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## DEMOGRAPHIC SNAPSHOT 3-5-10 MILES AROUND PROPERTY

	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	21,054	66,624	223,303
2010 Population	23,552	73,490	234,019
2020 Population	25,441	79,192	242,886
2025 Population	26,224	81,387	243,630
<b>Households</b>			
2000 Households	8,120	26,144	86,389
2010 Households	9,247	29,570	93,420
2020 Total Households	10,072	31,938	97,153
<b>Average Household Income</b>			
2020 Average Household Income	\$59,642	\$64,298	\$64,857
2025 Average Household Income	\$64,044	\$68,880	\$70,094
2020-2025 Annual Rate	1.43%	1.39%	1.57%

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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