



NEWLY RENOVATED EVENT CENTER/OFFICES/ TRAINING CENTER 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 | msauls@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 5/2021



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DEMOGRAPHIC SNAPSHOT 3-5-10 MILES AROUND PROPERTY

	3 miles	5 miles	10 miles
Population			
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
Households			
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
Average Household Income			
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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