

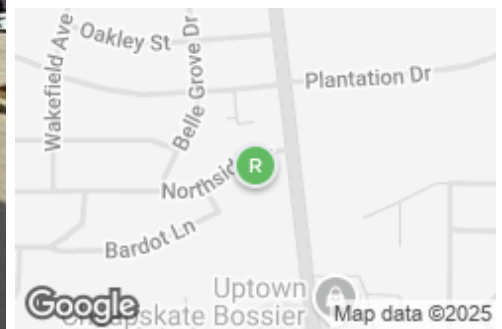
## 2151 Airline Dr - retail & office spaces avail...

Retail: Strip Center For Lease

Prepared on February 01, 2025

1 of 1 Listings

2151 Airline Drive, Bossier City, LA, 71111



### Listing Details | Retail For Lease

Suite	<b>1000</b>
Secondary Uses	<b>Office, Executive Suites/Coworking</b>
Sublease	<b>No</b>
Total Available Space	<b>1,614 SF</b>
Min Div/Max Contig	<b>Not present/1,614 SF</b>
Asking Rate	<b>\$21.00 - \$23.00 Annual/SF</b>
Monthly Rate	<b>\$2,825</b>
Lease Type	<b>NNN</b>
Expenses	<b>NNN</b>
Signage	<b>On Building &amp; Free-Standing</b>
Show Instructions	<b>Call broker</b>

Divisible	<b>Not present</b>
Vacant	<b>Yes</b>
Available Date	<b>Now</b>
Days On Market	<b>31 days</b>
Date Listed	<b>1/01/2025</b>
Last Modified	<b>2/01/2025</b>
Listing ID	<b>39656220</b>
Offices	<b>5</b>
Entire Floor	<b>Yes</b>
Parking Spaces	<b>-</b>

### Description

An Upscale Shopping Center located on 2151 Airline Drive at the heart of Bossier City, which one of the strongest, busiest and most active retail corridor Shreveport/Bossier area with traffic count of ~34,000 vehicles/day. Located in the midst of bustling commercial activity, it is within minutes away from Wal-Mart, Kroger, Sam's, Target, Lowe's, Home Depot, Best Buy, Academy Sports, entertainment venues and more! The area is a hub for high-end shopping, dining, and entertainment, making it the perfect location for businesses looking to attract customers.

Featuring a modern and well-maintained exterior, the property is perfectly suited for any business that seeks to make a bold statement and attract customers. Each suite space have high ceilings with clear span construction provides for upstairs or mezzanine area if desired by the tenant and accommodate a range of businesses, from high-end retailers and boutiques to upscale restaurants and service providers.

Tenant mix including Monjuni's Italian Restaurant, LOA Clothing, MedCentris, Poshe Salon, Birdwell's, Balentine & Co Jewelers, HomeSmart Realty South NWLA, Broken Phone, and 2 John's Steak and Seafood (Voted OpenTable's top 100 Steakhouses in America and Best Overall restaurant in the Bossier City/Shreveport area!).

Former Title Company and Real Estate Company office with reception area, 1 conference room, 5 office spaces, and 1 breakroom

## Property Features

### Location Details

Address	2151 Airline Drive, Bossier City, LA, 7...
Zoning	B-3
County	Bossier Parish
Parcels	136350 1

Name	Airline Plaza
Center/Park Name	Airline Plaza
Nearest MSA	Shreveport-Bossier City

### Building Details

Sub Type	Strip Center
Building Status	Existing
Building Size	20,651 SF
Land Size	3.56 Acres / 155,074 SF
Number of Buildings	2
Number of Floors	1
Year Built	2007
Primary Constr. Type	Steel
Occupancy Type	Multi-tenant
Parking Spaces	172
Parking Ratio	-

Retail Center Type	Lifestyle Center
Number of Tenants	10
Air Conditioned	Yes
Heated	Yes
Electricity	Yes, Swepeco
Water	Yes, City
Sanitary Sewer	Yes, City
Natural Gas	Yes
Fiber Optic	Yes
Rail Service	No

## Property Listings

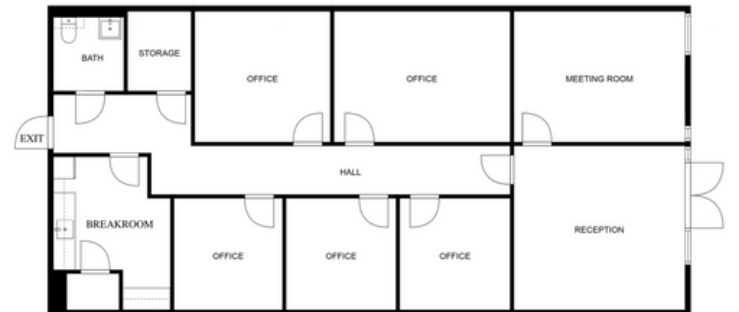
1 Listing | 1,614 SF | \$21.00 - \$23.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Strip Center, Neighborho...	1000	1,614 SF	\$21.00-\$23.00 Annual/SF NNN	Now

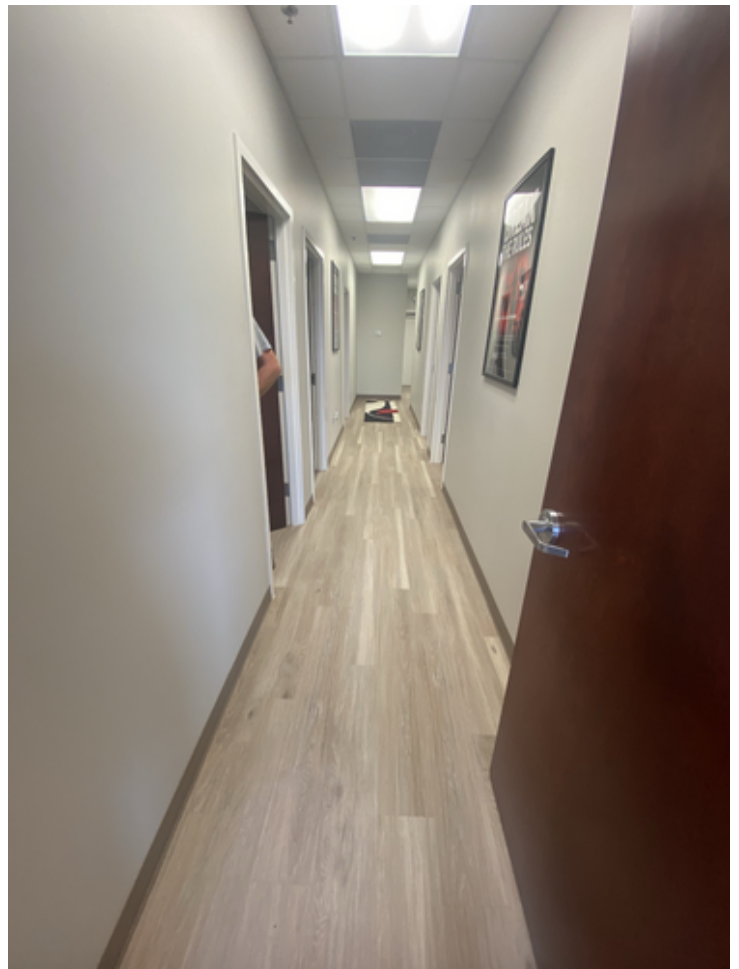
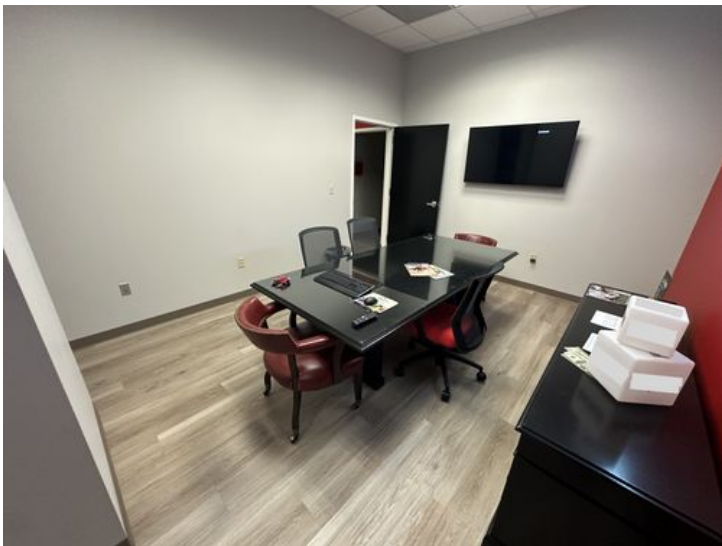
## Additional Photos

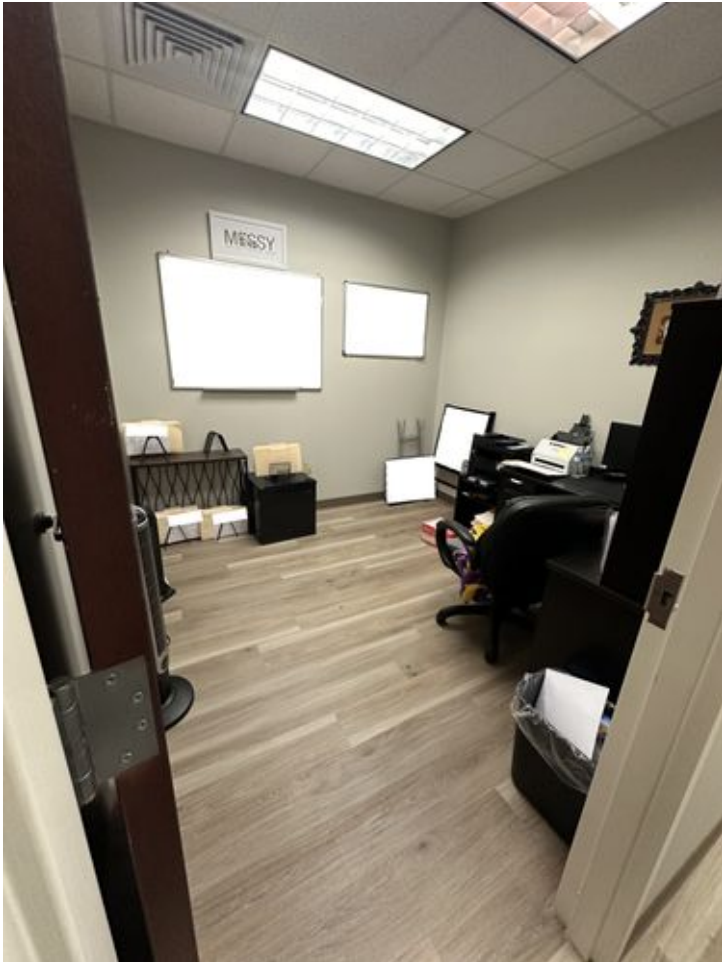
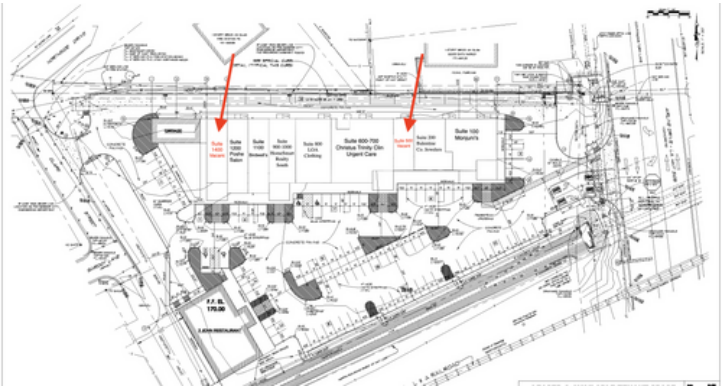
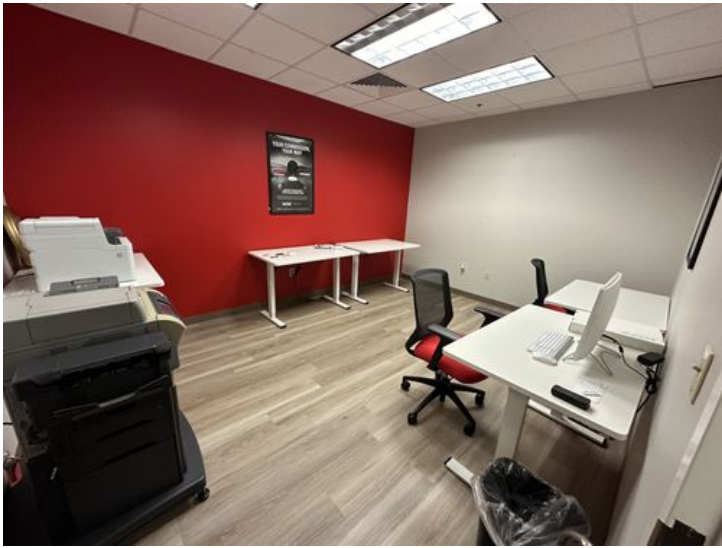




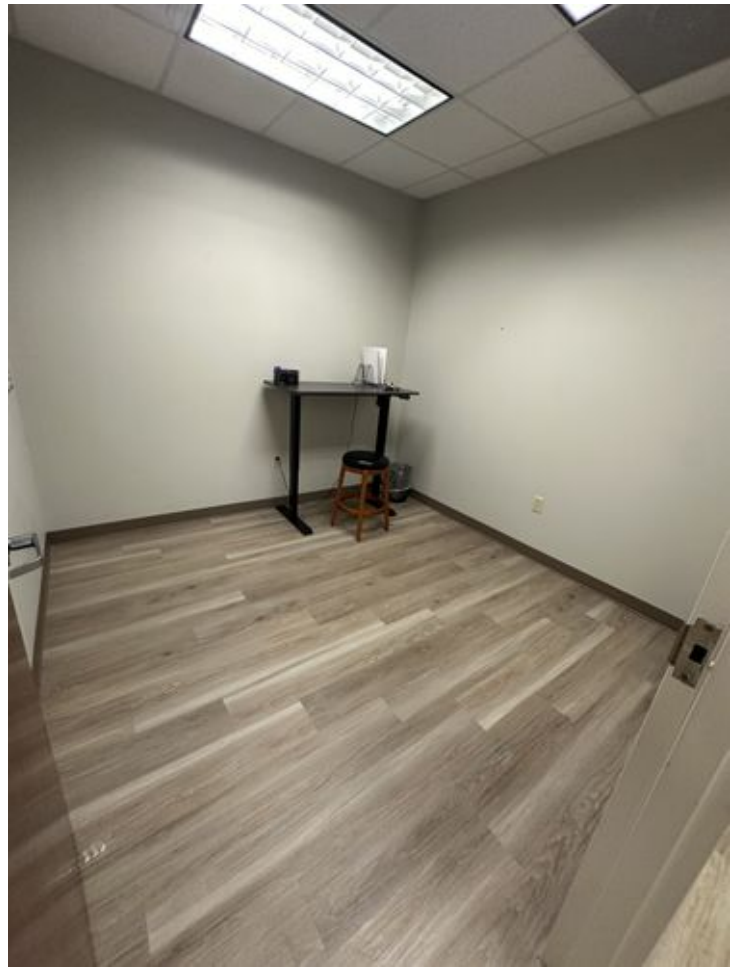
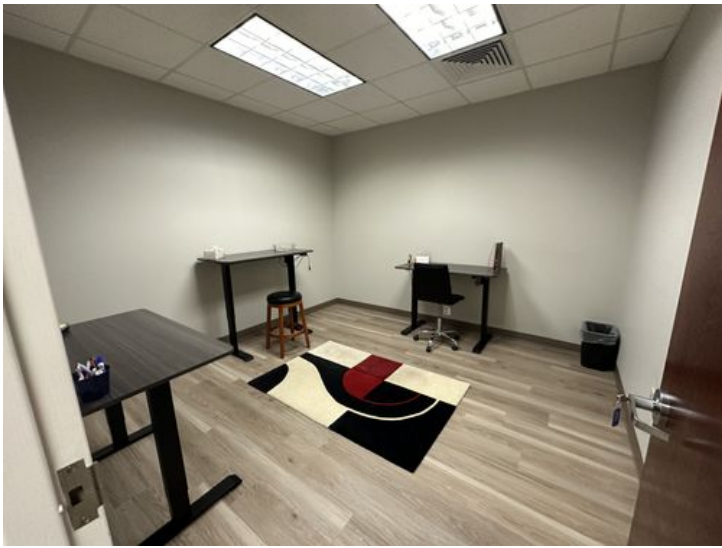














2800 Northside Dr. Bossier City, LA 71111



Google Earth

© 2023 Google

2000 ft



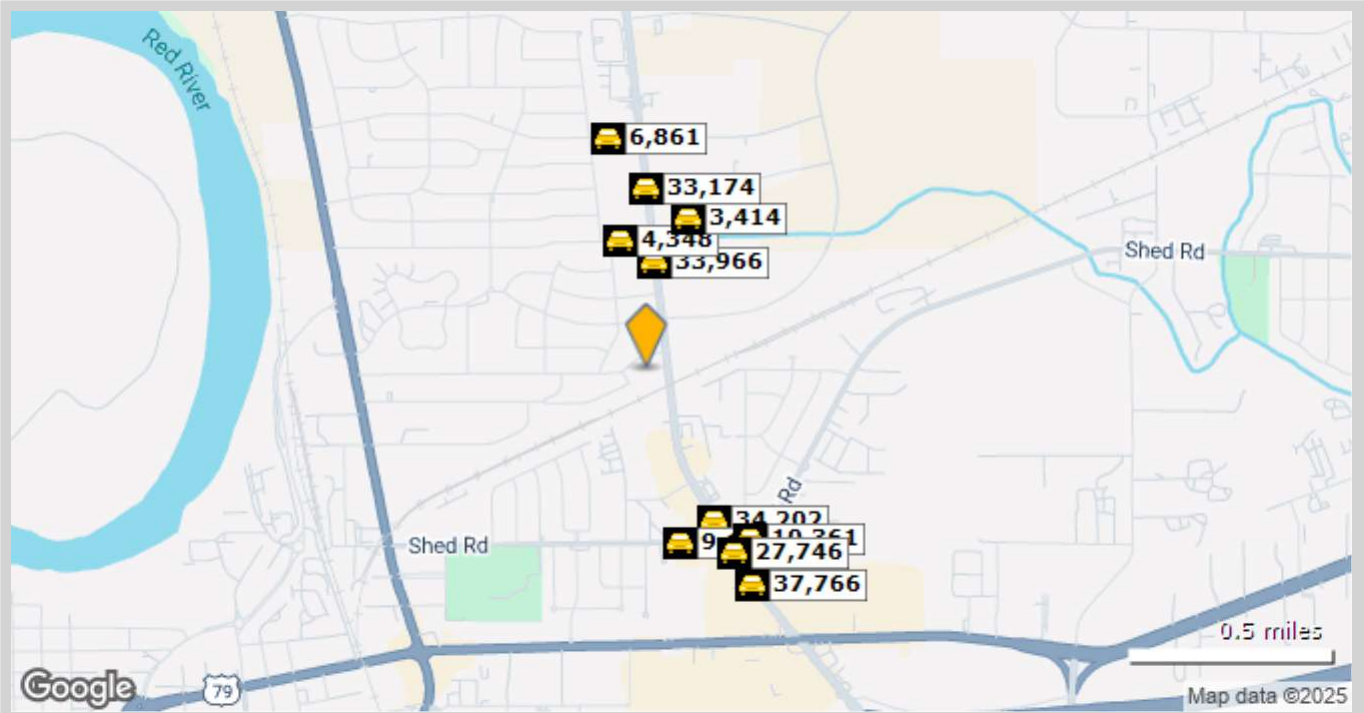
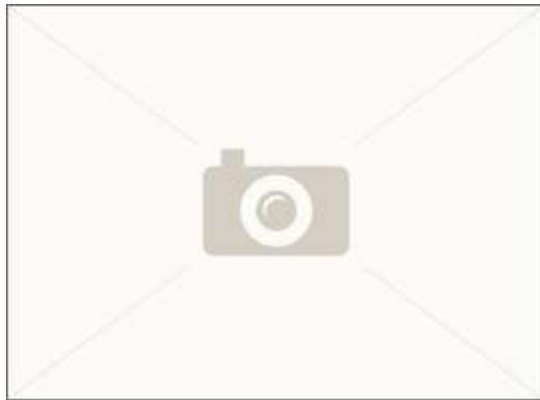


# Traffic Count Report

## Airline Plaza Shopping Center

2151 Airline Dr, Bossier City, LA 71111

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **25,014 SF**  
 Year Built: **2007**  
 Total Available: **1,614 SF**  
 % Leased: **93.55%**  
 Rent/SF/Yr: **\$23.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Airline Dr	Douglas Dr	0.07 N	2022	33,966	MPSI	.28
2	Douglas Dr	Belle Grove Dr	0.05 W	2022	4,348	MPSI	.34
3	Douglas Dr	Airline Dr	0.10 W	2022	3,414	MPSI	.40
4	Airline Dr	Shed Rd	0.06 SE	2022	34,202	MPSI	.41
5	Shed Rd	Christy St	0.09 W	2022	9,165	MPSI	.43
6	Airline Dr	Douglas Dr	0.11 S	2022	33,174	MPSI	.46
7	Shed Rd	Old Shed Rd	0.00 NE	2022	10,361	MPSI	.49
8	LA3105	Shed Rd	0.03 NW	2022	27,746	MPSI	.50
9	Airline Dr	Misty Ln	0.05 NW	2022	37,766	MPSI	.59
10	Melrose Ave	Belle Grove Dr	0.05 W	2018	6,861	MPSI	.60



# Demographic Summary Report

## Airline Plaza Shopping Center

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 GLA: **25,014 SF**      Rent/SF/Yr: **\$23.00**  
 Year Built: **2007**



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	38,035	92,147	238,138
2024 Estimate	37,796	92,669	242,674
2020 Census	37,298	91,364	245,240
Growth 2024 - 2029	0.63%	-0.56%	-1.87%
Growth 2020 - 2024	1.34%	1.43%	-1.05%
<b>2024 Population by Hispanic Origin</b>	4,071	6,972	12,781
<b>2024 Population</b>	37,796	92,669	242,674
White	15,473 40.94%	44,878 48.43%	115,064 47.42%
Black	17,260 45.67%	37,944 40.95%	106,930 44.06%
Am. Indian & Alaskan	74 0.20%	208 0.22%	536 0.22%
Asian	897 2.37%	1,846 1.99%	4,327 1.78%
Hawaiian & Pacific Island	2 0.01%	39 0.04%	159 0.07%
Other	4,090 10.82%	7,755 8.37%	15,657 6.45%
U.S. Armed Forces	831	2,219	4,607
<b>Households</b>			
2029 Projection	15,806	38,657	97,689
2024 Estimate	15,723	38,901	99,673
2020 Census	15,580	38,304	100,890
Growth 2024 - 2029	0.53%	-0.63%	-1.99%
Growth 2020 - 2024	0.92%	1.56%	-1.21%
Owner Occupied	6,101 38.80%	17,590 45.22%	54,297 54.48%
Renter Occupied	9,622 61.20%	21,312 54.79%	45,376 45.52%
<b>2024 Households by HH Income</b>	15,724	38,902	99,674
Income: <\$25,000	5,395 34.31%	12,446 31.99%	29,204 29.30%
Income: \$25,000 - \$50,000	4,548 28.92%	9,556 24.56%	23,515 23.59%
Income: \$50,000 - \$75,000	2,350 14.95%	5,829 14.98%	15,162 15.21%
Income: \$75,000 - \$100,000	969 6.16%	3,484 8.96%	10,719 10.75%
Income: \$100,000 - \$125,000	1,231 7.83%	3,047 7.83%	7,644 7.67%
Income: \$125,000 - \$150,000	416 2.65%	1,360 3.50%	4,002 4.02%
Income: \$150,000 - \$200,000	561 3.57%	2,013 5.17%	5,770 5.79%
Income: \$200,000+	254 1.62%	1,167 3.00%	3,658 3.67%
<b>2024 Avg Household Income</b>	\$53,682	\$62,674	\$67,321
<b>2024 Med Household Income</b>	\$37,415	\$42,525	\$46,105



# Consumer Spending Report

## Airline Plaza Shopping Center

2151 Airline Dr, Bossier City, LA 71111

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **25,014 SF**  
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2024 Annual Spending (\$000s)	3 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$343,181</b>	<b>\$923,720</b>	<b>\$2,525,692</b>
<b>Total Apparel</b>	<b>\$21,112</b>	<b>\$53,710</b>	<b>\$143,998</b>
Women's Apparel	7,663	19,971	54,198
Men's Apparel	3,982	10,515	28,038
Girl's Apparel	1,683	4,069	10,927
Boy's Apparel	1,312	3,106	8,310
Infant Apparel	1,224	2,946	7,623
Footwear	5,247	13,101	34,901
<b>Total Entertainment &amp; Hobbies</b>	<b>\$55,200</b>	<b>\$148,668</b>	<b>\$405,691</b>
Entertainment	5,948	15,126	40,798
Audio & Visual Equipment/Service	14,333	37,467	100,047
Reading Materials	467	1,505	4,341
Pets, Toys, & Hobbies	8,143	23,048	62,589
Personal Items	26,309	71,522	197,915
<b>Total Food and Alcohol</b>	<b>\$97,106</b>	<b>\$256,176</b>	<b>\$685,229</b>
Food At Home	54,768	139,785	373,549
Food Away From Home	37,092	101,280	271,768
Alcoholic Beverages	5,246	15,110	39,912
<b>Total Household</b>	<b>\$50,504</b>	<b>\$142,951</b>	<b>\$405,518</b>
House Maintenance & Repair	10,614	31,091	95,975
Household Equip & Furnishings	20,588	57,305	157,998
Household Operations	15,040	41,413	114,088
Housing Costs	4,262	13,142	37,457



## Consumer Spending Report

### Airline Plaza Shopping Center

2151 Airline Dr, Bossier City, LA 71111

2024 Annual Spending (000s)	3 Mile	5 Mile	10 Mile
<b>Total Transportation/Maint.</b>	<b>\$89,115</b>	<b>\$234,120</b>	<b>\$638,915</b>
Vehicle Purchases	43,521	113,556	312,058
Gasoline	27,164	69,230	185,770
Vehicle Expenses	1,601	4,896	13,562
Transportation	5,716	17,417	48,866
Automotive Repair & Maintenance	11,113	29,020	78,659
<b>Total Health Care</b>	<b>\$15,626</b>	<b>\$43,424</b>	<b>\$120,268</b>
Medical Services	8,080	22,848	63,597
Prescription Drugs	5,699	15,528	42,741
Medical Supplies	1,847	5,048	13,930
<b>Total Education/Day Care</b>	<b>\$14,519</b>	<b>\$44,671</b>	<b>\$126,074</b>
Education	9,353	28,564	80,450
Fees & Admissions	5,166	16,107	45,624



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<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	<b>10,133</b>	<b>91,023</b>	<b>9</b>
Retail & Wholesale Trade	1,105	10,988	10
Hospitality & Food Service	511	7,895	15
Real Estate, Renting, Leasing	468	2,609	6
Finance & Insurance	705	3,299	5
Information	166	2,283	14
Scientific & Technology Services	976	6,327	6
Management of Companies	27	133	5
Health Care & Social Assistance	3,558	23,669	7
Educational Services	138	5,252	38
Public Administration & Sales	274	7,595	28
Arts, Entertainment, Recreation	156	3,839	25
Utilities & Waste Management	273	3,374	12
Construction	496	3,938	8
Manufacturing	229	4,557	20
Agriculture, Mining, Fishing	34	146	4
Other Services	1,017	5,119	5