



# HEART *of* BOSSIER

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### PROPERTY OVERVIEW

This 190,000+ SF community commercial retail center is centrally located in Bossier City, Louisiana, one of the fastest growing cities in the state. The property is owned by a local investor group with local management provided. Beautifully landscaped and maintained, this property offers a prestigious business environment for your retail or office business. Suites available include office, retail and office/service center use. Recently renovated, the property features a new facade and clock tower. Three pylon signs are available for tenant use as well as building signs for each tenant space.

### LOCATION OVERVIEW

Heart of Bossier has excellent I-20 visibility with ease of access by way of Exit 20 B to either Benton Spur Road or Old Minden Road. It's located near six riverboat casinos, Barksdale Air Force Base, and the downtown Shreveport entertainment district. East Bank District, the newly renovated downtown Bossier City, sits less than two miles to the west. Louisiana Boardwalk, featuring Bass Pro Shops as its anchor tenant, is located along the Red River and is less than five minutes away. Heart of Bossier offers local property management, competitive rental rates, and build allowances available to amortize over the term of the lease.

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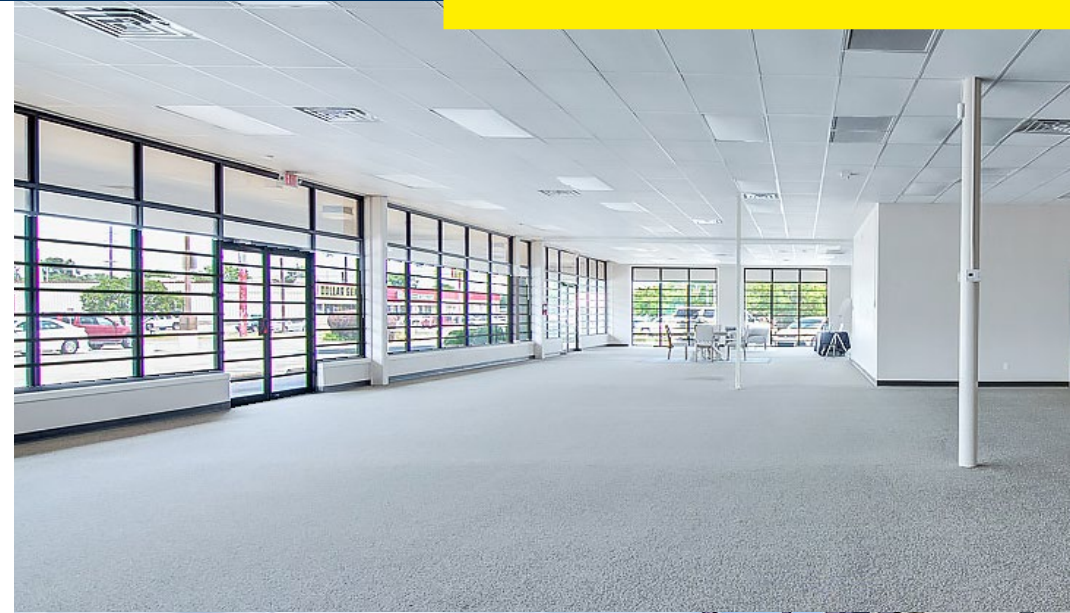
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**PROPERTY DETAILS**

Total Space	38,969 SF
Land Area	14.60 Acres
Lease Type	NNN, Absolute NNN
Zoning	B-3 Commercial Retail
Year Renovated	2008
Condition	Excellent
Parking Type	Surface
Parking Ratio	4.2 (per 1,000 SF)
Total Parking Spaces	834
Heat Type	Electricity
Heat Source	Central
Air Conditioning	Package Unit
Utilities	Municipal
Visibility	Excellent
Traffic Count	34,500 VPD
Highway Access	Interstate 20 at Benton Rd.
Space Available for Lease	<a href="#">Click Here For Current Availability</a>

- **Less than One Mile from East Bank District**
- **Less than a Quarter-Mile from I-20**
- **Excellent Visibility from I-20**
- **Minutes from Downtown Shreveport, LA Boardwalk, and Casino Resorts**
- **Build-out Allowances**
- **Corner Lot With Multiple Exits/Entries & Pylon Signage**



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