

FOR LEASE

BOSSIER CROSSROADS SHOPPING CENTER

1700 OLD MINDEN ROAD, BOSSIER CITY, LA 71111



LAUREL RICE BRIGHTWELL, REALTOR®

ASSOCIATE BROKER, COMMERCIAL BROKERAGE & LEASING

318.573.1943 cell | lbrightwell@ulcoleman.com

Licensed Broker by Louisiana Real Estate Commission

ULCOLEMAN
COMPANIES

207 Milam Street, Suite C | Shreveport, Louisiana 71101

318.221.0541 | www.ulcoleman.com

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EXECUTIVE SUMMARY



INTERSTATE EPICENTER visible from Interstate-20 at Benton Road exit with back-building I-20 signage for maximum marketing opportunity. Onsite lessor and maintenance.

ANNUAL NET BASE RENT

\$9.50/sf large suites (6,000+sf)

\$12.75/sf junior suites

ANNUAL NNN RENT

Tax: \$0.33/sf Insurance: \$0.56/sf

CAM: \$0.46/sf

Merchants' Association: \$0.075/sf

RENOVATED in 2001

ZONING B-3 GENERAL BUSINESS

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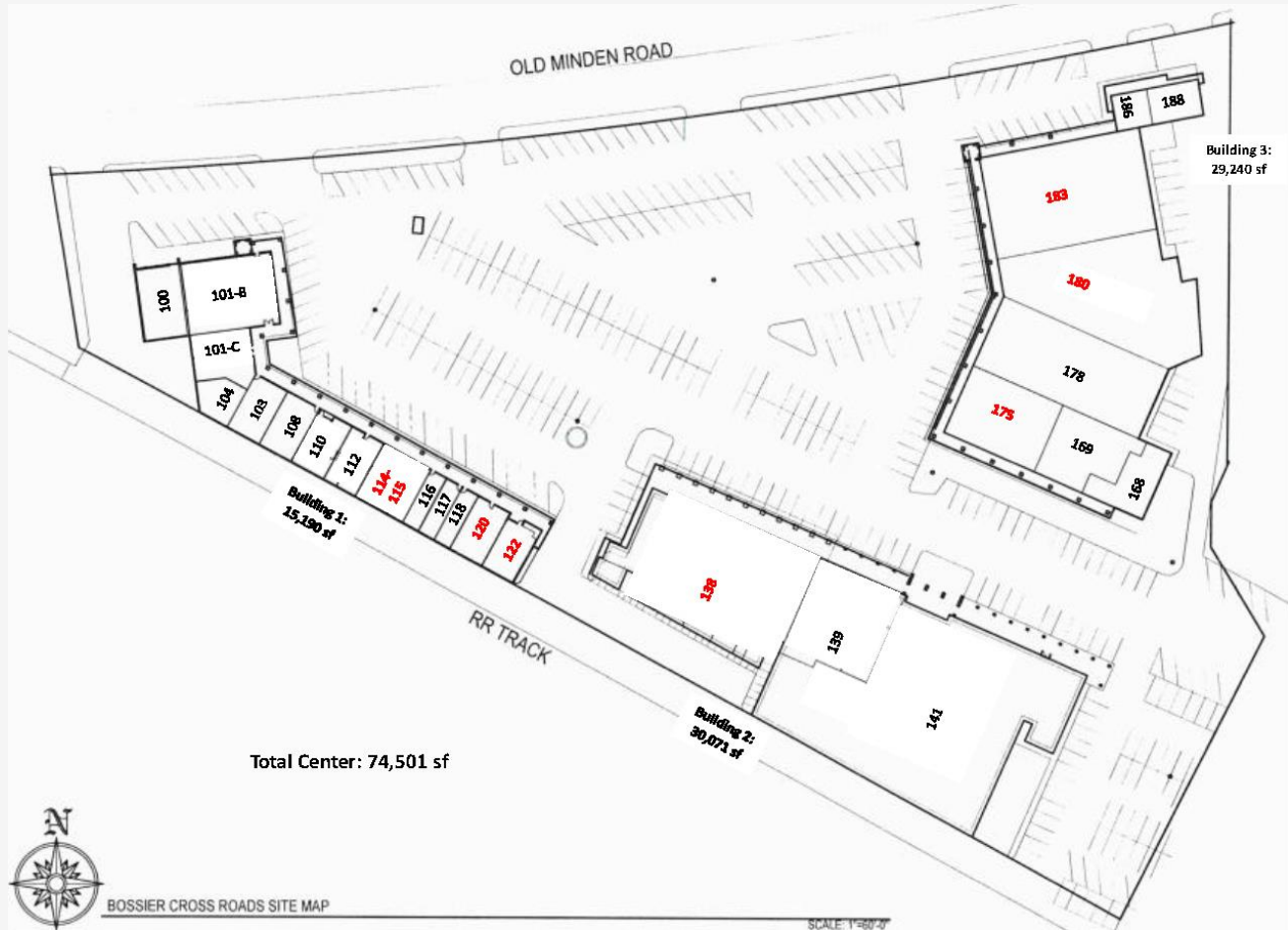
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SITE PLAN



UNIT	LESSEE	SQ. FT.
100	World Finance	1,509
101-B	Book Rack	1,796
101-C	Mattress By Appoint.	1,200
103	BC Office	2,125
104	BC Office	960
108	Elwood Staffing	1,360
110	Rhonda Staiger	880
112	TrendZ Barber Shop	560
114/115	AVAILABLE	1,440
116	Bayou Insurance	480
117	Gunn's Shoe Shop	480
118	Bellissima	480
120	AVAILABLE	960
122	AVAILABLE	960

UNIT	LESSEE	SQ. FT.
138	AVAILABLE	10,000
139	Navy	1,460
139	Army	1,527
139	Marines	680
141	Ralph & Kacoo's	16,404
168	Sen. Robert Mills	1,285
169	LA Auto Title	2,779
175	AVAILABLE	5,738
178	The Dance Warehouse	3,000
180	AVAILABLE	7,489
183	HomeLUXE AVAILABLE	7,344
186	Healthy Me	1,073
188	Air Force	532

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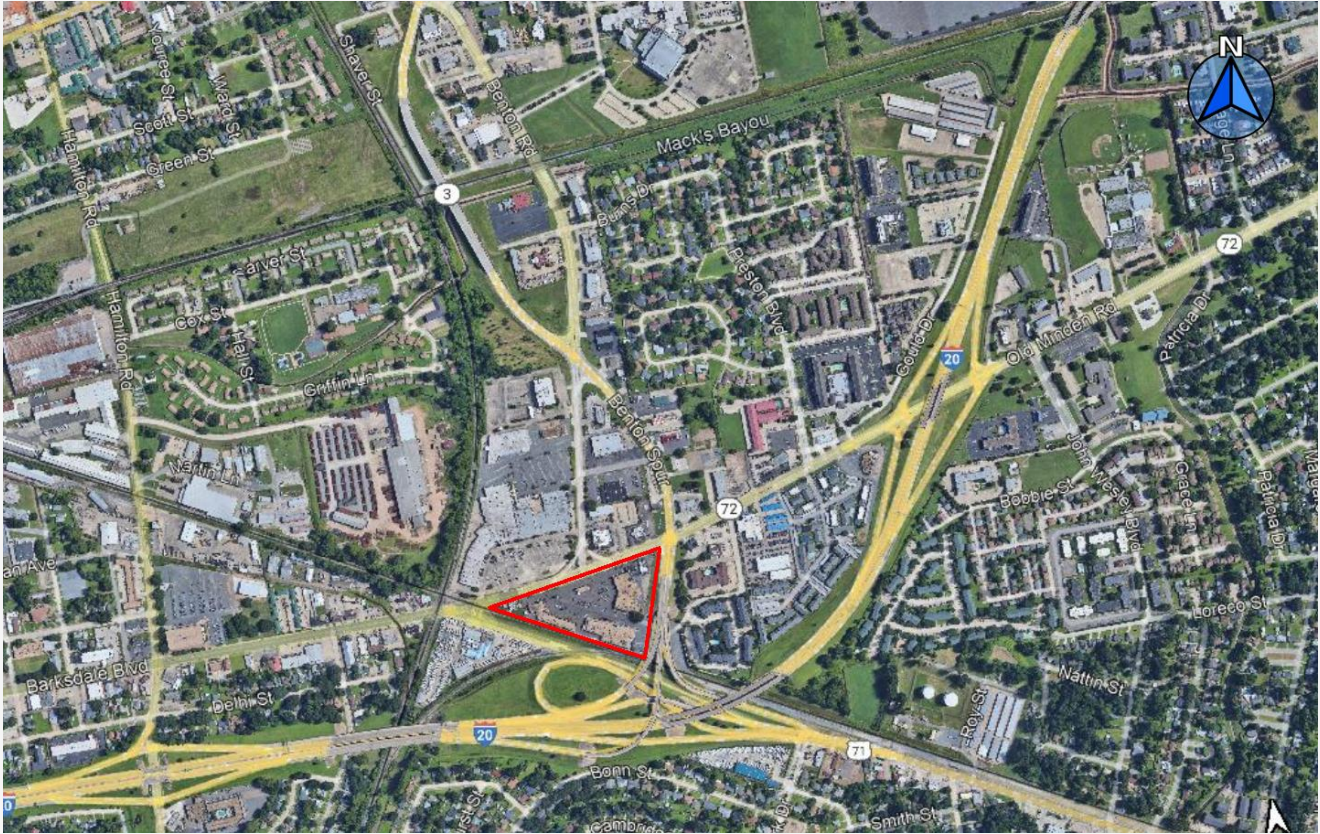
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TRADE AREA



DEMOGRAPHIC	5 MINUTE	10 MINUTE	15 MINUTE
Median Household Income	\$26,792	\$34,507	\$48,635
Population	8,703	53,061	107,053
Median Age	33.2	35.2	37.8
Owner Occupied Housing Units	23.2%	34.0%	52.9%
Renter Occupied Housing Units	65.6%	48.8%	34.6%
Bachelor's Degree or more	11%	18%	25%
Retail Goods & Services Annual Household Expenditures:			
Apparel/Services	\$893.32	\$1,254.25	\$1,729.73
Food at Home	\$2,269.35	\$3,193.63	\$4,417.31
Food Away from Home	\$1,575.36	\$2,209.22	\$3,053.71
Household Furnishings & Equipment	\$884.44	\$1,260.69	\$1,815.49
Entertainment & Recreation	\$1,274.01	\$1,805.95	\$2,586.84

Source: Census 2010 Profile, ESRI forecasts for 2025.

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PLACEMENT & TRAFFIC



VARIED, DESIRABLE, STRONG, & ENDURING TENANT MIX

INGRESS & EGRESS Off Interstate-20's Benton Road exit with five (5) entry points off Old Minden Road. Center is also connected to apartment complex underneath Benton Road exit/onramp overpass.

DRIVE PATTERNS Main east/west daily commute and travel corridor as well as heavy lunchtime epicenter serving downtown Shreveport and Bossier as well as east industrial area.

TRAFFIC COUNT 75,317 (I-20) 2021
21,781 2008

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THE EXPERTS

LAUREL RICE BRIGHTWELL, REALTOR®

ASSOCIATE BROKER

Shreveport, LA native, Louisiana State University in Shreveport Bachelor's degree and Southern Methodist University Dallas, TX Master's degree graduate, and former Simon Property Group, J. Walter Thompson, and Harrah's New Orleans Casino associate, Laurel brings a myriad of marketing, advertising, sales, and public relations experience.

Her community and industry involvement has included: National Association of REALTORS® (NAR) Land Use & Property Rights Committee; Louisiana REALTORS® Association (LR) board director; Louisiana Commercial Database (LACDB) Chairman of the Board; Northwest Louisiana Association of REALTORS® (NWLAR) board President; Multi-List Service, Inc. (MLS) board President; NWLAR Commercial Investment Division board President and Commercial Trends REALTOR® Day Conference chairman; Shreveport Airports Hangar Owners Association (SAHOA) board Real Estate and Legislation Vice President; Junior League Shreveport-Bossier board Vice President; Rotary Club of Shreveport board director; Junior Achievement board director; Red River Revel Festival Production Committee Chairman; International Council of Shopping Centers member since 2006; CCIM candidate; and Greater Shreveport Chamber of Commerce (GSCC) Leadership Program graduate and session planner, 2008 Northwest Louisiana Top 40 business professionals Under 40, and 2011 Athena Award finalist. In addition, she served on Mayor Adrian Perkins's Business Council, Mayor Cedric Glover's City of Shreveport Economic Development Stakeholders, Alliance for Education Grant Committee, Community Renewal International chairman, and helped pen the City of Shreveport and Caddo Parish 2030 Master Plan. She is an active participant in Daughters of the American Revolution, The Cotillion Club, and Southern Trace Country Club.

U. L. COLEMAN COMPANIES

U. L. COLEMAN COMPANY | U.L. COLEMAN PROPERTIES | SEQUOIA CONSTRUCTION

Founded by CEO, Linc Coleman in 1973, U.L. Coleman Companies has grown to become a leading full-service real estate company providing diverse product expertise for commercial and multifamily residential products. In providing these services, we utilize a fully-integrated approach; one that respects the environment and social and economic needs of communities. The growth of the companies has created employment opportunities for over 150 associates in various departments and locations. Our approach combines professional planning, aesthetic appeal, and quality service. From land development and construction, to property management, U.L. Coleman Companies offer attractive, affordable working and living environments and sound investment opportunities.

With its corporate headquarters located in Shreveport, Louisiana, U. L. Coleman Properties, LLC was the first commercial real estate company in North Louisiana to receive the Accredited Management Organization® (AMO®) designation. Our management portfolio includes over 2.7 million square feet of office buildings, shopping centers, industrial properties, mini-storage facilities, and multifamily communities.

Whether you are looking for the right office, retail, industrial environment, multifamily community for your lifestyle, or a professional, accredited organization to manage your real estate investments, U.L. Coleman Companies will exceed your expectations in providing successful solutions and long-term results.

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