

**INVESTMENT OPPORTUNITY**

**OFFERING PRICE: \$3.2M**  
**NOI: \$225,000**  
**CAP RATE: 7%**



**1935 AIRLINE DRIVE, BOSSIER CITY, LA 71112**

National Credit Tenant Chase Bank & Strong Established Local Tenant SGB Architects, LLC



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- Below-market rents for both Chase (\$16/ft) and Office (\$10/ft)
- **Long-Term Historical Occupance:** Chase has occupied the first floor since 2007 and the current lease expires August 2032. SGB Architects has occupied the second floor since 2009 and the current lease expires September 2027.
- **Investment Grade Tenant** - Chase Bank is rated AA-Stable by S&P, Aa2 Stable by Moody's.
- **High Traffic/Excellent Visibility** - Located at the signalized intersection of Airline Drive and Old Minden Rd. with a combined 53,075 cars passing the site every day
- 1/2 mile south of Pierre Bossier Mall, a 650,000 SF shopping mall serving the greater Shreveport/Bossier City area, anchored by Dillard's and JC Penney.
- 1/2 mile west of Barksdale Air Force Base, a top employer regionally, and home to approx. 15,000 active-duty members, reservists, family members and civilian employees.



# PROPERTY SPECIFICATIONS

- Rentable Area: 19,131 SF
- Land Area: 2.77 Acres
- Year Built/Remodeled: 1973/1982
- Parcel Number: 123448







PIERRE BOSSIER  
-MALL-

**SURGE**  
ENTERTAINMENT NEW 2022  
BY DREW BREE



**SUBJECT PROPERTY**



Rusheon  
Middle School

Old Minden Rd



Airline Dr

RV Kerr  
Elementary School

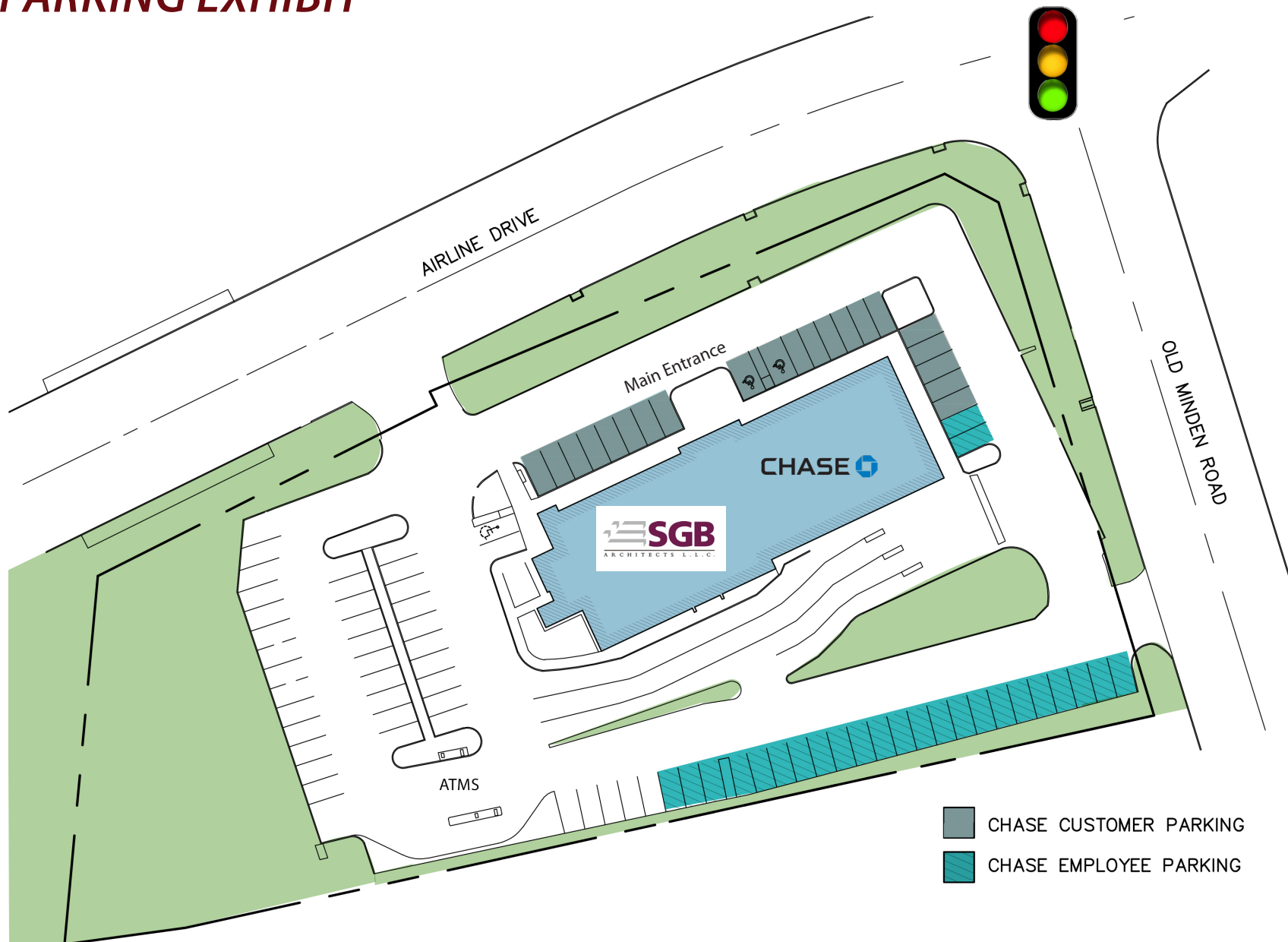


**U.S. AIR FORCE**

Top Employer:  
Barksdale  
Air Force Base  
14,500 employees

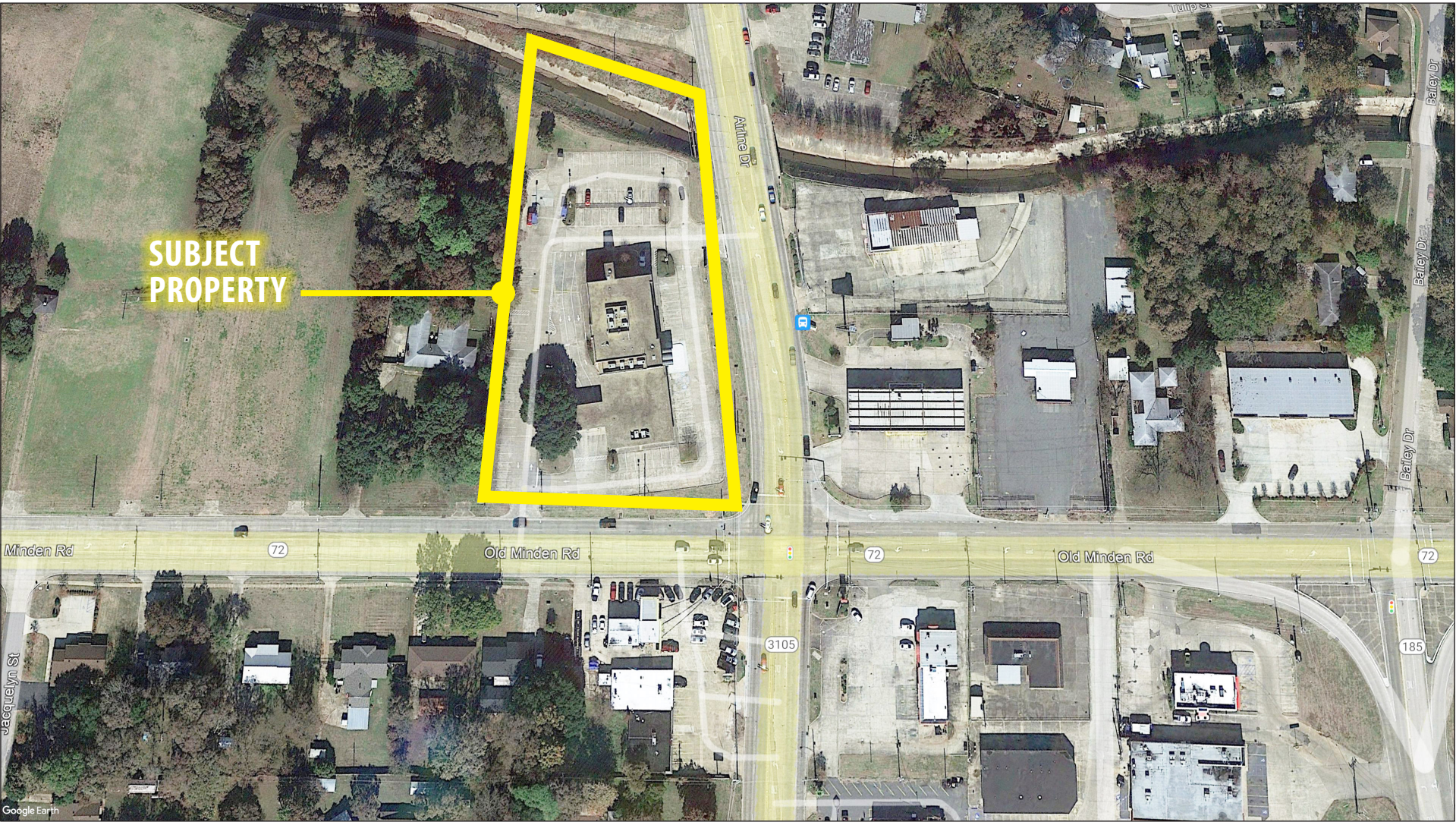


# PARKING EXHIBIT





# PROPERTY OUTLINE





# RENT ROLL

Floor	Tenant Name	Size SF	Pro	Rent Monthly	Total	Rent \$/SF/Yr	Pro	Increase			Rental Increases			Lease	Lease	
			Rata (SF)		Rent Annual		Rata (\$)	Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Start Date	End Date	
1st	P Morgan Chase Bank	12,597	66%	\$16,796	\$201,552	\$16.00	66%	Sep-27	9.38%		\$18,371	\$1.46	\$220,448	\$17.50	Aug-07	Aug-32
2nd	SGB Architects	6,534	34%	\$5,500	\$66,000	\$10.10	22%	Option 1	TBD		FMR	TBD	FMR	TBD	Sep-09	Sep-27
ATM	Motor Bank (Chase)	0	0%	\$3,000	\$36,000	-	12%	Sep-27	16.67%		\$3,500	-	\$42,000	-	Aug-07	Aug-32
Total Occupied			19,131	100%	\$25,296	\$303,552	100%									

Total Gross Rent: \$303,552  
Total Annual Operating Expenses: \$78,552  
Net Operating Income: \$225,000





# BUILDING AERIALS





# Demographics



## POPULATION

1 MI: 9,966  
3 MI: 34,802  
5 MI: 62,869



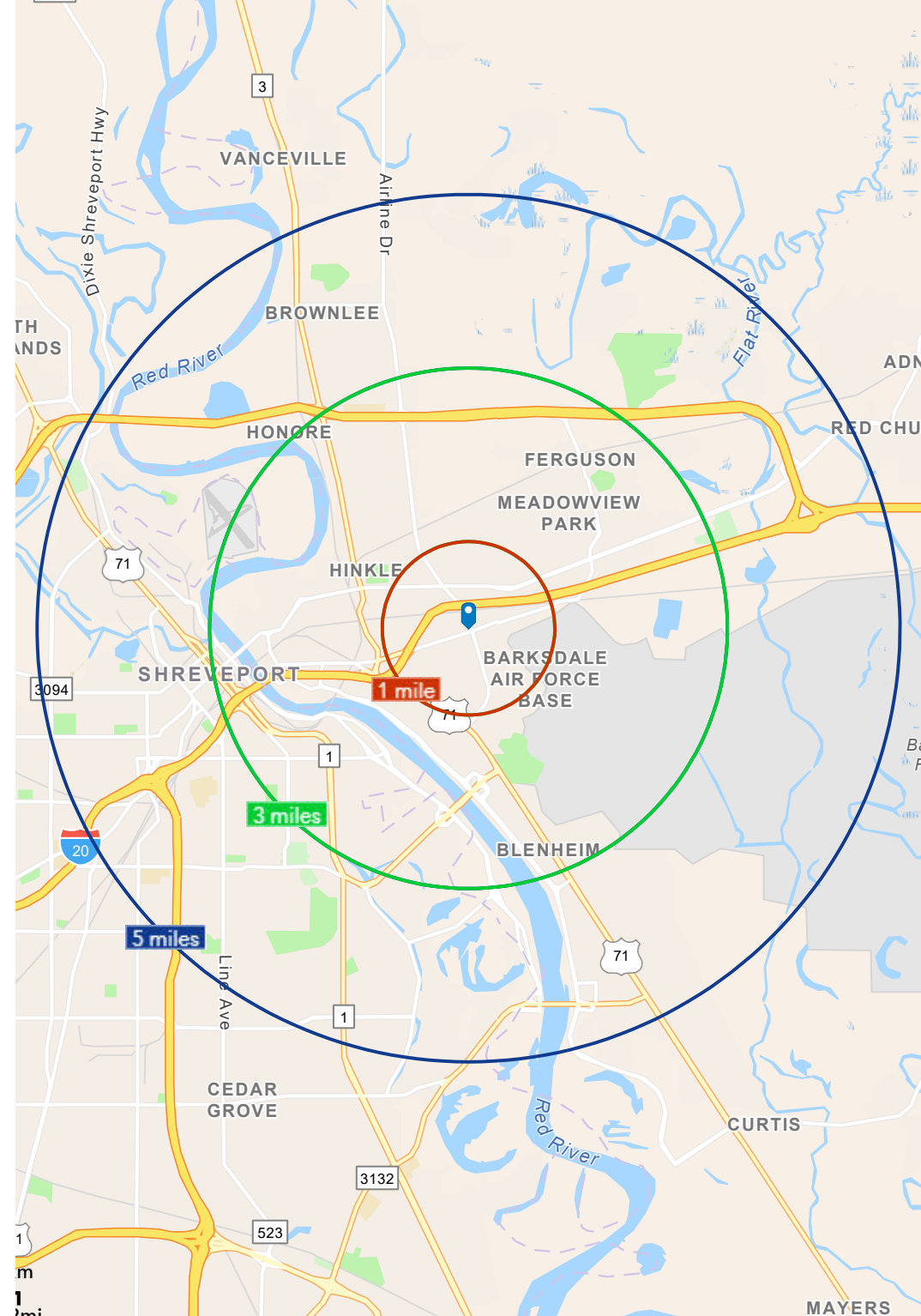
## HOUSEHOLDS

1 MI: 4,524  
3 MI: 13,791  
5 MI: 26,559



## AVERAGE INCOME

1 MI: \$42,902  
3 MI: \$46,010  
5 MI: \$74,318

















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**VINTAGE**  
REALTY COMPANY