



BOSSIER CORNERS THEATER FOR SALE OR LEASE

2800 SHED RD., BOSSIER CITY, LA 71111

- Theater 25,725 sf
- Located in prime retail corridor
- Ample parking
- Excellent signage opportunity
- Good visibility from Airline Drive
- Former Regal Theater
- Excellent conversion opportunity including retail, medical, entertainment or gymnasium
- For Sale \$2,500,000
- For Lease \$10/psf NNN



2027 DEMOGRAPHIC PROJECTIONS

| Radius | Population | Avg Household Income | Number of Households |
|---------|------------|----------------------|----------------------|
| 3 mile | 39,665 | \$48,686 | 17,050 |
| 5 mile | 97,007 | \$59,845 | 41,663 |
| 10 mile | 243,167 | \$63,631 | 100,859 |

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027.

VIDEO TOURS AVAILABLE:

THEATRE BUILDING: <https://youtu.be/d-Qh4IKFDjc>

THEATRE LOBBY: <https://my.matterport.com/show/?m=MphNqLZn2bM>

INDIVIDUAL THEATRE: <https://my.matterport.com/show/?m=sza2FEBkjAK>

For more information, contact:

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Hilary Bransford | 318.222.2244 | hbransford@vintagerealty.com

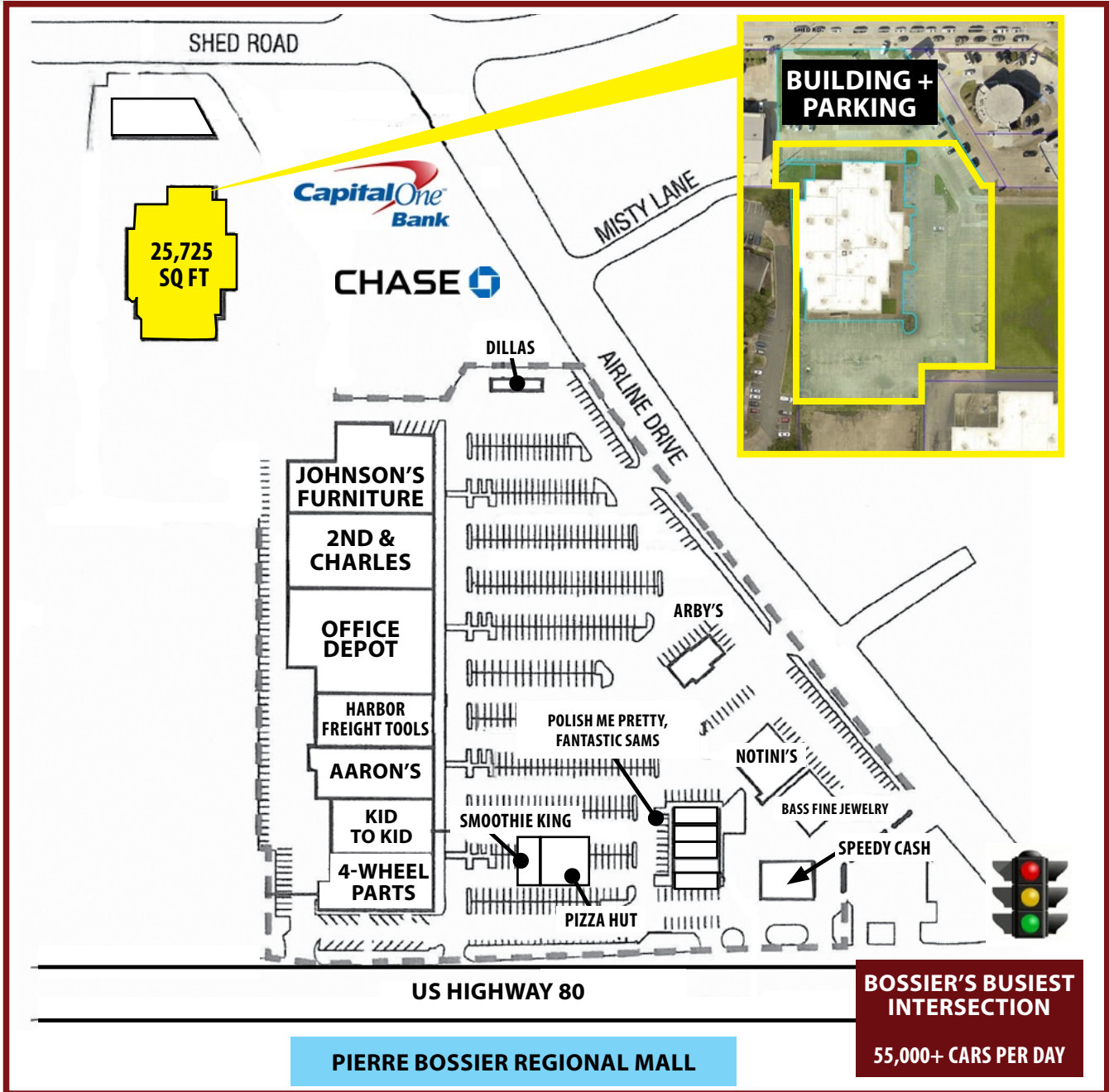
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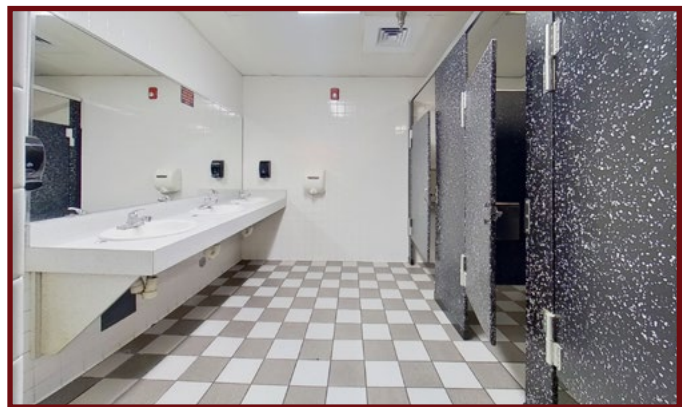
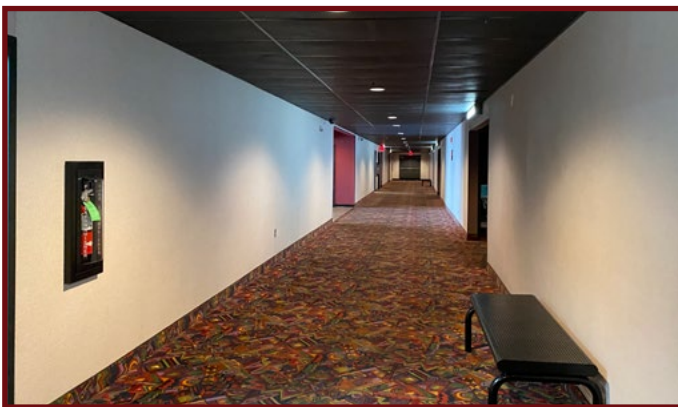
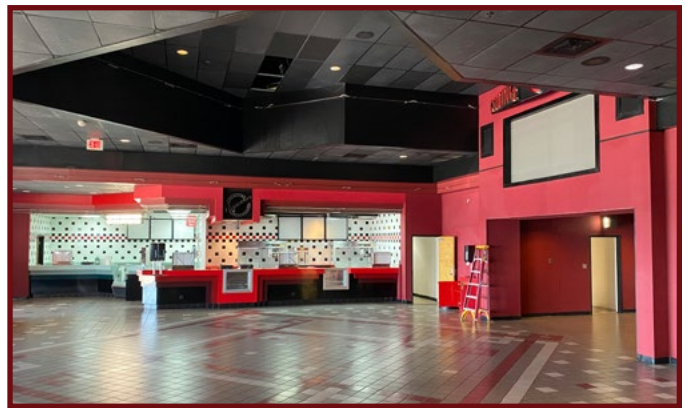
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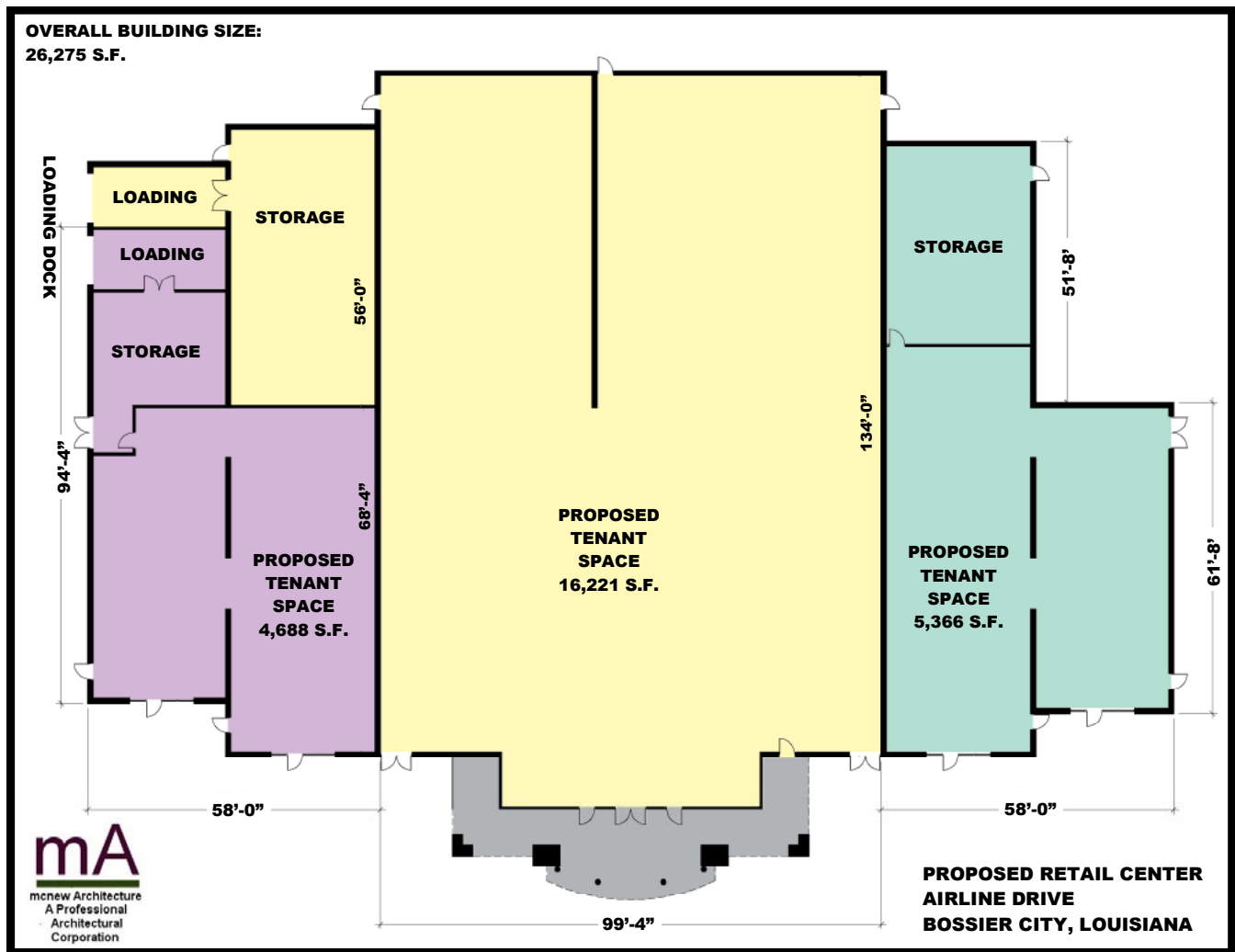
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PROPOSED RETAIL CENTER SCHEMATIC / 1 POSSIBLE SUBDIVISION



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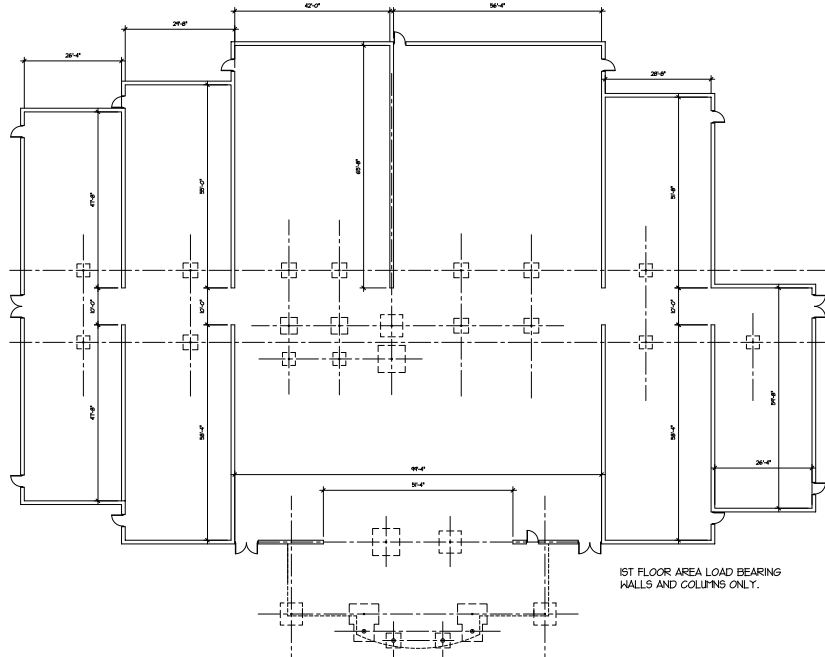
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FIRST FLOOR

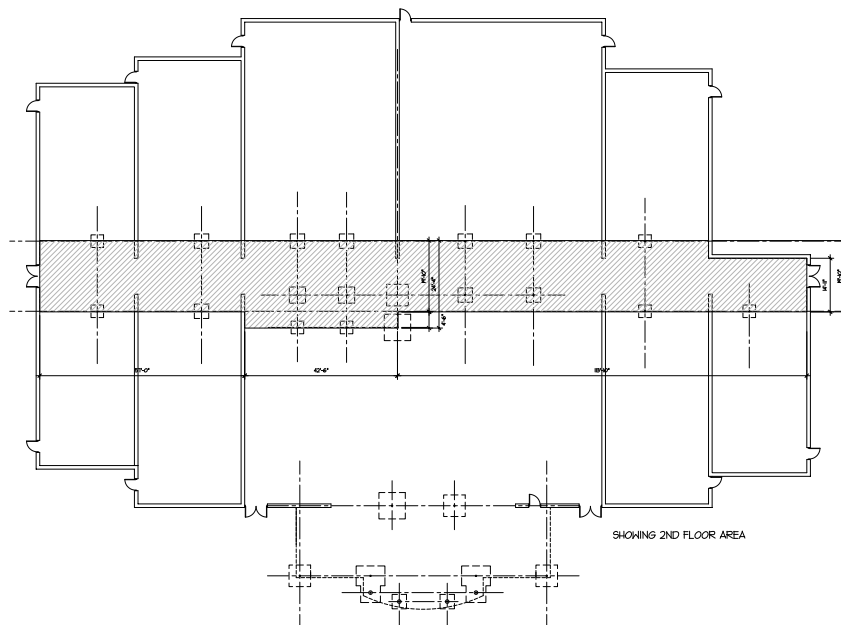
Load Bearing Walls
and Columns Only

*Links to
Video Tours
on 1st page*



SECOND FLOOR

Load Bearing Walls
and Columns Only



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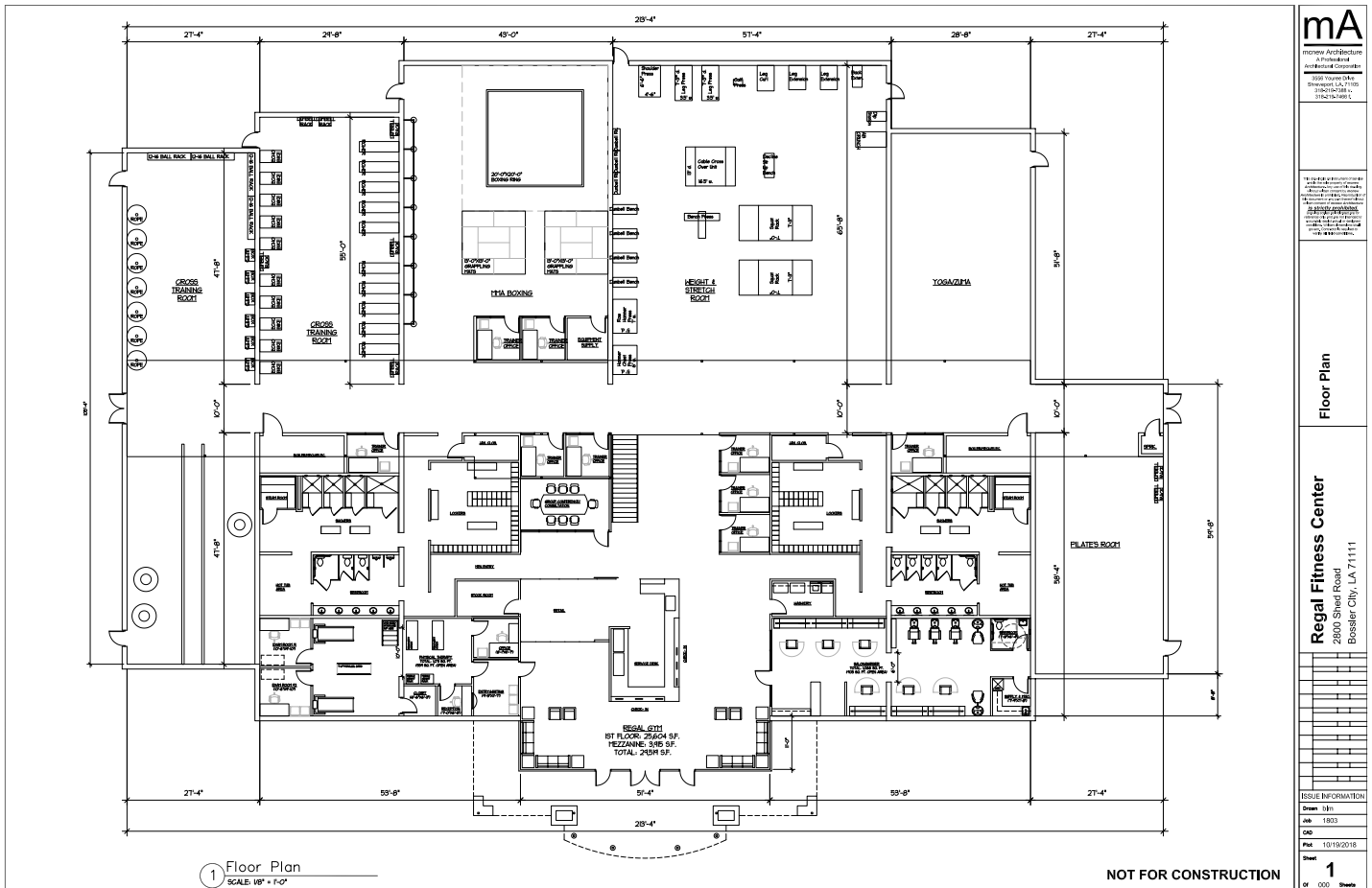


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PROPOSED GYM LAYOUT ILLUSTRATION



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