



Offering Summary

Lease Rate:	\$10/SF/YR
Available SF:	3,900 SF
Cross Streets:	Benton Rd. / E Texas St. (Hwy 79/80)
Visibility:	Excellent
NNN Expenses:	\$1.50/SF/YR Est.

Location Overview

This prime property is situated at the heavily trafficked intersection of East Texas and Benton Rd., ensuring excellent visibility and accessibility. Located less than 1.5 miles from I-20 and just under 3 miles from the LA Boardwalk and Downtown Shreveport, it offers a strategic advantage for businesses looking to attract a diverse clientele. The subject is a four-minute drive from I-220, 0.93 miles south of the Walter O. Bigby Carriageway \$60MM project that will increase traffic from South Bossier, and is positioned at one of the busiest corridors in Bossier.

Available Space Overview

Retail space in Bossier City on highly traveled Benton Road, just south of Benton Road and E. Texas Street intersection.

Totaling 3,900 SF (60' wide x 65' depth)

This larger 3,900 SF space includes an open retail area, two offices, a stockroom, and two restrooms.



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