

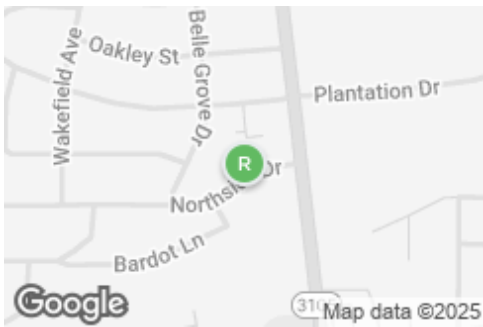
Former fire station/warehouse

2800 Northside Drive, Bossier City, LA, 71111

Retail For Lease

Prepared on January 12, 2025

1 of 1 Listings



Listing Details | Retail For Lease

Suite	N/A
Secondary Uses	Industrial, Office
Sublease	No
Total Available Space	2,667 SF
Min Div/Max Contig	2667/2,667 SF
Asking Rate	\$9.00 - \$11.00 Annual/SF
Monthly Rate	\$2,000 - \$2,445
Lease Type	NNN
Expenses	NNN
Show Instructions	Call owner

Divisible	2667
Vacant	No
Available Date	1/16/2023
Date Listed	1/12/2025
Last Modified	1/12/2025
Listing ID	41742221
Entire Floor	Yes
Restrooms	1
Parking Spaces	-

Description

Former Fire Station featuring 1,109 SF of office space and 1,558 SF of garage space with 2 overhead garage doors.

Zoned B-3 (General Business District), this property offers prime accessibility near Airline Drive, Interstate 220, and major commercial hubs including Walmart, Target, Sam's Club, Home Depot, Lowe's, casinos, and numerous car dealerships. Its strategic location and versatile zoning make it ideal for a variety of retail, office, and service businesses.

Property Features

Location Details

Address	2800 Northside Drive, Bossier City, LA ...
Zoning	B-3
County	Bossier

Parcels	177107 2
Name	2800 Northside Dr
Cross Street	Airline Drive

Building Details

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	2,667 SF
Land Size	0.57 Acres / 24,829 SF
Number of Buildings	1
Number of Floors	1
Year Built	1964
Primary Constr. Type	Masonry
Occupancy Type	Single Tenant
Yard	-
Electricity	Yes

Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Sprinklers	-
Water	Yes
Floor Size	2,667 SF
Restrooms	1
Air Conditioned	Yes
Heated	Yes
Warehouse HVAC	Yes

Property Listings

1 Listing | 2,667 SF | \$9.00 - \$11.00 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Free-Sta...	N/A	2,667 SF	\$9.00-\$11.00 Annual/SF ...	1/16/2023	-	-	-	-	-/-/-

Additional Photos





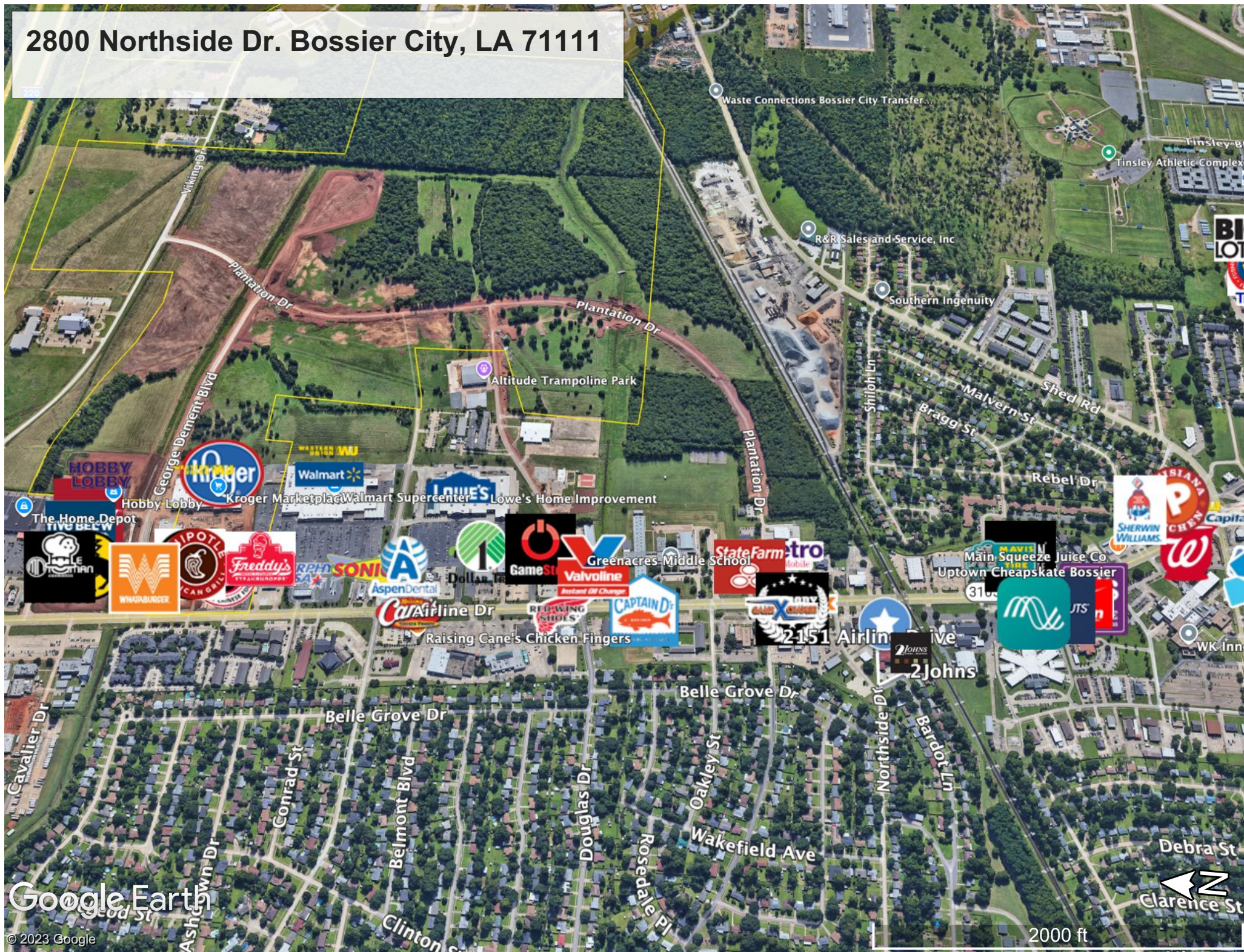
Contact



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Freedom Realty

2800 Northside Dr. Bossier City, LA 71111



Traffic Count Report

2800 Northside Dr, Bossier City, LA 71111

Building Type: **General Retail**

Secondary: -

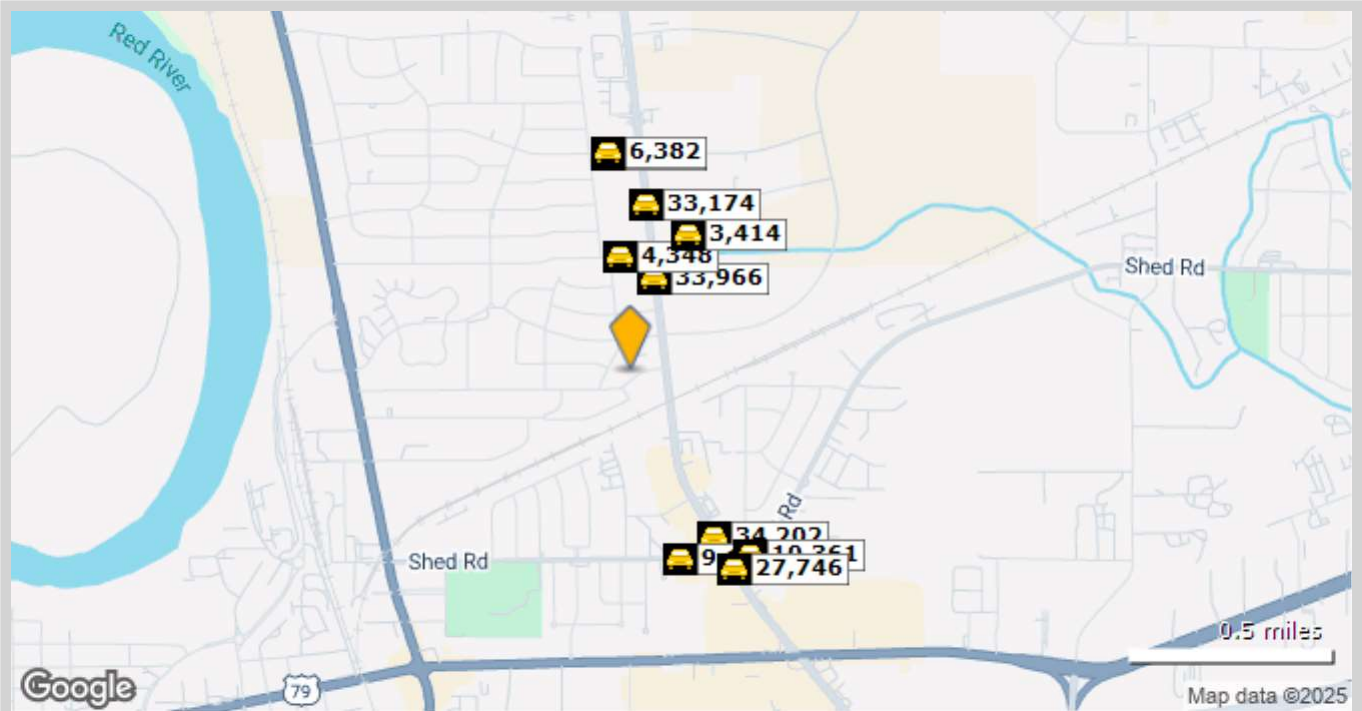
GLA: **2,667 SF**

Year Built: **1990**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Airline Dr	Douglas Dr	0.07 N	2022	33,966	MPSI	.25
2	Douglas Dr	Belle Grove Dr	0.05 W	2022	4,348	MPSI	.29
3	Douglas Dr	Airline Dr	0.10 W	2022	3,414	MPSI	.38
4	Airline Dr	Douglas Dr	0.11 S	2022	33,174	MPSI	.42
5	Airline Dr	Shed Rd	0.06 SE	2022	34,202	MPSI	.46
6	Shed Rd	Christy St	0.09 W	2022	9,165	MPSI	.48
7	Shed Rd	Old Shed Rd	0.00 NE	2022	10,361	MPSI	.55
8	Melrose Ave	Belle Grove Dr	0.05 W	2018	6,861	MPSI	.55
9	Melrose Ave	Belle Grove Dr	0.05 W	2022	6,382	MPSI	.55
10	LA3105	Shed Rd	0.03 NW	2022	27,746	MPSI	.55

Demographic Summary Report

2800 Northside Dr, Bossier City, LA 71111

Building Type: **General Retail**
 Secondary: -
 GLA: **2,667 SF**
 Year Built: **1990**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	2 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,198		37,841		91,723	
2024 Estimate	21,042		37,622		92,231	
2020 Census	20,963		37,253		90,868	
Growth 2024 - 2029	0.74%		0.58%		-0.55%	
Growth 2020 - 2024	0.38%		0.99%		1.50%	
2024 Population by Hispanic Origin	2,311		4,046		6,945	
2024 Population	21,042		37,622		92,231	
White	7,896	37.52%	15,433	41.02%	44,473	48.22%
Black	10,314	49.02%	17,173	45.65%	37,960	41.16%
Am. Indian & Alaskan	31	0.15%	73	0.19%	207	0.22%
Asian	540	2.57%	886	2.36%	1,837	1.99%
Hawaiian & Pacific Island	0	0.00%	2	0.01%	37	0.04%
Other	2,261	10.75%	4,055	10.78%	7,718	8.37%
U.S. Armed Forces	188		767		2,215	
Households						
2029 Projection	9,035		15,729		38,476	
2024 Estimate	8,973		15,652		38,713	
2020 Census	8,951		15,549		38,091	
Growth 2024 - 2029	0.69%		0.49%		-0.61%	
Growth 2020 - 2024	0.25%		0.66%		1.63%	
Owner Occupied	3,014	33.59%	6,122	39.11%	17,456	45.09%
Renter Occupied	5,959	66.41%	9,530	60.89%	21,257	54.91%
2024 Households by HH Income	8,972		15,654		38,713	
Income: <\$25,000	3,422	38.14%	5,364	34.27%	12,447	32.15%
Income: \$25,000 - \$50,000	2,684	29.92%	4,504	28.77%	9,516	24.58%
Income: \$50,000 - \$75,000	1,175	13.10%	2,349	15.01%	5,800	14.98%
Income: \$75,000 - \$100,000	429	4.78%	962	6.15%	3,445	8.90%
Income: \$100,000 - \$125,000	646	7.20%	1,240	7.92%	3,029	7.82%
Income: \$125,000 - \$150,000	202	2.25%	413	2.64%	1,354	3.50%
Income: \$150,000 - \$200,000	260	2.90%	572	3.65%	1,968	5.08%
Income: \$200,000+	154	1.72%	250	1.60%	1,154	2.98%
2024 Avg Household Income	\$49,613		\$53,839		\$62,423	
2024 Med Household Income	\$31,756		\$37,481		\$42,369	

Consumer Spending Report

2800 Northside Dr, Bossier City, LA 71111

Building Type: **General Retail**

Secondary: -

GLA: **2,667 SF**

Year Built: **1990**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



2024 Annual Spending (\$000s)	2 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$184,835	\$342,403	\$917,104
Total Apparel	\$11,655	\$21,033	\$53,380
Women's Apparel	4,214	7,638	19,840
Men's Apparel	2,168	3,969	10,448
Girl's Apparel	939	1,675	4,046
Boy's Apparel	729	1,306	3,090
Infant Apparel	693	1,217	2,930
Footwear	2,912	5,226	13,027
Total Entertainment & Hobbies	\$29,944	\$55,083	\$147,647
Entertainment	3,532	5,950	15,045
Audio & Visual Equipment/Service	7,857	14,290	37,237
Reading Materials	230	468	1,490
Pets, Toys, & Hobbies	4,265	8,129	22,853
Personal Items	14,060	26,246	71,023
Total Food and Alcohol	\$52,261	\$96,813	\$254,394
Food At Home	29,878	54,574	138,930
Food Away From Home	19,639	37,002	100,488
Alcoholic Beverages	2,743	5,237	14,977
Total Household	\$26,387	\$50,476	\$141,828
House Maintenance & Repair	5,228	10,652	30,844
Household Equip & Furnishings	10,952	20,554	56,886
Household Operations	8,023	15,009	41,086
Housing Costs	2,183	4,261	13,013

Consumer Spending Report

2800 Northside Dr, Bossier City, LA 71111

2024 Annual Spending (000s)	2 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$49,142	\$88,884	\$232,512
Vehicle Purchases	24,238	43,413	112,767
Gasoline	14,913	27,076	68,798
Vehicle Expenses	864	1,601	4,863
Transportation	2,992	5,711	17,265
Automotive Repair & Maintenance	6,134	11,083	28,818
Total Health Care	\$8,128	\$15,602	\$43,093
Medical Services	4,145	8,069	22,661
Prescription Drugs	3,006	5,689	15,421
Medical Supplies	978	1,844	5,012
Total Education/Day Care	\$7,319	\$14,513	\$44,248
Education	4,724	9,350	28,302
Fees & Admissions	2,595	5,163	15,947

Daytime Employment Report

5 Mile Radius

2800 Northside Dr, Bossier City, LA 71111

Building Type: **General Retail**
 Secondary: -
 GLA: **2,667 SF**
 Year Built: **1990**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	10,112	90,703	9
Retail & Wholesale Trade	1,100	10,967	10
Hospitality & Food Service	508	7,866	15
Real Estate, Renting, Leasing	467	2,601	6
Finance & Insurance	703	3,291	5
Information	166	2,283	14
Scientific & Technology Services	974	6,322	6
Management of Companies	27	133	5
Health Care & Social Assistance	3,557	23,668	7
Educational Services	134	5,012	37
Public Administration & Sales	274	7,595	28
Arts, Entertainment, Recreation	158	3,844	24
Utilities & Waste Management	272	3,371	12
Construction	496	3,938	8
Manufacturing	228	4,553	20
Agriculture, Mining, Fishing	34	146	4
Other Services	1,014	5,113	5