

# 2151 Airline Dr - retail & office spaces available

## 2151 Airline Drive, Bossier City, LA 71111

Listing ID: 30829110  
Status: Active  
Property Type: Shopping Center For Lease  
(also listed as Retail-Commercial, Office)  
Retail Type: Community Center, Fashion/Specialty  
Contiguous Space: 1,614 SF  
Total Available: 1,614 SF  
Lease Rate: \$22 - 24 PSF (Annual)  
Base Monthly Rent: \$2,959 - 3,228  
Lease Type: NNN  
Ceiling: 12 ft.



### Overview/Comments

An Upscale Shopping Center located on 2151 Airline Drive at the heart of Bossier City, which one of the strongest, busiest and most active retail corridor Shreveport/Bossier area with traffic count of ~34,000 vehicles/day. Located in the midst of bustling commercial activity, it is within minutes away from Wal-Mart, Kroger, Sam's, Target, Lowe's, Home Depot, Best Buy, Academy Sports, entertainment venues and more! The area is a hub for high-end shopping, dining, and entertainment, making it the perfect location for businesses looking to attract customers.

Featuring a modern and well-maintained exterior, the property is perfectly suited for any business that seeks to make a bold statement and attract customers. Each suite space have high ceilings with clear span construction provides for upstairs or mezzanine area if desired by the tenant and accommodate a range of businesses, from high-end retailers and boutiques to upscale restaurants and service providers.

Tenant mix including Monjuni's Italian Restaurant, LOA Clothing, Christus Velocity Urgent Care, Poshe Salon, Birdwell's, Balentine & Co Jewelers, HomeSmart Realty South NWLA, Broken Phone, and 2 John's Steak and Seafood (Voted OpenTable's top 100 Steakhouses in America and Best Overall restaurant in the Bossier City/Shreveport area!).

### More Information Online

<https://www.lacdb.com/listing/30829110>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	136350	Gross Building Area:	20,651 SF
Zoning:	B-3	Land Area:	3.56 Acres
Building Name:	Airline Plaza Shopping Center		

Retail Type Community Center, Fashion/Specialty, Free-Standing Store, Mixed Use, Neighborhood Center, Net Leased, Outlet Center, Power Center, Strip Center, Theme/Festival, Other

### Available Space

Suite/Unit Number:	1000	Space Type:	Sublet
Space Available:	1,614 SF	Date Available:	01/30/2024
Minimum Divisible:	1,614 SF	Lease Rate:	\$22 - 24 PSF (Annual)
Maximum Contiguous:	1,614 SF	Lease Type:	NNN
Space Subcategory 1:	Strip Center	Conference Rooms:	1
Space Subcategory 2:	Neighborhood Center	Offices:	5
Space Description:	Former Title Company and Real Estate Company office with reception area, 1 conference room, 5 office spaces, and 1 breakroom	Kitchen/Breakroom:	Yes

## Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Casino, Other	Largest Nearby Street:	Airline Drive
Property Located Between:	Interstate 20 and Interstate 220	Feet of Frontage:	167
Property Visibility:	Excellent	Traffic/Vehicle Count:	34,000
		Highway Access:	1 mile from I-20, 1.4 mile from I-220

## Building Related

Property Condition:	Excellent	Parking Type:	Surface
Year Built:	2007	Total Parking Spaces:	172
Construction/Siding:	Steel Frame	Ceiling Height:	12
Exterior Description:	EIFS		

## Land Related

Zoning Description:	B-3	Water Service:	Municipal
Lot Frontage:	135 feet	Sewer Type:	Municipal

## Location

Address:	2151 Airline Drive, Bossier City, LA 71111
County:	Bossier
MSA:	Shreveport-Bossier City



## Property Images



Building



Building

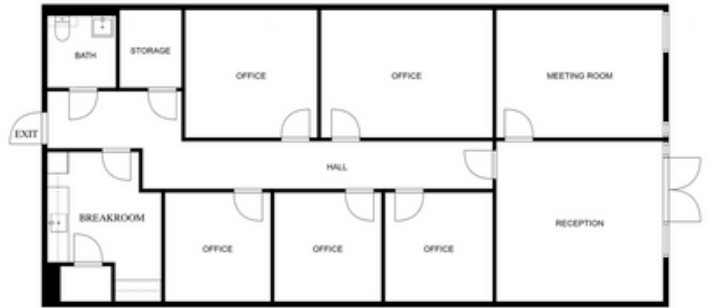




2JOHNS



Aerial View



Suite 1000 Floor Sketch



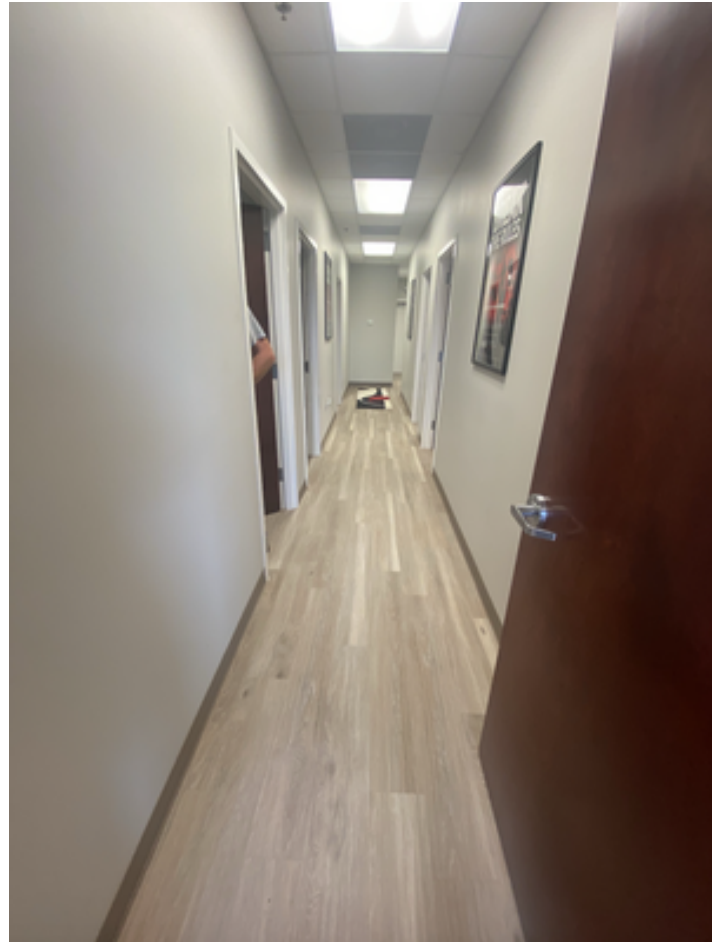
Sign



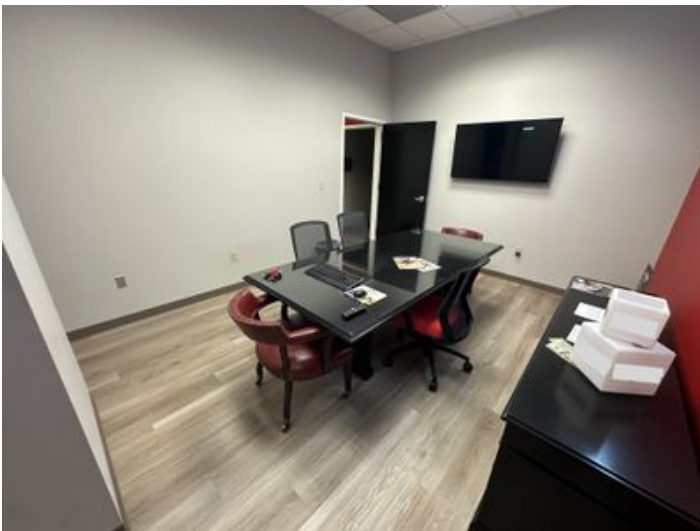
Suite 1000



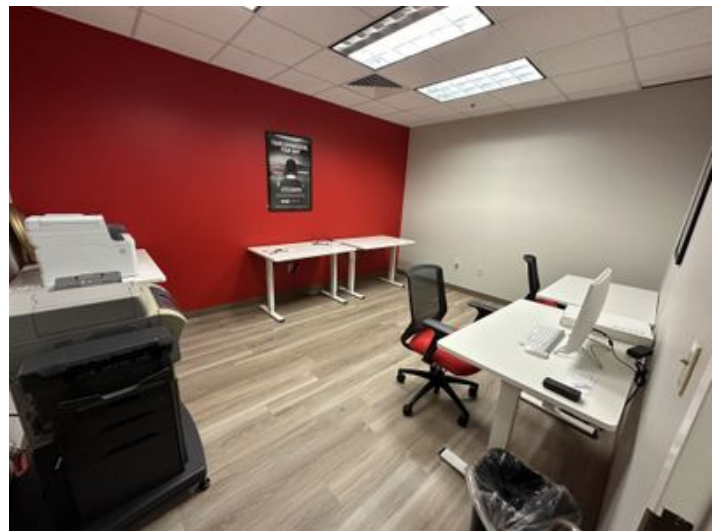
Suite 1000 Reception area



Suite 1000 Hallway



Suite 1000 Conference

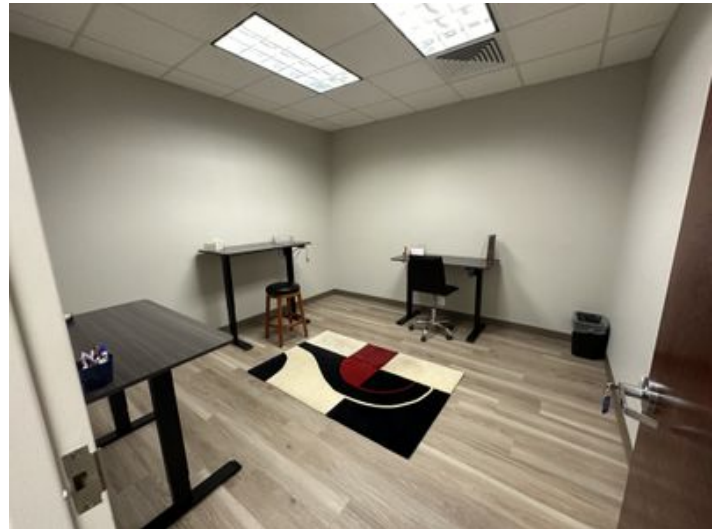


Suite 1000 Office 1

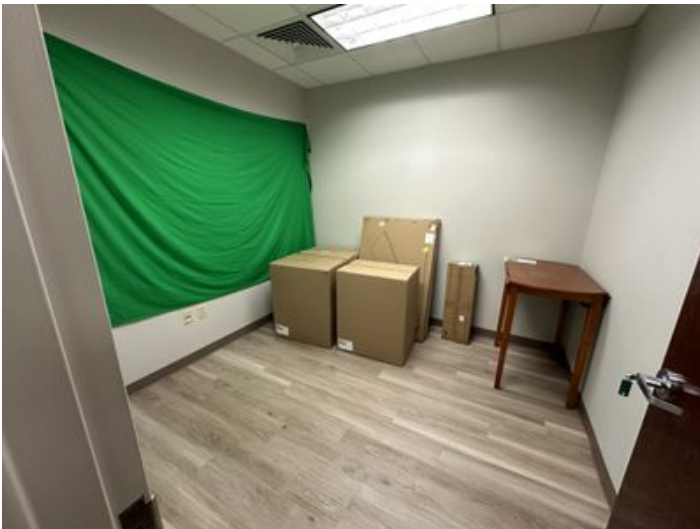




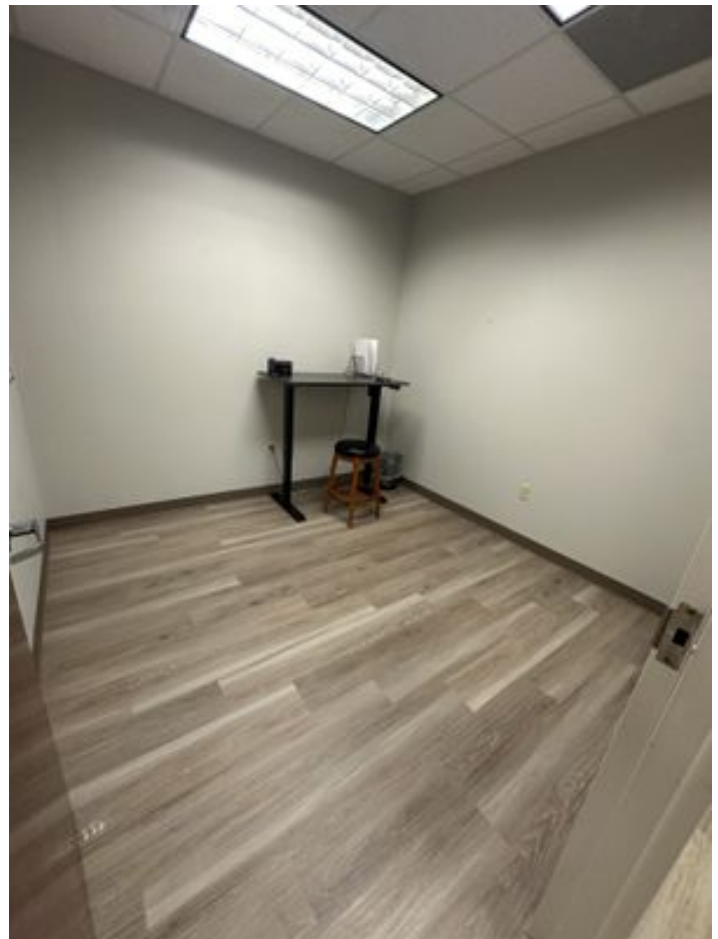
Suite 1000 Office 2



Suite 1000 Office 4



Suite 1000 Office 3



Suite 1000 Office 5



Suite 1000 Breakroom



Suite 1000 Hallway 2

## Property Contacts



### **Bin Chen Chen PharmD**

Freedom Realty  
binchen1468@gmail.com



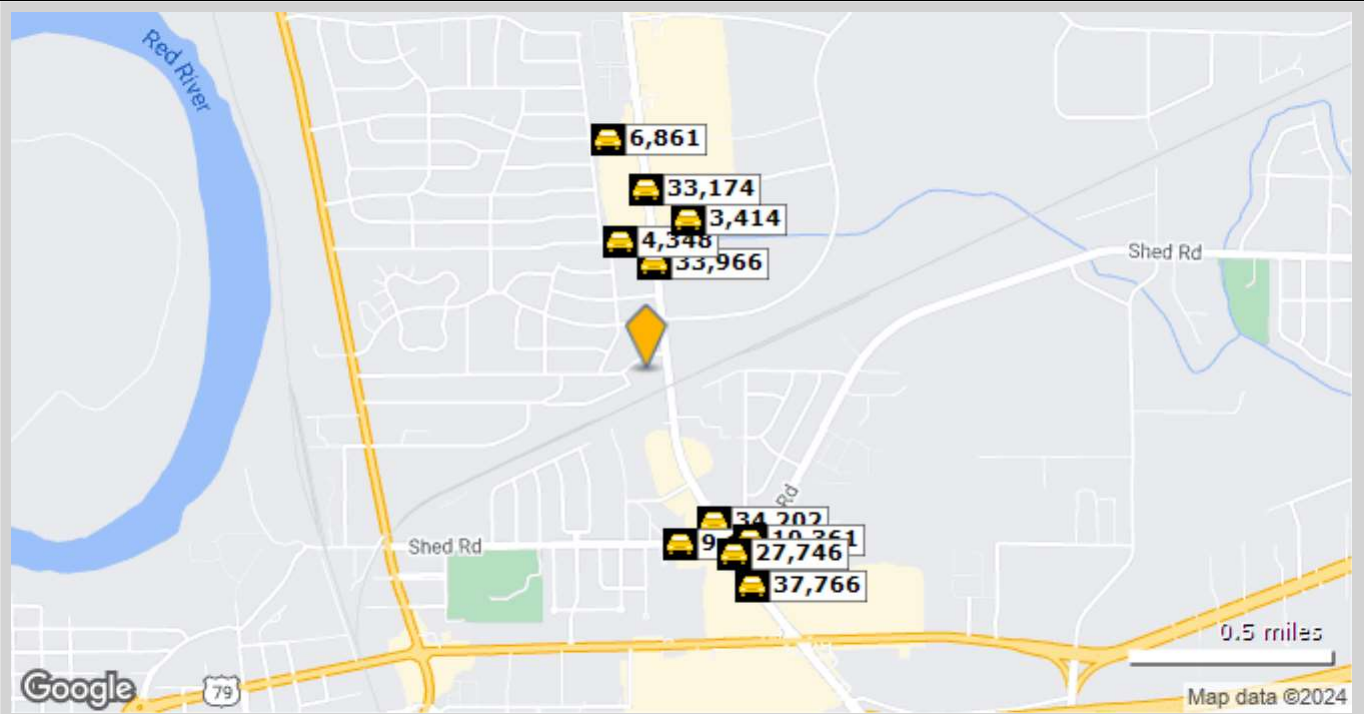


# Traffic Count Report

## Airline Plaza Shopping Center

2151 Airline Dr, Bossier City, LA 71111

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **25,014 SF**  
 Year Built: **2007**  
 Total Available: **1,614 SF**  
 % Leased: **93.55%**  
 Rent/SF/Yr: **\$23.00**



	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	.28
2	Douglas Dr	Belle Grove Dr	0.05 W	2022	4,348	MPSI	.34
3	Douglas Dr	Airline Dr	0.10 W	2022	3,414	MPSI	.40
4	Airline Dr	Shed Rd	0.06 SE	2022	34,202	MPSI	.41
5	Shed Rd	Christy St	0.09 W	2022	9,165	MPSI	.43
6	Airline Dr	Douglas Dr	0.11 S	2022	33,174	MPSI	.46
7	Shed Rd	Old Shed Rd	0.00 NE	2022	10,361	MPSI	.49
8	LA3105	Shed Rd	0.03 NW	2022	27,746	MPSI	.50
9	Airline Dr	Misty Ln	0.05 NW	2022	37,766	MPSI	.59
10	Melrose Ave	Belle Grove Dr	0.05 W	2018	6,861	MPSI	.60



# Demographic Summary Report

## Airline Plaza Shopping Center

2151 Airline Dr, Bossier City, LA 71111

Building Type: **General Retail**      Total Available: **1,614 SF**  
 Secondary: **Storefront Retail/Office**      % Leased: **93.55%**  
 GLA: **25,014 SF**      Rent/SF/Yr: **\$23.00**  
 Year Built: **2007**



Radius	1 Mile	2 Mile	5 Mile
<b>Population</b>			
2028 Projection	7,565	19,228	94,823
2023 Estimate	7,775	19,623	95,322
2010 Census	8,874	21,619	93,997
Growth 2023 - 2028	-2.70%	-2.01%	-0.52%
Growth 2010 - 2023	-12.38%	-9.23%	1.41%
<b>2023 Population by Hispanic Origin</b>	816	2,239	7,453
<b>2023 Population</b>	7,775	19,623	95,322
White	3,724 47.90%	9,576 48.80%	52,125 54.68%
Black	3,550 45.66%	8,844 45.07%	37,952 39.81%
Am. Indian & Alaskan	59 0.76%	144 0.73%	599 0.63%
Asian	224 2.88%	451 2.30%	1,944 2.04%
Hawaiian & Pacific Island	17 0.22%	40 0.20%	134 0.14%
Other	201 2.59%	568 2.89%	2,566 2.69%
U.S. Armed Forces	84	190	3,789
<b>Households</b>			
2028 Projection	3,258	8,506	38,113
2023 Estimate	3,327	8,629	38,371
2010 Census	3,687	9,249	38,112
Growth 2023 - 2028	-2.07%	-1.43%	-0.67%
Growth 2010 - 2023	-9.76%	-6.70%	0.68%
Owner Occupied	1,152 34.63%	3,265 37.84%	18,609 48.50%
Renter Occupied	2,175 65.37%	5,364 62.16%	19,762 51.50%
<b>2023 Households by HH Income</b>	3,327	8,629	38,371
Income: <\$25,000	1,597 48.00%	3,767 43.66%	13,045 34.00%
Income: \$25,000 - \$50,000	749 22.51%	2,481 28.75%	8,562 22.31%
Income: \$50,000 - \$75,000	561 16.86%	1,191 13.80%	5,915 15.42%
Income: \$75,000 - \$100,000	175 5.26%	494 5.72%	4,407 11.49%
Income: \$100,000 - \$125,000	108 3.25%	357 4.14%	2,138 5.57%
Income: \$125,000 - \$150,000	59 1.77%	110 1.27%	1,565 4.08%
Income: \$150,000 - \$200,000	16 0.48%	44 0.51%	1,279 3.33%
Income: \$200,000+	62 1.86%	185 2.14%	1,460 3.80%
<b>2023 Avg Household Income</b>	\$42,220	\$43,616	\$61,907
<b>2023 Med Household Income</b>	\$26,433	\$27,776	\$43,011

# Consumer Spending Report

## Airline Plaza Shopping Center

2151 Airline Dr, Bossier City, LA 71111

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **25,014 SF**  
 Year Built: **2007**  
 Total Available: **1,614 SF**  
 % Leased: **93.55%**  
 Rent/SF/Yr: **\$23.00**



2023 Annual Spending (\$000s)	1 Mile	2 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$64,208</b>	<b>\$168,381</b>	<b>\$925,819</b>
<b>Total Apparel</b>	<b>\$4,126</b>	<b>\$10,558</b>	<b>\$54,026</b>
Women's Apparel	1,453	3,766	19,804
Men's Apparel	740	1,952	10,596
Girl's Apparel	353	866	4,236
Boy's Apparel	278	668	3,225
Infant Apparel	254	631	2,977
Footwear	1,049	2,675	13,188
<b>Total Entertainment &amp; Hobbies</b>	<b>\$10,220</b>	<b>\$27,040</b>	<b>\$147,496</b>
Entertainment	1,080	2,675	13,976
Audio & Visual Equipment/Service	2,778	7,324	36,995
Reading Materials	70	202	1,510
Pets, Toys, & Hobbies	1,514	4,019	23,340
Personal Items	4,778	12,820	71,675
<b>Total Food and Alcohol</b>	<b>\$18,472</b>	<b>\$48,242</b>	<b>\$257,897</b>
Food At Home	10,694	27,805	140,925
Food Away From Home	6,857	17,926	101,907
Alcoholic Beverages	921	2,512	15,065
<b>Total Household</b>	<b>\$8,953</b>	<b>\$24,257</b>	<b>\$144,176</b>
House Maintenance & Repair	1,894	5,407	32,041
Household Equip & Furnishings	3,724	9,934	57,332
Household Operations	2,674	7,125	41,428
Housing Costs	661	1,791	13,375

## Consumer Spending Report

### Airline Plaza Shopping Center

2151 Airline Dr, Bossier City, LA 71111

2023 Annual Spending (000s)	1 Mile	2 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$17,370</b>	<b>\$44,718</b>	<b>\$233,309</b>
Vehicle Purchases	8,654	22,085	112,402
Gasoline	5,379	13,877	69,540
Vehicle Expenses	220	656	4,669
Transportation	891	2,410	17,495
Automotive Repair & Maintenance	2,226	5,690	29,202
<b>Total Health Care</b>	<b>\$2,834</b>	<b>\$7,706</b>	<b>\$43,876</b>
Medical Services	1,462	3,940	23,255
Prescription Drugs	1,052	2,886	15,619
Medical Supplies	321	880	5,003
<b>Total Education/Day Care</b>	<b>\$2,233</b>	<b>\$5,860</b>	<b>\$45,040</b>
Education	1,419	3,698	28,536
Fees & Admissions	813	2,162	16,504



**Airline Plaza Shopping Center**  
2151 Airline Dr, Bossier City, LA 71111

Building Type: **General Retail**      Total Available: **1,614 SF**  
 Secondary: **Storefront Retail/Office**      % Leased: **93.55%**  
 GLA: **25,014 SF**      Rent/SF/Yr: **\$23.00**  
 Year Built: **2007**



<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	<b>9,135</b>	<b>88,667</b>	<b>10</b>
Retail & Wholesale Trade	1,124	11,344	10
Hospitality & Food Service	493	8,089	16
Real Estate, Renting, Leasing	449	2,541	6
Finance & Insurance	665	3,254	5
Information	159	2,256	14
Scientific & Technology Services	933	6,577	7
Management of Companies	28	136	5
Health Care & Social Assistance	2,804	22,087	8
Educational Services	142	5,216	37
Public Administration & Sales	263	7,326	28
Arts, Entertainment, Recreation	150	3,838	26
Utilities & Waste Management	261	3,338	13
Construction	488	3,597	7
Manufacturing	227	4,041	18
Agriculture, Mining, Fishing	36	153	4
Other Services	913	4,874	5