

FOR LEASE

PROPERTY SUMMARY

Join the prominently positioned multi-tenant center in the upscale retail and medical hub of North Bossier City. This center anchored by Newk's Eatery and Nothing Bundt Cakes is in close proximity to the heavily traveled North Airline Drive and Interstate 220. The average household income within a one-mile radius of the site reaches over \$113,000.

AVAILABLE

- 1,550 SF For Lease

PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility
- Second generation retail space
- Co-Tenants include Newk's Eatery and Nothing Bundt Cakes

TRAFFIC COUNTS (ADT 2024)

- Airline Drive at I-220: 59,333
- Airline Drive at Beene Blvd: 35,796

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	5,323	30,876	76,483
Daytime Population (Age 16+)	3,938	19,084	52,815
Avg. HH Income	\$113,766	\$89,739	\$83,414

AREA DESCRIPTION

- Accessible to Bossier City's major retail, medical and office workforce
- Close proximity to I-220 and high traffic counts
- Traffic signals connect Center to both Airline Dr. and Benton Rd.
- In the midst of great daytime employee count and high income population



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LIVE OAK VILLAGE

NORTH AIRLINE DRIVE / NORTH OF I-220

2501 Beene Boulevard, Bossier City, LA



Stirling Bossier Shopping Center

