

stirling

FOR LEASE

maurices

OLD NAVY

UTTA

STIRLING BOSSIER SHOPPING CENTER

NEC OF INTERSTATE 220 & AIRLINE DRIVE | BOSSIER CITY, LA

SUMMARY

AERIAL

SITE PLAN

PHOTOS

MAPS

DEMOGRAPHICS

FOR LEASE

GLA

- Approx. 682,000 SF

AVAILABILITY

- 1,200 SF (15' x 80') - Former The Joint
- 7,931 SF (66.2' x 120') - Former Kirkland's

TENANTS

Sam's Club, Target, Academy Sports + Outdoors, Belk, Ross Dress for Less, ALDI, Best Buy, PetSmart, Michaels, Old Navy, ULTA Beauty, Buckle, Books-A-Million, Olive Garden, Carter Federal Credit Union, Walk-On's Sports Bistreaux, Versona, Maurices, Mattress Firm, Chick-fil-A, Krush Boutique, Bath & Body Works, Massage Envy, Progressive Bank, Optimum, America's Best Contacts & Eyeglasses, Sun Tan City, Christus Health Trinity Clinic, California Roll & Sushi, FedEx Office, Serenity Spas, We Olive & Wine Bar, Sally Beauty, Baskin-Robbins, Wonder Cuts, GNC and Jersey Mike's.

MARKET AREA

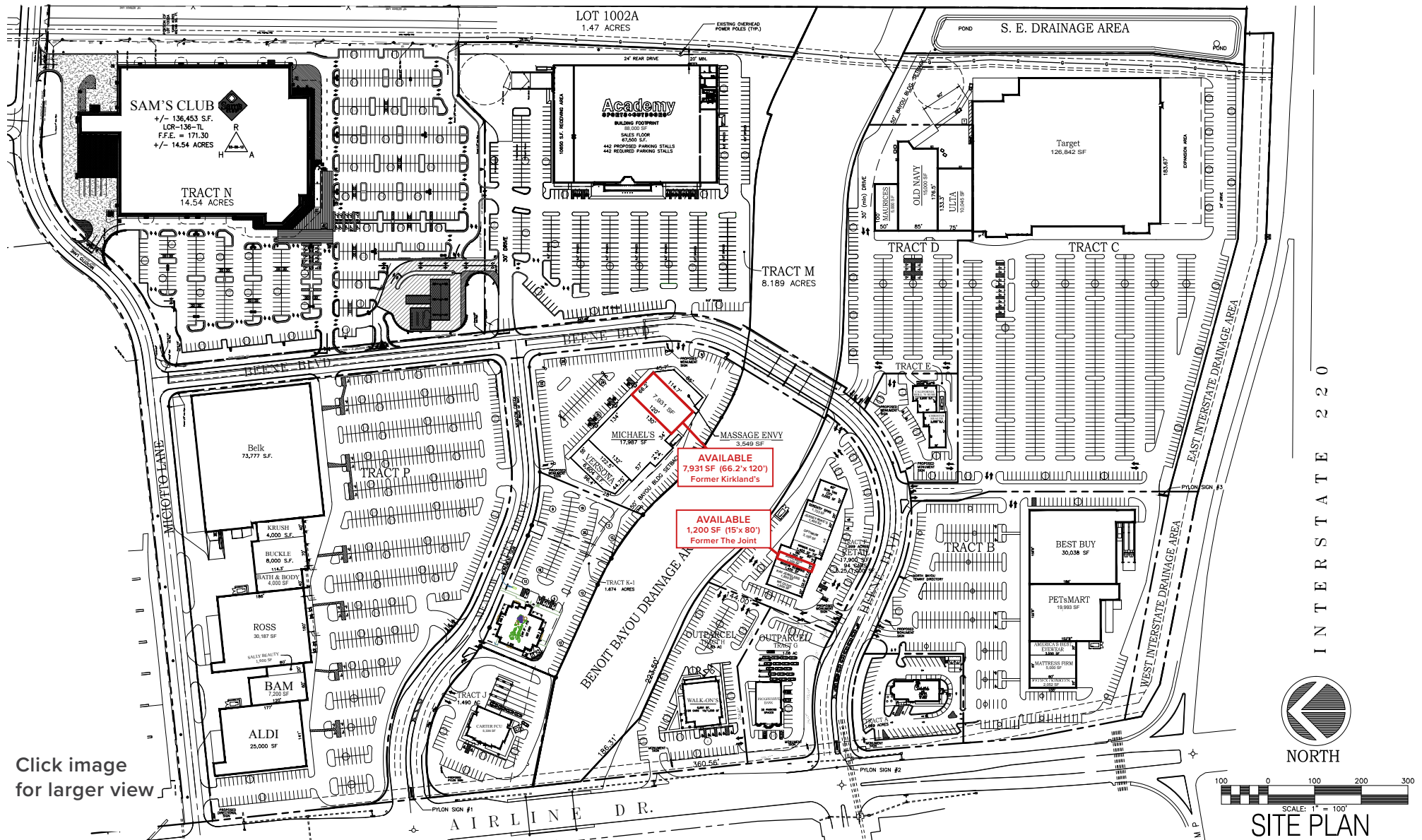
Retailers looking to be among the other top national retailers in Bossier City will want to consider this center, which is anchored by Sam's Club, Target, Belk and Academy Sports + Outdoors. Bossier City's tremendous residential, income, and traffic growth over the last 10 years has made the Shreveport/Bossier City MSA worthy of a two store market to many national retailers. Additionally, this location has great visibility along Interstate 220 and Airline Drive. Be one of the many to join this hybrid center that offers a great variety of national tenants and dining.

TRAFFIC COUNTS (ADT 2025)

- On Interstate 220 - 59,333
- On Airline Drive - 35,796







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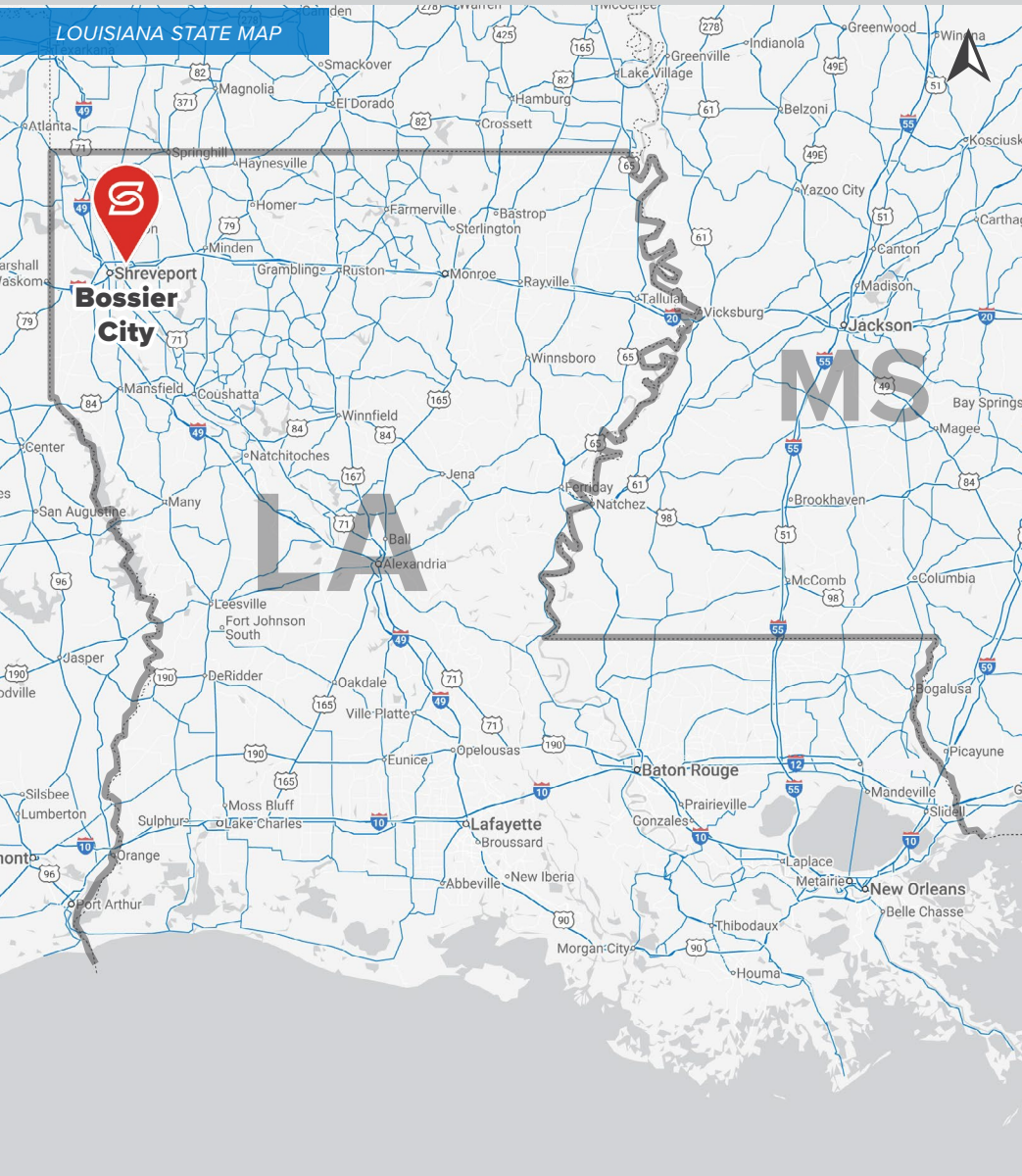
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LOUISIANA STATE MAP



BOSSIER CITY MAP



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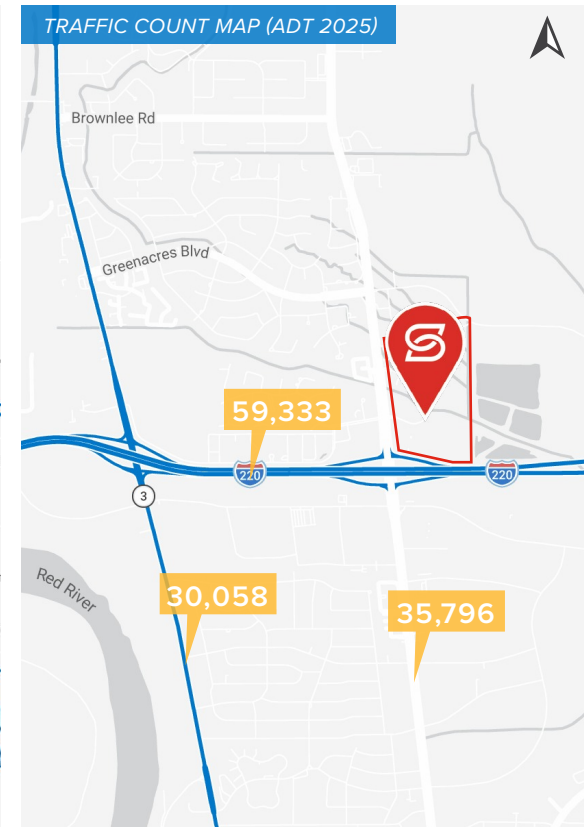
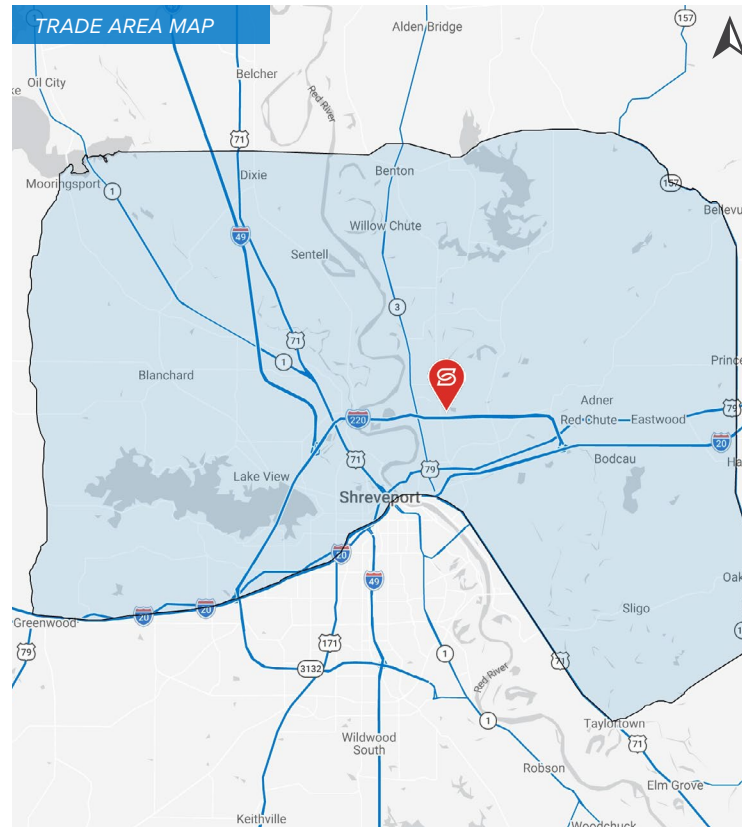
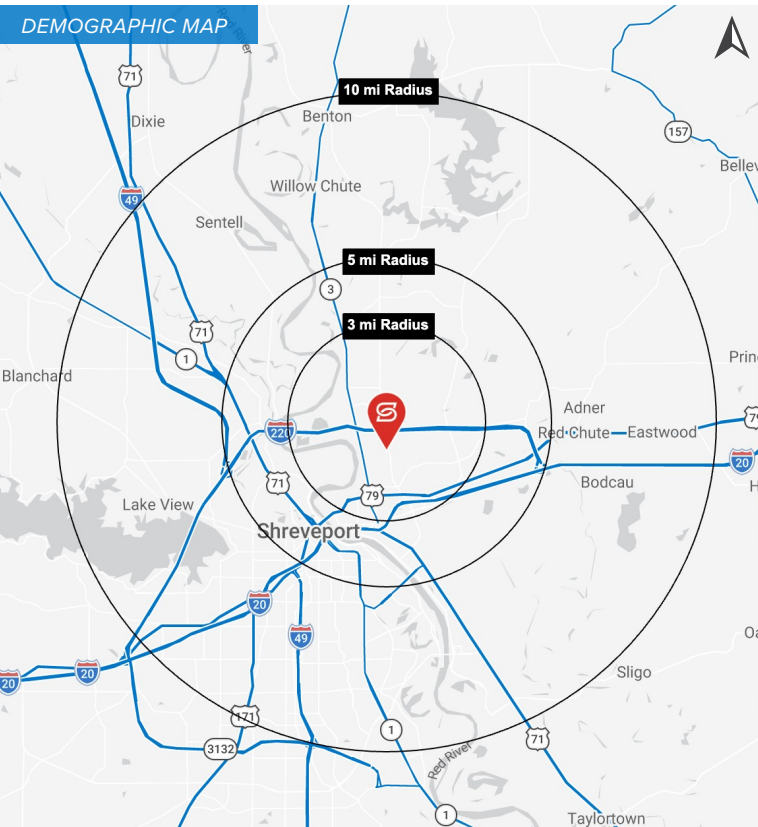
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2025 DEMOGRAPHICS



POPULATION

3 MI

31,713

5 MI

75,354

10 MI

229,614

TRADE
AREA

165,055



AVG. HH INCOME

3 MI

\$96,579

5 MI

\$84,774

10 MI

\$86,267

TRADE
AREA

\$87,144