



Office With Additional Warehouse

4723 Viking Dr
Bossier City, Louisiana 71111

Property Highlights

- Easy access to I-220
- Multiple offices
- 2,500 SF warehouse with 3 roll up doors
- Provides an acre for additional parking

Property Overview

Fee simple

Offering Summary

Sale Price:	\$2,100,000
Building Size:	9,807 SF
Available SF:	
Lot Size:	29,438 SF

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	75	1,404	4,417
Total Population	175	3,683	11,274
Average HH Income	\$83,467	\$69,647	\$82,023

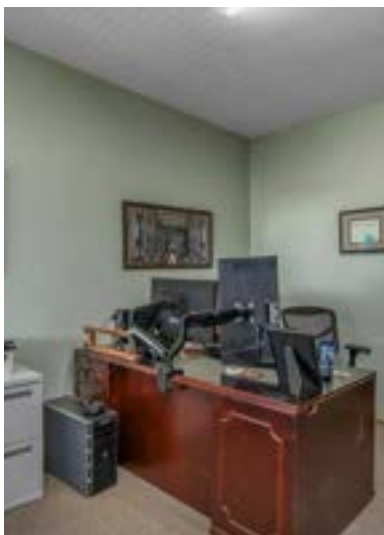
For More Information

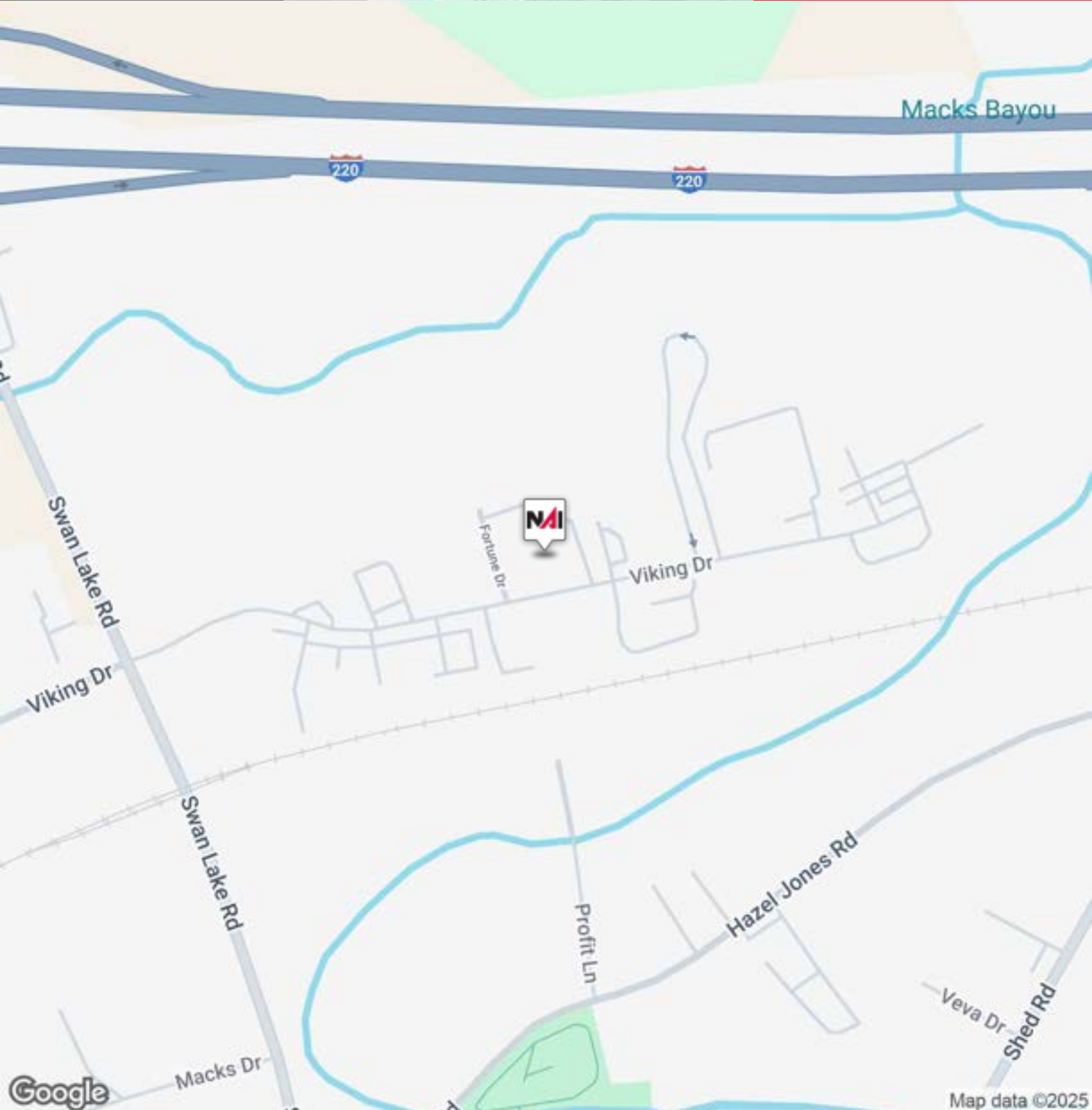
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BROCHURE

4723 Viking Dr, Bossier City, LA 71111

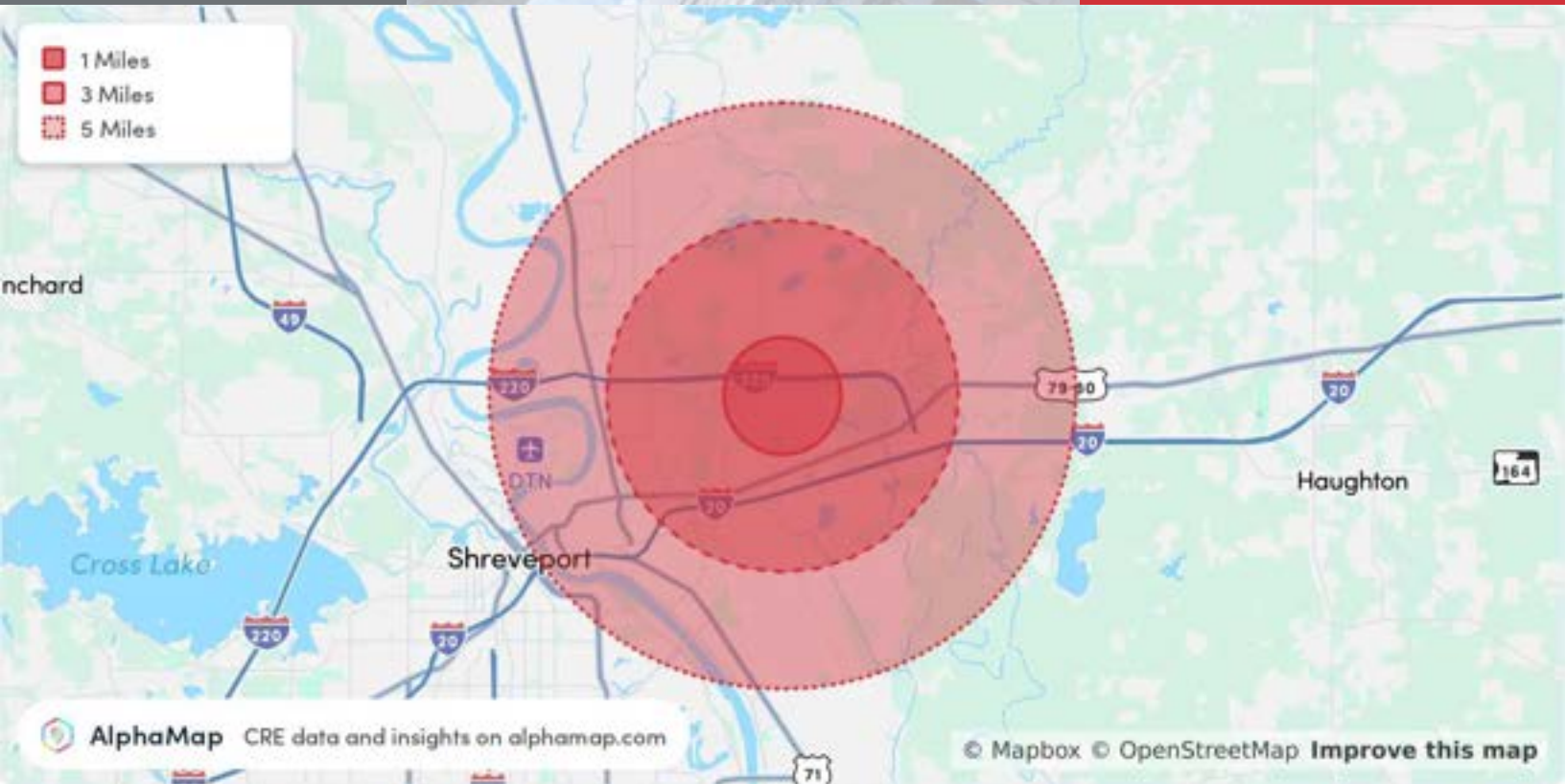




BROCHURE

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Information subject to verification and no liability for errors and omission assumed. Price subject to change. Licensed in Louisiana.



Population	1 Mile	3 Miles	5 Miles
Total Population	3,683	27,949	71,691
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	1,404	11,146	29,360
Persons per HH	2.6	2.5	2.4
Average HH Income	\$69,647	\$81,250	\$78,085
Average House Value	\$163,485	\$222,981	\$214,769
Per Capita Income	\$26,787	\$32,500	\$32,535

Map and demographics data derived from AlphaMap