



VILLAGGIO CENTER MIXED USE SPACE

FOR LEASE

5200 EAST TEXAS STREET, BOSSIER CITY, LA 71111

- Retail and office space available for lease in beautiful mixed use development
- Villaggio also includes a high occupancy Multi-Family residential
- New housing development currently under construction
- Traffic count: I-220 at Highway 80 - 61,329 CPD
- Traffic count: Swan Lake Road at Highway 80 - 33,268 CPD
- Villaggio is strategically located less than one mile of Bossier Parish Community College and the Cyber Innovation Center
- See agent for competitive lease rates



2023 DEMOGRAPHICS

Radius	Population	Avg HH Income	# of Households
1 mile	3,487	\$56,966	1,350
3 mile	25,048	\$63,599	10,314
5 mile	74,116	\$71,165	30,912

For more information, contact:

Eric Ricard | ericard@vintagerealty.com | 318.222.2244

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 8/2025



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