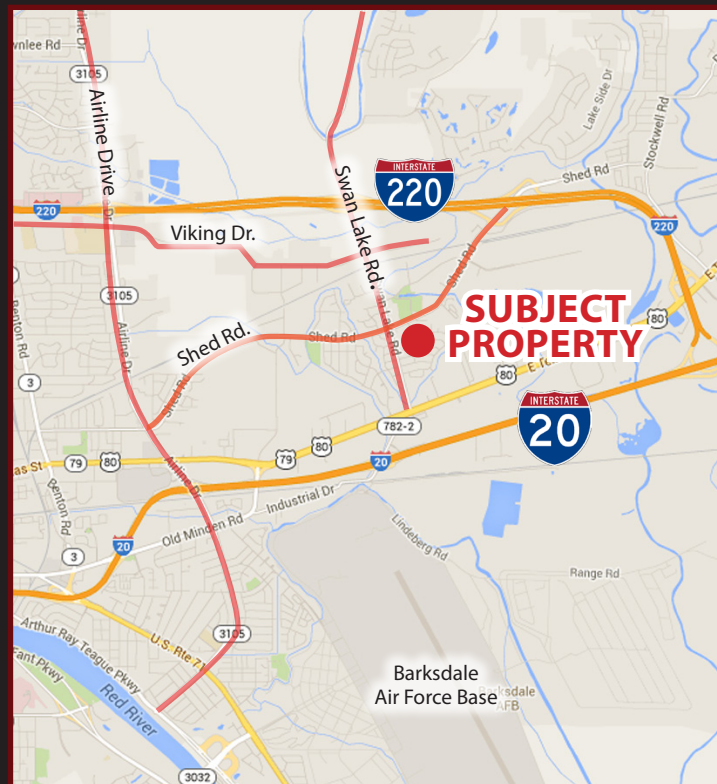




RETAIL SUITES FOR LEASE

1330 SWAN LAKE ROAD, BOSSIER CITY, LA 71111

- Four suites for lease
- Each suite contains approximately 1,852.50 square feet
- Suite A can have a drive thru window
- Ample parking
- Great signage
- Located in opportunity zone
- Zoned B-2
- Located on highly traveled corner of Swan Lake and Shed Road - Approx. 13,684 VPD
- \$15.25/psf Modified Gross



For more information, contact:

Andy Querbes | 318.222.2244

aquerbes@vintagerealty.com | vintagerealty.com

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2025 DEMOGRAPHICS

Radius	Population	Avg HH Income	# of Households
1 mile	4,188	\$85,324	1,564
3 mile	31,419	\$85,857	12,988
5 mile	75,285	\$86,807	31,552



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