

INVESTMENT PROPERTY FOR SALE

BROCHURE BRIEF



1935 AIRLINE DRIVE, BOSSIER CITY, LA 71112

Fully Leased 20,246 Square Foot Office Building

Exclusively Listed by: Hilary Bransford

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National Credit Tenant Chase Bank & Strong Established Local Tenant SGB Architects, LLC



Price: \$2,350,000



NOI: \$181,044



Cap Rate: 7.7%



Trophy Location in Bossier City strategically fronting Airline Drive



Near Top Employer Barksdale Air Force Base, new gate entrance within 0.5 mi



Next to grocery anchored shopping center and other national retailers



Heavy Traffic Corridor with 42,424 cars per day at signalized intersection



10% JPMorgan Chase Bank Base Rent increase in 2027



**Over 101,484 residents in 5 mi radius
\$70,820 average income in 5 mi radius**

EXCELLENT CREDIT NATIONAL TENANT & ESTABLISHED LOCAL TENANT

Chase Bank is a national, industry-leading company with exceptional name brand recognition. JP Morgan Chase (NYSE: JPM) is one of the largest financial institutions in the United States, with more than \$3 trillion in assets and boasts a S&P investment grade credit rating of "A-." In addition, Chase Bank has a long operating history at this location (16+ years) and recently extended their lease for 10 years, demonstrating strong tenant success and commitment to the site. At this specific location there is a Chase Bank Drive-Thru ATM, Retail Bank Group as well as a Mortgage Business Group.

SGB architectural firm was founded in 1982 and provides responsive services within a broad range of practice areas including churches, schools, libraries, retail and multi-family housing.

TROPHY LOCATION IN BOSSIER CITY/SHREVEPORT

The Property is located in Bossier City/Shreveport which is separated by The Red River. Shreveport/Bossier City is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, Cyber Innovation Center, the Port of Caddo Bossier, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 8.5 million tourists to the area each year.

SIGNALIZED CORNER LOT IN RETAIL AREA

The Property is positioned on a signalized intersection near established shopping centers anchored by Super1Foods. Other national tenants nearby include Outback Steakhouse, Comfort Inn, Bossier Parish and City Offices, RV Kerr Elementary School, Dillard's, Surge Entertainment by Drew Brees, Starbucks, and more.

HIGHLY TRAFFICKED LOCATION

The Property is strategically situated off Interstate 20 (63,582 VPD) at the intersection of Airline Drive and Old Minden Road (42,424 VPD) providing the site excellent accessibility and maximum exposure.

STRONG DEMOGRAPHICS

The Property benefits from outstanding demographics, with a household income in excess of \$70,820 and a population of more than 101,484 residents within five (5) miles.

BASE RENT INCREASE

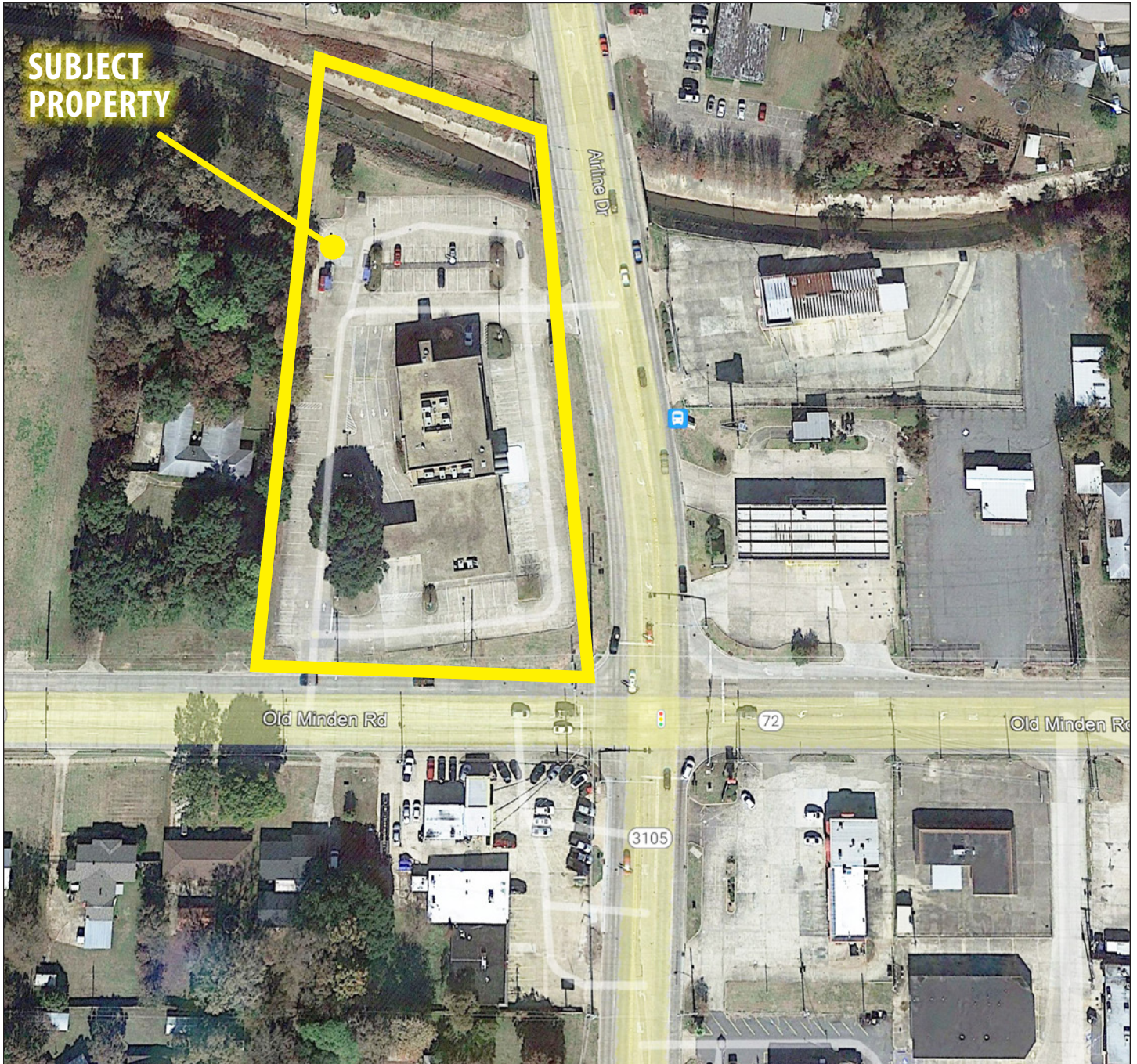
The Property benefits from a 10% base rental increase on Chase Bank's rent in 2027. The increase will provide investors with a hedge against inflation while simultaneously improving yield.



OFFERING SUMMARY

- Investment Property Available For Sale
- JPMorgan Chase Bank Anchored Two Tenant Building
- Industry Leading Investment Grade Tenant JP Morgan Chase Bank, NA (S&P: A+)
- Long Operating History at Location (16+ years) with Recent 10 year renewal
- Strategically Fronting Airline Drive in Bossier City, LA
- 20,246 Gross Square Feet
- 19,131 Net Rentable Square Feet
- Parcel Size 2.78 Acres
- Full Service Gross Lease
- Base Rent Escalations
- 2022 Base Year Expense Stop Chase Bank
- Year Built 1973 Phase I / 1982 Phase II
- 89 Parking Spaces
- Roof 2007, Johns-Manville
- HVAC – 13 Split System Units
- NOI \$181,044
- Sales Price \$2,350,000
- Owner Financing Available for Qualified Buyer

PROPERTY OUTLINE



OFFERED EXCLUSIVELY BY:

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