

PLANTATION PLAZA SHOPPING CENTER

CONFIDENTIAL OFFERING BRIEF

4100 BARKSDALE BOULEVARD, BOSSIER CITY, LA 71112

59,479 SQUARE FOOT NEIGHBORHOOD SHOPPING CENTER



Exclusively Listed by:

Hilary Bransford | hbransford@vintagerealty.com | 318.222.2244

G. Archer Frierson | gfrierson@vintagerealty.com | 318.222.2244

KROGER & FAMILY DOLLAR ANCHORED SHOPPING CENTER 1.5 MI FROM AIR FORCE BASE

CONFIDENTIALITY STATEMENT & DISCLAIMER
(also online) <https://www.vintagerealty.com/plantation-plaza-ca/>
4100 Barksdale Boulevard Bossier City, LA 71112

IT IS HEREBY AGREED AND ACKNOWLEDGED between VINTAGE REALTY COMPANY and the undersigned Purchaser and Purchaser's Agent (the "Undersigned"), WHEREAS, Vintage Realty Company may furnish the Undersigned certain confidential information relating to the affairs of the property located at **4100 Barksdale Boulevard, Bossier City, LA 71112** and more fully described in confidential information to be given for the sole and exclusive purpose of considering the purchase of said property;

WHEREAS, the Undersigned shall review, examine, inspect or obtain such information only for the purpose stated above, and shall hold all such information confidential pursuant to the terms of this Agreement.

BE IT KNOWN, that Vintage Realty Company has or shall furnish to the Undersigned certain confidential information, and may further allow the Undersigned the right to inspect the above property under the following terms and conditions:

1. That the undersigned hereby agrees to hold all confidential and / or proprietary information provided by Vintage Realty Company ("Information") in trust and confidence and further agrees that it shall be used only for the purpose contemplated herein and shall not be used for any other purpose or disclosed to any third party without prior written consent of Vintage Realty Company. The Information provided may only be used by parties approved by Vintage Realty Company "Broker" and Owner. The Property is privately offered and, by accepting the Information, the party in possession hereof agrees (i) to return it to Vintage Realty Company immediately upon request of Broker or Owner and (ii) that this Information is of a confidential nature and will be held and treated in the strictest confidence;
2. This Information is the property of Vintage Realty Company and may only be used by parties approved by Vintage Realty Company and Owner. No portion of this material may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Vintage Realty Company;
3. That this Information shall not be disclosed to any employee or consultant of the Undersigned unless they agree to execute and be personally bound by the terms of this agreement; and
4. The value of this transaction to any prospective purchaser depends on tax, legal and other factors which should be evaluated by purchaser's qualified tax, financial and legal advisors. Any prospective purchaser and advisors should conduct a careful, independent investigation of the Property to determine satisfaction as to the suitability of the Property;

It is further agreed that in the event the Undersigned should violate the terms and conditions of this agreement, then in such event, Vintage Realty Company, at its sole discretion, may seek injunctive relief against the Undersigned plus such other relief and damages allowed by law. The cost of obtaining such relief or any other form of relief, including but not limited to reasonable Attorney Fees and court costs, shall be borne by the Undersigned.

The information provided has been obtained from sources believed to be reliable. Vintage Realty Company, "Broker", is the exclusive agent of property owner and makes no representations, guarantees or warranties of any nature about the accuracy or completeness of any information provided. The information provided is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property.

YOUR NAME: _____
COMPANY: _____
PHONE: _____
EMAIL: _____
CLIENT NAME: IF APPLICABLE _____

YOUR ROLE: ☐ Broker
☐ Buyer's Agent / Advisor
☐ Buyer
☐ Other

REFERRAL SITE:
☐ CoStar
☐ Moody's/LACDB
☐ Crexi
☐ Loopnet
☐ Other

OFFERED EXCLUSIVELY BY:

Hilary Bransford
Brokerage & Leasing
hbransford@vintagerealty.com

G. Archer Frierson, CCIM, SIOR
Brokerage & Leasing
gfrierson@vintagerealty.com

Vintage Realty Company
330 Marshall St., Suite 200
Shreveport, LA 71101
318.222.2244

vintagerealty.com





Price: \$4,272,200



NOI: \$406,124



Occupancy: 100%



Cap Rate: 9.5%



Top Location in Bossier City
Strategically Fronting Barksdale Blvd.



Near Top Employer Barksdale Air Force
Base, 1.5 mi to Main Gate



Grocery Anchored Shopping Center



Active Retail Corridor with
29,191 cars per day at Shady Grove Dr.



Trophy Asset with Demonstrated Sales
and Long Term Tenants



Over 43,329 residents in 3 mi radius
\$95,627 average income in 1 mi radius
\$83,194 average income in 3 mi radius

THE OFFERING

Vintage Realty Company has been exclusively retained to present the opportunity to acquire Plantation Plaza (the "Property"), a 59,479 square foot shopping center located at a critical retail corridor serving Bossier City, Louisiana and sister city Shreveport, LA. This neighborhood center has extremely loyal shopper traffic with over 9 million property visits to the area in the last 12 months. Plantation Plaza provides a collaborative mix of grocery, quick service restaurants, salons and services. The property is located near Brookshire's Grocery Arena and riverfront casinos which help to draw over 8.5 million tourists to the area annually. Plantation Plaza will continue to be a staple of the south Bossier City shopping and dining scene.



LIN'S KITCHEN

TAQUERIA
SAN MIGUEL



NAIL STAR



PROPERTY DESCRIPTION

**Property Address:**

4100 Barksdale Blvd., Bossier City, LA 71112



Parking Spaces: Shared Parking with Cross Access throughout the center



Year Built: 1978/1995 renovation



Square Foot Size: 57,379 square feet



Number of Suites: 11

Number of Buildings: 2



Land Area: 7.5 acres



NOI: \$406,124



Occupancy: 100%



Zoning: B-3 General Business

INVESTMENT HIGHLIGHTS

100% occupied Plantation Plaza boasts a healthy tenant mix of grocery and essential goods retailers, salons, hobby stores, and financial services. Coupled with popular casual dining restaurants, this is a frequent shopping destination for local residents and tourists. The landmark center has both retained long term tenants and attracted new tenants steadily. The location is perfectly situated near Barksdale Air Force Base, residential areas, and the Jimmy Davis bridge which provides quick access to Shreveport across the Red River. This staple center appeals to investors, retailers, and shoppers alike.

Anchor Tenants	SQ FT
KROGER	32,365
FAMILY DOLLAR	8,544

Services & More	SQ FT
HITMAN HOUSE OF STYLE	1,100
NAIL STAR	1,500
H & R BLOCK	1,500
STEEL FOX GAMES	3,500

Restaurants	SQ FT
LIN'S CHINESE	1,000
SUBWAY	1,500
POPEYES CHICKEN	2,100
GUMBO TO GEAX	2,650
TAQUERIA SAN MIGUEL	3,820

59,479 SQ FT



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Agents Licensed by LREC



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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 1/2025


VINTAGE
REALTY COMPANY