

# the outlets™

at LOUISIANA BOARDWALK

Shreveport-Bossier City, Louisiana



BANANA REPUBLIC  
FACTORY STORE

GAP OUTLET

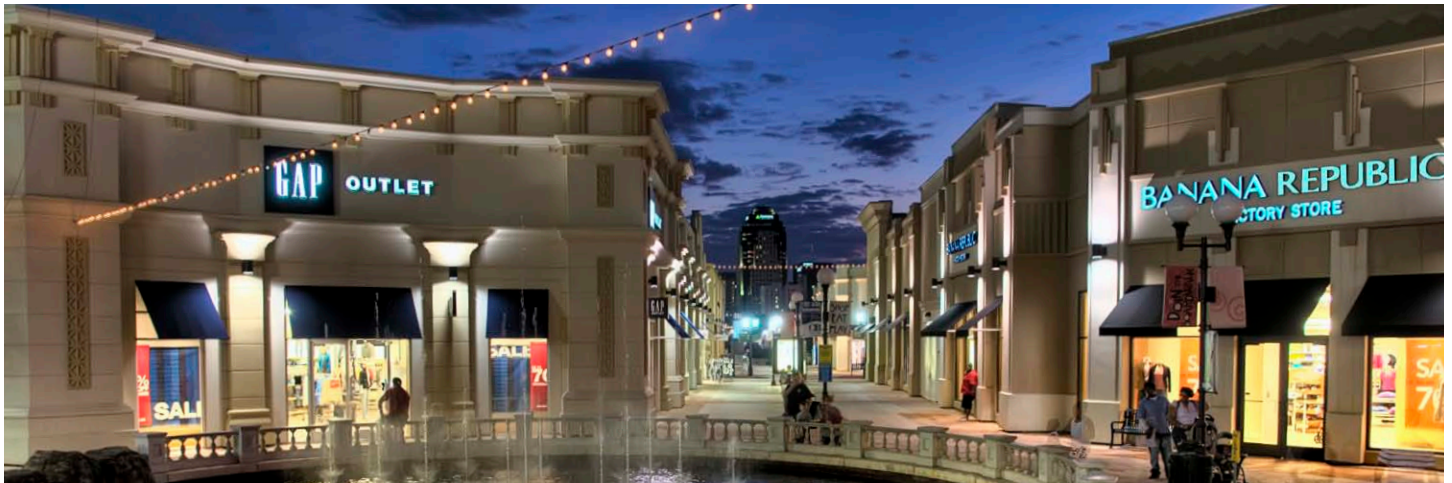
NIKE FACTORY STORE



REGAL  
CINEMAS

J. CREW  
opening Fall 2014





**Overview**

The Red River is the picturesque setting for Bossier City’s unique shopping and entertainment destination, The Outlets at Louisiana Boardwalk. Across the Red River from downtown Shreveport, the project’s first phase opened in November, 2003, with the state’s first Bass Pro Shops Outdoor World. The remainder of Boardwalk opened in May 2005 and joined a vibrant casino district nestled along the majestic riverfront for nearly a half-mile. The Outlets at Louisiana Boardwalk is the first lifestyle center to open in the state of Louisiana offering outlet shopping, an entertainment district and riverfront dining.

With an impressive 550,000 square feet of retail, restaurant and entertainment venues and 80,000 square feet of office space, Louisiana Boardwalk is the largest outlet destination in the state.

The center’s attractions include a custom designed Wildlife Carousel, Magnolia Belle Trolley and numerous community events.

Visitors can take their time as they enjoy everything Louisiana Boardwalk has to offer, including shopping, dining, playing or just hanging out. The Courtyard by Marriott, which opened in 2010, houses 128 guest rooms featuring state of the art accommodations and amenities.

With so much to do, see and experience, it’s no wonder Louisiana Boardwalk is recognized annually as the best shopping and best entertainment destination by various media outlets.

Opened:	November 2003
GLA:	550,000 sf
No. of stores:	More than 50

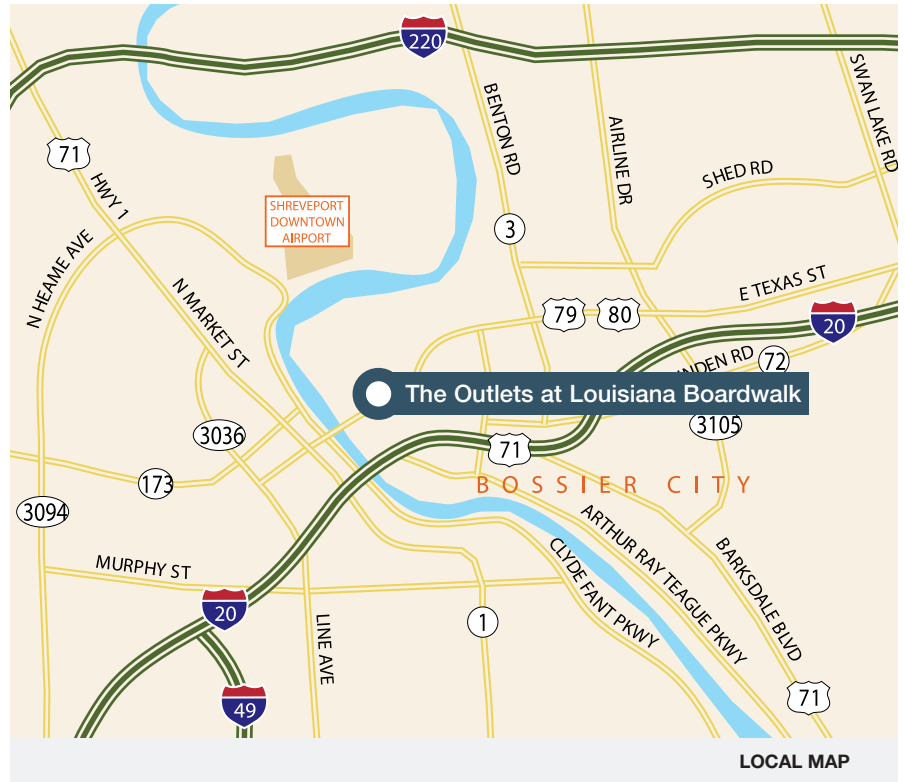


**Location**

Located on the banks of the Red River, Louisiana Boardwalk is accessible to Interstate 20, U.S. Highway 80 and Interstate 49. The center is immediately adjacent to Harrah’s Horseshoe Casino & Hotel and Margaritaville Resort Casino, with the area’s other casino hotels just a short drive away.

Bossier City, Louisiana, in Bossier Parish, is 179 miles E of Dallas, Texas. Part of the surrounding Shreveport - Bossier City metro area. Bossier City is home to some 61,315 residents.

Forbes magazine ranked Bossier City as the Best Place to Raise a Family in Louisiana and 19th in the nation. (Forbes 2009)



**Demographics**

	30 mile	60 mile	90 mile
Population	430,932	744,677	1,535,380
Households	169,998	291,592	591,168
Avg. HH Inc.	\$56,490	\$54,368	\$53,375
Median Age:	36.6	37.8	37.4

2012 ESRI

**Business**

Bossier City is the home of Barksdale Air Force Base, location for the newly created Air Force Global Strike Command.

Barksdale Air Force Base is the second largest major employer in a ten region area of Northwest Louisiana, second only to the State of Louisiana – Department of Civil Service.

Bossier City/Shreveport ranked No. 9 in ‘Top 10 Military Towns’, defined as having 5,000 or more active duty military members stationed in the metro area.

**Tourism**

Shreveport-Bossier City is the second-largest tourist destination in Louisiana, welcoming more than 15 million tourists annually to its many casinos, racetrack and numerous seasonal festivals. The city is the top gaming revenue producer in the state and the ninth most successful gaming destination in the country.

The gaming destination of Shreveport/Bossier City draws visitors from as distant as Dallas/Fort Worth, Arkansas and northern Louisiana. New Orleans is a 6-hour drive away, posing no competition to this thriving convention and visitor market.

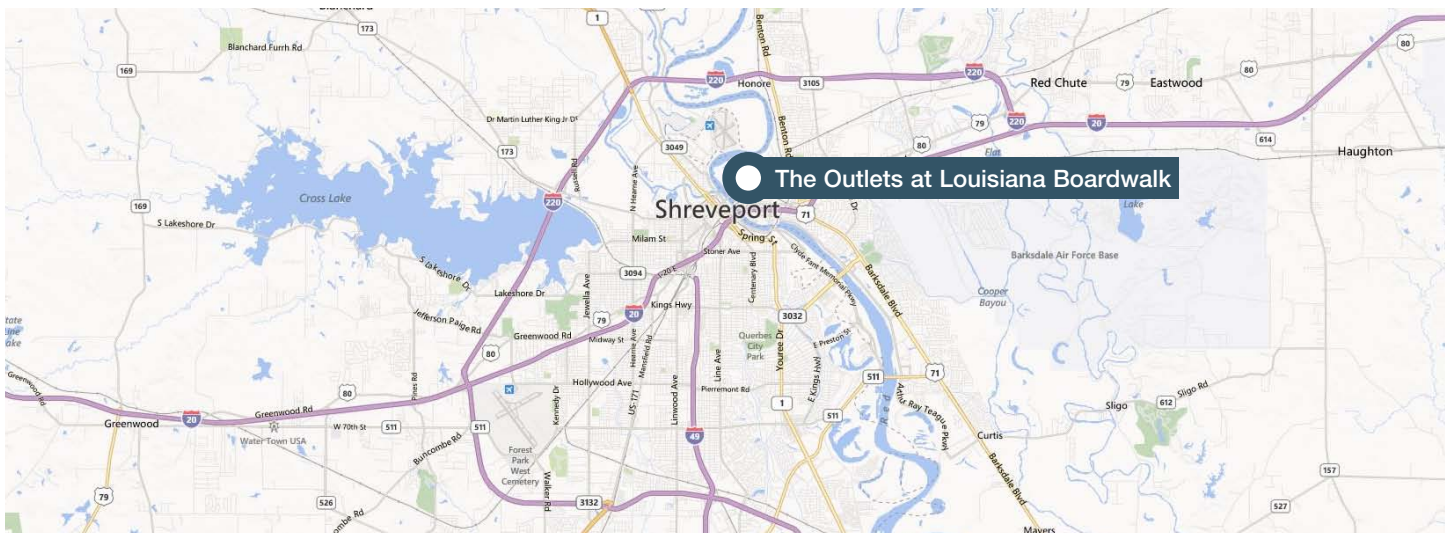
While Texas comprises 82% of its visitors, tourists also visit from Arkansas, Oklahoma and throughout Louisiana, traveling an average of 250 miles to arrive at this unique vacation destination.



The Outlets at Louisiana Boardwalk

Shreveport-Bossier City, Louisiana

PERSPECTIVE AERIAL

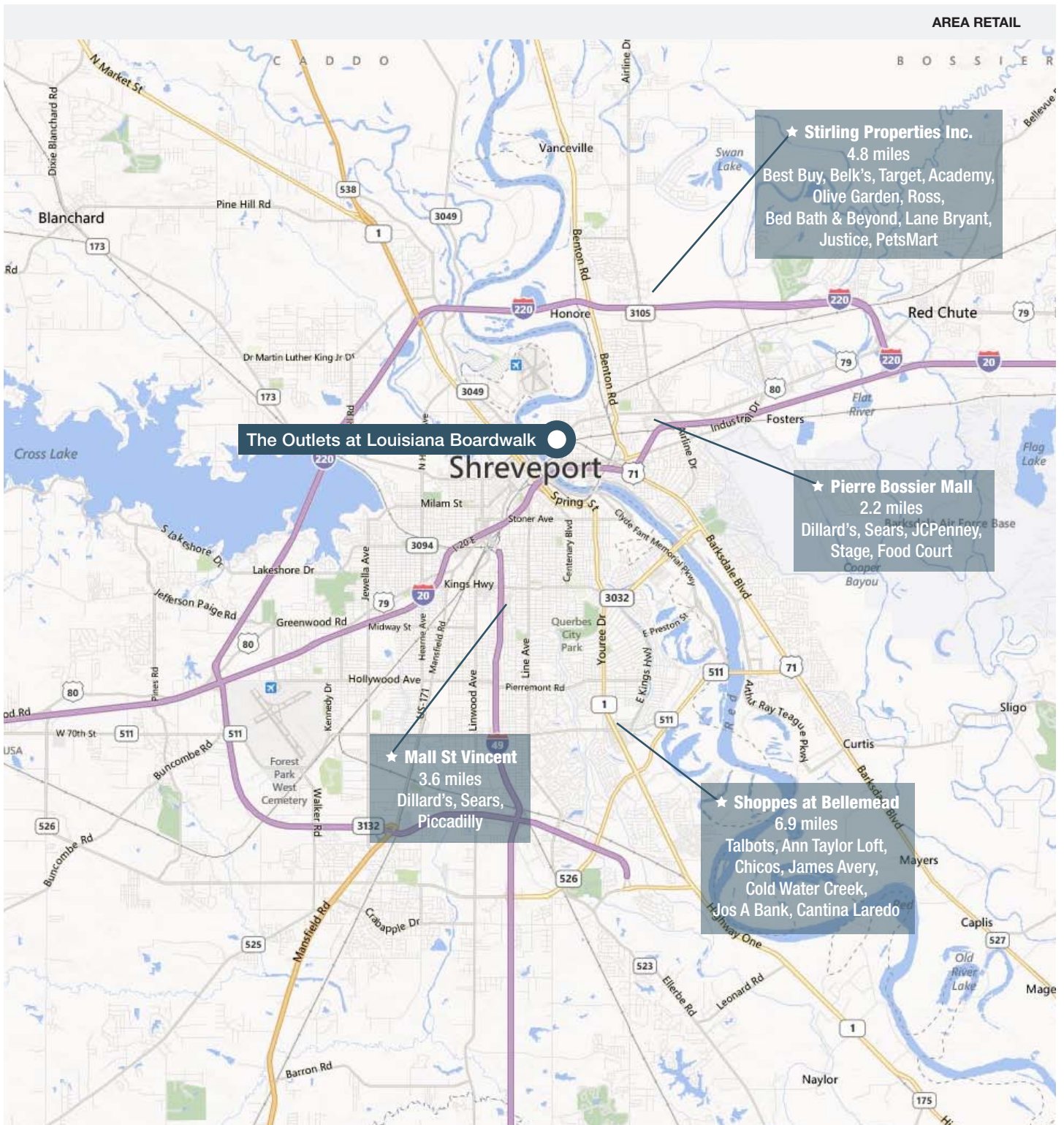


REGIONAL MAP



The Outlets at Louisiana Boardwalk

Shreveport-Bossier City, Louisiana





The Outlets at Louisiana Boardwalk

Shreveport-Bossier City, Louisiana



## Tenants

### Anchors:

Bass Pro Shops (106,000 sf)  
Nike Outlet (15,414 sf)  
Regal Movie Theatre & IMAX (72,900 sf)  
Courtyard by Marriott (128 guest rooms)

### Shopping:

Banana Republic Factory Store  
Bath & Body Works  
Build-A-Bear Workshop  
Bon Worth  
Carter's  
Casual Male XL  
The Children's Place  
Claire's  
Dress Barn  
Earthbound Trading Co.  
Fossil  
GAP Outlet  
Georgiou  
Gymboree Outlet  
Haggar  
Lampe Berger  
Lane Bryant Outlet  
Maidenform  
Nine West Outlet  
Osh Kosh B'Gosh  
Papaya  
Rack Room Shoes  
Rue21  
Stride Rite  
Sunglass Station  
Verizon Wireless  
Wet Seal  
Wilson's Leather  
Yankee Candle

### Dining:

Auntie Anne's Pretzels  
Buffalo Wild Wings  
Cold Stone Creamery  
Copeland's Cheesecake Bistro  
Hooters  
IHOP  
Joe's Crab Shack  
Orange Leaf Frozen Yogurt  
Saltgrass Steak House  
Sushiko Sushi & Grill  
Sweet Designs Bakery  
Which Wich

### Entertainment:

Island Fun Arcade

### Office:

Benefit Consulting Services  
Cumulus Broadcasting Center  
Destiny Day Spa  
Martin Creative  
Sam Henry Law Offices  
University of Phoenix  
Yellow Book

BANANA REPUBLIC  
FACTORY STORE

J.CREW

opening Fall 2014

GAP OUTLET

NIKE FACTORY STORE



REGAL  
CINEMAS



Bath & Body Works

carter's

GYMBOREE  
OUTLET

Papaya

oshkosh

THE CHILDREN'S  
PLACE

**Project Team**



For leasing inquiries contact:

**Laurence Oster**

**410.779.1285**

**loster@fforealty.com**



**LODSOLUTIONS.COM**



Garrison Investment Group is a leading asset-based investor headquartered in New York City. Garrison is actively pursuing the acquisition of high-quality retail properties in

secondary and tertiary markets throughout the United States, and is focused on maximizing the value of these assets through securing quality tenants and investing the capital needed to rejuvenate these centers.



The inception of The Woodmont Company began 31 years ago as a one-person commercial brokerage firm. Even though they are headquartered in Fort Worth, Texas, their tenant representation clients,

development projects and asset management properties are located nationwide, supported by more than 70 professionals and dozens of partner companies.