

LOUISIANA
BOARDWALK
OUTLETS

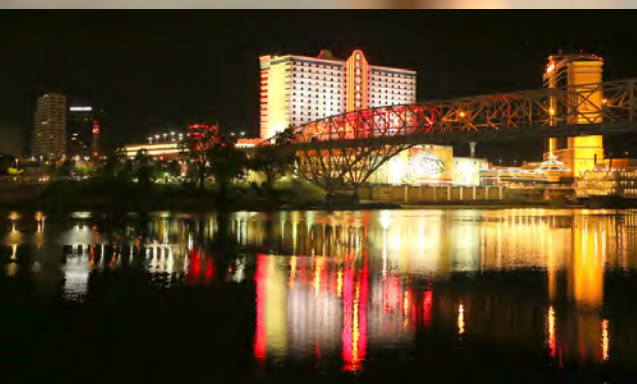


BOSSIER CITY, LA | The state's largest outlet shopping, dining and entertainment destination



**FACTS &
FUNDAMENTALS**

**AT 550,000 SQUARE FEET, LOUISIANA
BOARDWALK OUTLETS IS AN OPEN-AIR
OUTLET SHOPPING, DINING AND
ENTERTAINMENT DESTINATION**



BANANA REPUBLIC
FACTORY STORE



EXPRESS
FACTORY OUTLET



J. CREW
FACTORY



SKECHERS



At 550,000 square feet, Louisiana Boardwalk Outlets is an open-air outlet shopping, dining and entertainment destination featuring more than 60 retail stores, leading restaurants and amusement venues including leading brands Banana Republic Factory Store, Gap Outlet, J.Crew Factory, Express Factory Outlet, Skechers, Nike Factory Store and Under Armour, among many more.

Proudly serving the Shreveport-Bossier City region, Louisiana Boardwalk Outlets is managed by a seasoned outlet retail team:

OWNERSHIP: Garrison Investment Group

MANAGEMENT: The Woodmont Company

LEASING: The Was Group

OPPORTUNITY OVERVIEW

LOCATED ALONG THE PICTURESQUE RED RIVER SITS LOUISIANA BOARDWALK OUTLETS, THE STATE'S LARGEST OUTLET SHOPPING, DINING AND ENTERTAINMENT DESTINATION SERVING THE SHREVEPORT-BOSSIER CITY MARKETPLACE.

Louisiana Boardwalk Outlets celebrated the grand opening of its first phase in November 2003 with the state's first Bass Pro Shops Outdoor World location. The remainder opened to shoppers less than two years later with tenants including Banana Republic Factory

Store, Gap Outlet, Carter's, Kay Jewelers Outlet and Nike Factory Store, among many more, joining a bustling, heavily-visited casino district stretching for nearly a half-mile along the waterfront.

Following a comprehensive rebranding and remerchandising effort in 2014, Louisiana Boardwalk Outlets has experienced a significant infusion of new outlet tenants including leading brand names J.Crew, Under Armour, Levi's Outlet Store, Skechers and Express Factory Outlet. The project, which includes Courtyard by Marriott, also features many dining options, Regal Cinema, its signature Wildlife Carousel and the complimentary Magnolia Belle Trolley.





LOUISIANA BOARDWALK OUTLETS

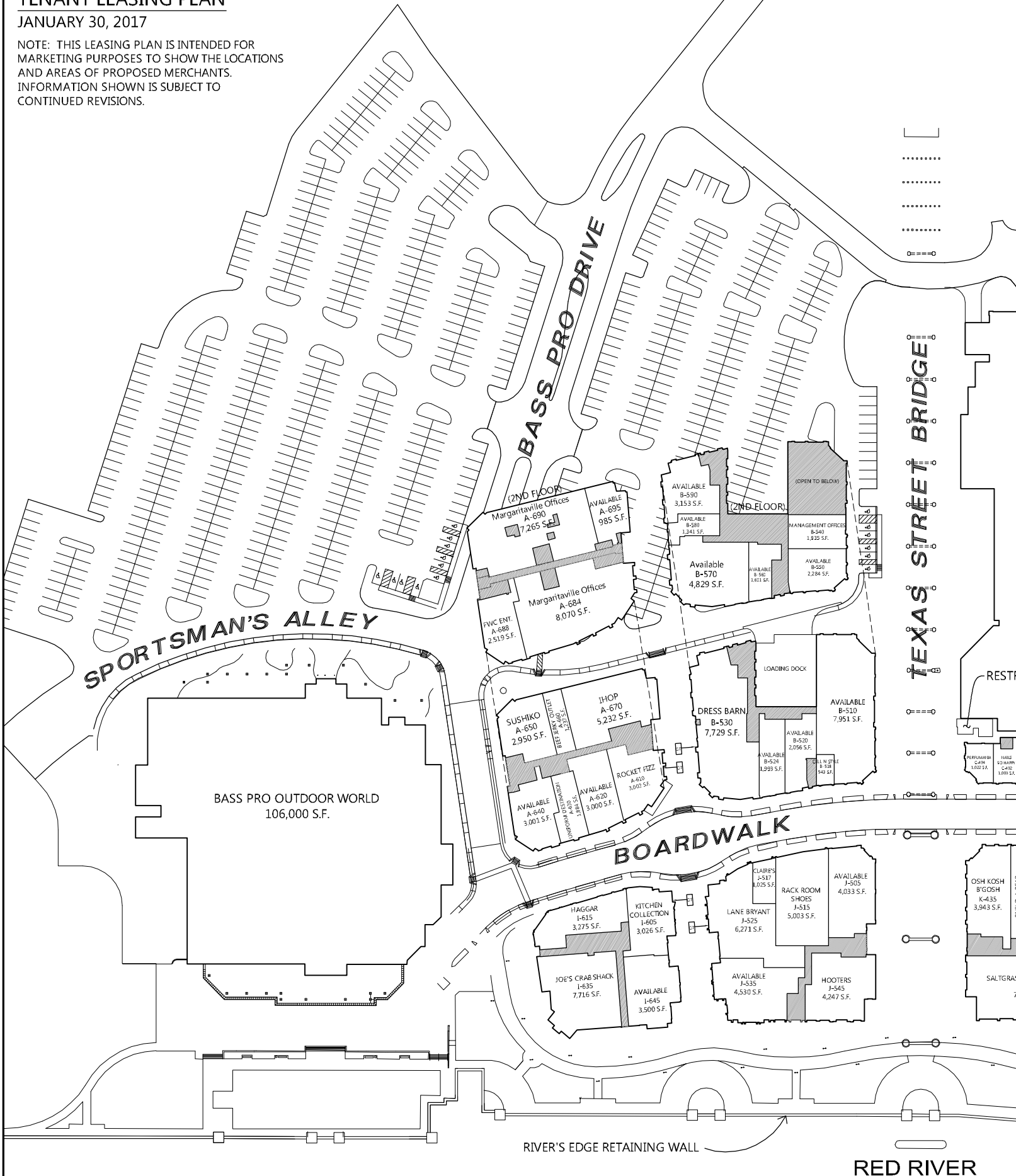
TENANT LEASING PLAN

JANUARY 30, 2017

NOTE: THIS LEASING PLAN IS INTENDED FOR MARKETING PURPOSES TO SHOW THE LOCATIONS AND AREAS OF PROPOSED MERCHANTS. INFORMATION SHOWN IS SUBJECT TO CONTINUED REVISIONS.



GT = GREASE TRAP



TRAFFIC STREET

PARKING GARAGE
4 STORY
2,592 PARKING SPACES

GRASS

(2ND FLOOR)

(2ND FLOOR)

BENEFITS CONSULTING
E-390
3,028 S.F.

AVAILABLE
E-350
16,624 S.F.

CUMULUS BROADCASTING
F-270
9,765 S.F.

DESTINY DAY SPA
F-210
5,341 S.F.

REGAL CINEMA
72,901 S.F.

FUDDRUCKERS
E-330
2,862 S.F.

AVAILABLE
E-325
4,000 S.F.

ISLAND FUN
E-324
3,998 S.F.

AVAILABLE
E-320
3,455 S.F.

J CREW
FACTORY OUTLET
E-310
6,841 S.F.

CHEESECAKE BISTRO
F-240
8,628 S.F.

DO GOOD STORE
F-230
3,904 S.F.

AVAILABLE
F1-130
16,271 S.F.

AVAILABLE
F1-140
(SECOND FLOOR)
18,632 S.F.

ROOMS

SUNGLASS
CORNER
C-410
806 S.F.

CHARMING
CHARLIE'S
G-360
4,984 S.F.

PARENTS UNSTOPPING
COMPANY
G-370
2,480 S.F.

ORANGE
LEAF
G-380
2,221 S.F.

FOSSIL
G-390
2,394 S.F.

BANANA REPUBLIC
G-398
7,488 S.F.

PAPAYA
G-350
6,250 S.F.

JUSTICE
G-340
4,479 S.F.

WILSON'S
LEATHER
G-330
4,034 S.F.

TORONTO
G-320
2,482 S.F.

ALL STAR
G-318
1,302 S.F.

LEVI'S
G-310
3,722 S.F.

GAP
H-240
10,236 S.F.

AVAILABLE
H-250
1,957 S.F.

RUE 21
H-230
6,484 S.F.

MAURICE'S
H-220
5,205 S.F.

BOULEVARD

PLAZA LOOP

BOARDWALK BOULEVARD

KANSAS CITY SOUTHERN RAILWAY

MARRIOTT
COURTYARD
HOTEL

CAROUSEL

YANKEE
CANDLE
C-470
2,080 S.F.

SHOES
C-460
98 S.F.

KAY'S JEWELERS
C-440
2,018 S.F.

OLD STONE
CREAMERY
C-420
1,382 S.F.

YANKEE
CANDLE
C-410
1,000 S.F.

YANKEE
CANDLE
C-400
98 S.F.

YANKEE
CANDLE
C-390
98 S.F.

YANKEE
CANDLE
C-380
98 S.F.

YANKEE
CANDLE
C-370
98 S.F.

YANKEE
CANDLE
C-360
98 S.F.

YANKEE
CANDLE
C-350
98 S.F.

YANKEE
CANDLE
C-340
98 S.F.

YANKEE
CANDLE
C-330
98 S.F.

YANKEE
CANDLE
C-320
98 S.F.

YANKEE
CANDLE
C-310
98 S.F.

YANKEE
CANDLE
C-300
98 S.F.

YANKEE
CANDLE
C-290
98 S.F.

YANKEE
CANDLE
C-280
98 S.F.

YANKEE
CANDLE
C-270
98 S.F.

YANKEE
CANDLE
C-260
98 S.F.

YANKEE
CANDLE
C-250
98 S.F.

YANKEE
CANDLE
C-240
98 S.F.

YANKEE
CANDLE
C-230
98 S.F.

SS STEAK HOUSE
K-445
5,501 S.F.

AVAILABLE
L-407
3,674 S.F.

FANTASTIC
L-365
2,597 S.F.

AVAILABLE
L-375
6,565 S.F.

EXPRESS
L-355
6,466 S.F.

BATH &
BODY
L-335
3,014 S.F.

SKETCHERS
L-325
3,500 S.F.

THE CHILDREN'S
PLACE
L-315
6,067 S.F.

UNDER ARMOUR
L-305
8,474 S.F.

AVAILABLE
L-385
5,661 S.F.

AVAILABLE
L-375
6,565 S.F.

NIKE
M-205
15,414 S.F.

YANKEE
CANDLE
C-415
3,994 S.F.

YANKEE
CANDLE
C-405
2,389 S.F.

YANKEE
CANDLE
C-400
2,389 S.F.

YANKEE
CANDLE
C-395
2,389 S.F.

YANKEE
CANDLE
C-390
2,389 S.F.

YANKEE
CANDLE
C-385
2,389 S.F.

YANKEE
CANDLE
C-380
2,389 S.F.

YANKEE
CANDLE
C-375
2,389 S.F.

YANKEE
CANDLE
C-370
2,389 S.F.

YANKEE
CANDLE
C-365
2,389 S.F.

YANKEE
CANDLE
C-360
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YANKEE
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C-355
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YANKEE
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YANKEE
CANDLE
C-345
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YANKEE
CANDLE
C-340
2,389 S.F.

YANKEE
CANDLE
C-335
2,389 S.F.

YANKEE
CANDLE
C-330
2,389 S.F.

YANKEE
CANDLE
C-325
2,389 S.F.

YANKEE
CANDLE
C-320
2,389 S.F.

YANKEE
CANDLE
C-315
2,389 S.F.

YANKEE
CANDLE
C-310
2,389 S.F.

YANKEE
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YANKEE
CANDLE
C-325
2,389 S.F.

YANKEE
CANDLE
C-320
2,389 S.F.

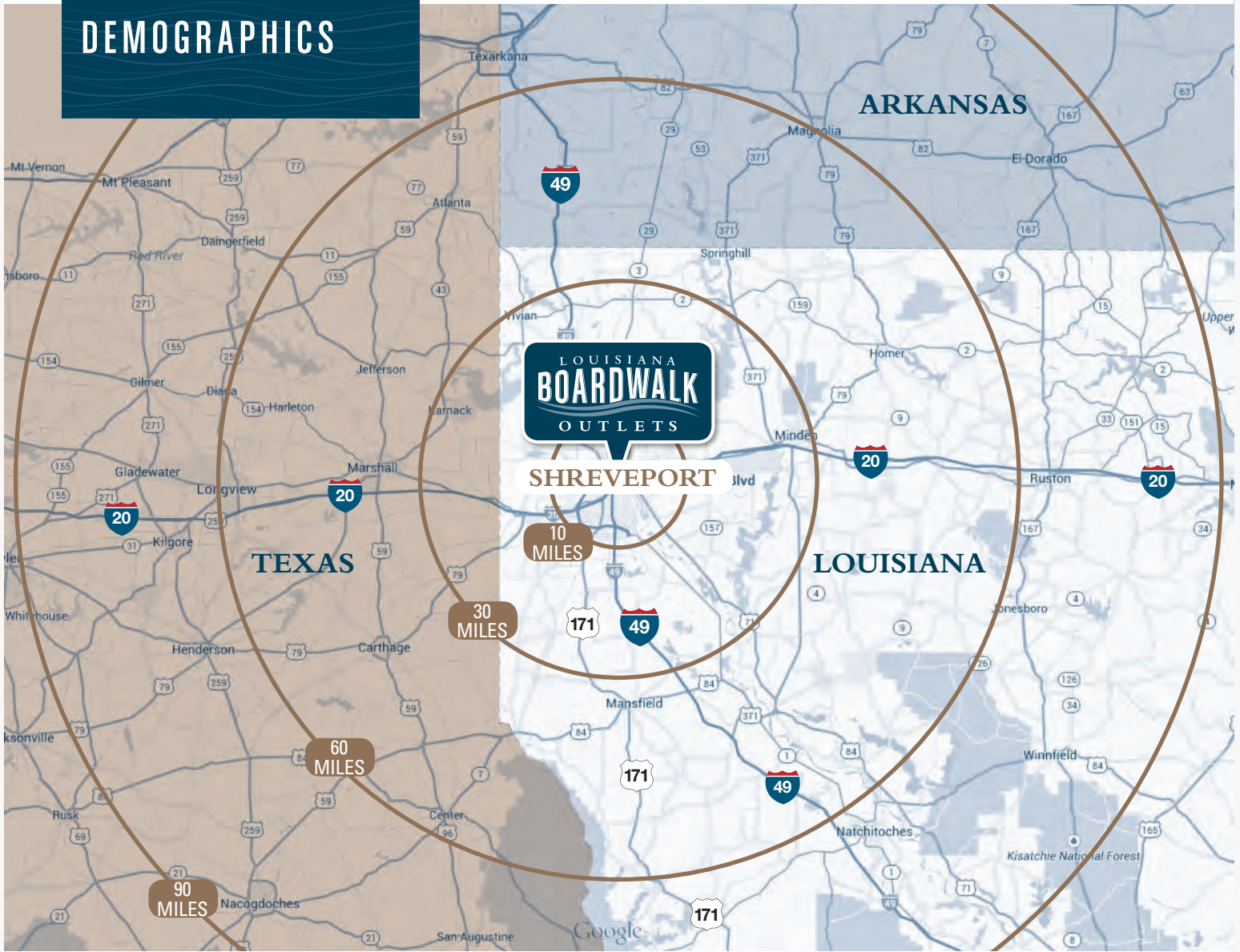
YANKEE
CANDLE
C-315
2,389 S.F.

YANKEE
CANDLE
C-310
2,389 S.F.

YANKEE
CANDLE
C-305
2,389 S.F.

YANKEE
CANDLE
C-300
2,389 S.F.

LOCATION & DEMOGRAPHICS



DEMOGRAPHICS

	30 MILE	60 MILE	90 MILE
POPULATION	427,709	744,776	1,510,039
HOUSEHOLDS	174,042	299,194	596,298
AVERAGE HH INCOME	\$66,448	\$ 63,073	\$61,351
MEDIAN AGE	36.7	37.5	37.3



Centrally located on the banks of the Red River, Louisiana Boardwalk Outlets is accessible to Interstate 29, U.S. Highway 80 and Interstate 49 – with nearly three quarters of a million residents in a sixty mile radius. The site is equidistant from Harrah's Horseshoe Casino and Hotel and Margaritaville Resort Casino with additional casinos a short drive away.

More than 66,000 people reside in Bossier City alone, while Shreveport's permanent population boasts over 200,000 residents.



The Shreveport-Bossier City marketplace, which ranks in the top ten of America's military regions, is the home of Barksdale Air Force Base, the second largest employer in Northwest Louisiana and second only to the state of Louisiana's Department of Civil Service. What's more, the Shreveport-Bossier City region ranks as Louisiana's second largest tourist destination welcoming more than 1.5 million visitors per year.



TOURISM

**WELCOMING MORE THAN
1.5 MILLION VISITORS
ANNUALLY, SHREVEPORT-
BOSSIER CITY IS THE
SECOND LARGEST
TOURISM DESTINATION
IN LOUISIANA.**

Along with its annual and seasonal festivals, outdoor activities and popular area events, the region's thriving casino industry results in Shreveport-Bossier City ranking as the top gaming revenue producer in Louisiana, drawing from Dallas/Fort Worth, Arkansas and northern Louisiana. As New Orleans is a significant six-hour drive away, the Big Easy does not pose any competition to the Shreveport-Bossier City convention and visitor market.

While Texas comprises 82 percent of its visitors, tourists also come from Arkansas, Oklahoma and from throughout Louisiana, traveling 250 miles to visit the area.





COMPETITION

	CENTER	DISTANCE	SF	# OF STORES	OWNED/MANAGED	KEY TENANTS
FULL-PRICE	PIERRE BOSSIER MALL	2.2 Miles	650,000	80	Rouse Properties	Dillard's, Sears, JCPenney, Forever 21
	MALL ST. VINCENT	3.6 Miles	530,000	50	Rouse Properties	Dillard's, Sears, Coach, H&M, Hollister, Gap
	STIRLING BOSSIER SHOPPING CENTER	4.8 Miles	700,000	33	Stirling Properties Inc.	Belk, Target, Bed Bath & Beyond, Best Buy, PetSmart
	SHOPPES AT BELLEMEAD	6.9 Miles	195,000	15	Vintage Realty Company	Chico's, LOFT, Talbots, JOS. A Bank, White House Black Market





LOUISIANA
BOARDWALK
OUTLETS

**STIRLING BOSSIER
SHOPPING CENTER**

540 Boardwalk Blvd

PIERRE BOSSIER MALL

MALL ST. VINCENT

**SHOPPES AT
BELLEMEAD**

LOUISIANA BOARDWALK OUTLETS TEAM



The Was Group, LLC is the largest third party leasing firm in the retail outlet industry, with a portfolio that spans over 12-outlet centers across the country, with a total GLA of over 3-million square feet. In addition to outlet centers, The Was Group also leases a number of full price malls, power centers and mixed use centers across the country. For more information, please visit the company's website at www.was-group.com



Garrison Investment Group is an asset based investor with more than 60 years of experience in shopping center acquisitions, development, leasing and asset management. Headquartered in New York City, Garrison owns a total of 40 shopping centers comprising 8.7 million square feet of leasable space in regional malls, lifestyle centers and neighborhood community shopping centers across 15 states. For more information, please visit www.garrisonretail.com.



Established in 1980, The Woodmont Company is a full-service commercial real estate company based in Fort Worth, Texas, providing asset management, property management, property marketing, construction management, landlord representation, retailer representation, investment sales and receivership services. The company currently operates a nationwide retail portfolio exceeding 16 million square feet consisting of enclosed regional malls, outlet centers and open-air shopping centers located in 16 states. For more information, please visit the company's website at www.woodmont.com.





LEASING INFORMATION

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