

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: FFO Real Estate Advisors

MARKETING: Strategy+Style Marketing 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.

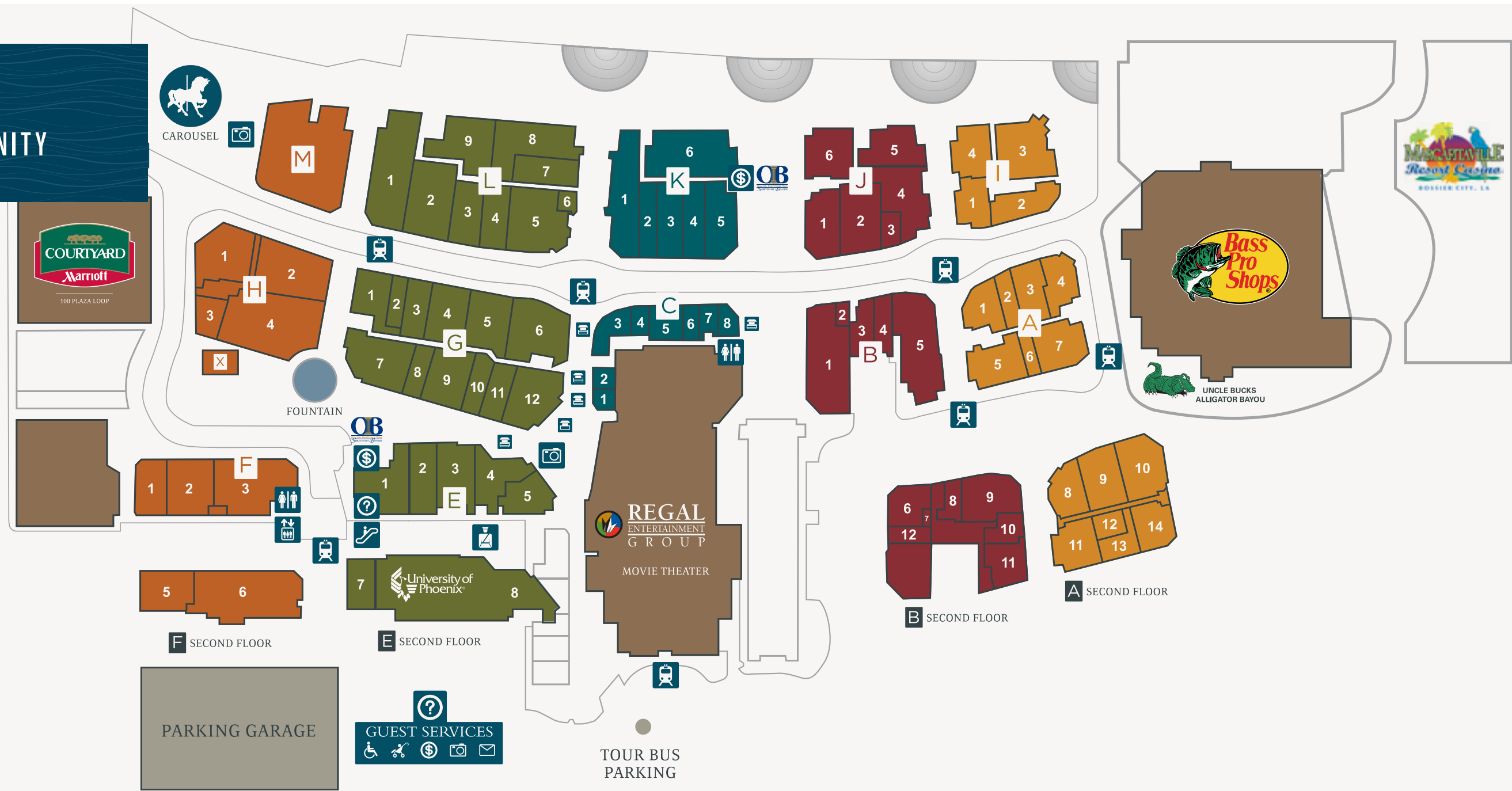
Louisiana Boardwalk Outlets celebrated the grand opening of its first phase in November 2003 with the state's first Bass Pro Shops Outdoor World location. The remainder opened to shoppers less than two years later with tenants including Banana Republic Factory

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.



TENANT COMMUNITY



LOUISIANA BOARDWALK OUTLETS IS HOME TO MORE THAN 60 OUTLET STORES, DINING ESTABLISHMENTS & ENTERTAINMENT VENUES INCLUDING:

APPAREL

- Bass Pro Shops
- Banana Republic Factory Store..... **G7**
- Carter's..... **K3**
- Children's Place..... **L2**
- Do Good Store..... **F2**
- Dress Barn..... **B5**
- Express..... **L5**
- Gap Outlet..... **H4**
- Gymboree Outlet..... **K2**
- Haggar..... **I2**
- J. Crew Factory Store..... **E1**
- Justice..... **G5**
- Lane Bryant Outlet..... **J4**
- Levi's Outlet..... **G1**
- Maurices..... **H1**
- Nike Factory Store..... **M**
- OshKosh B'Gosh..... **K5**
- Papaya..... **G6**
- Pelican State Clothing..... **E2**

- rue21..... **H2**
- Torrid..... **G3**
- Under Armour..... **L1**
- Uniform Outlet..... **A3**
- Wilson's Leather Outlet..... **G4**

SPECIALTY

- Bass Pro Shops
- Bath & Body Works..... **L4**
- Beef Jerky Outlet..... **A6**
- Build-A-Bear Workshop..... **K4**
- Do Good Store..... **F2**
- Earthbound Trading Company..... **G11**
- Fantastic!..... **L7**
- Kay Jewelers Outlet..... **C3**
- Kitchen Collection..... **I1**
- Nails So Happy..... **C7**
- Old Farmer's Almanac..... **E4**
- Perfumania..... **C8**
- Rocket Fizz..... **A1**

- Cell N Style..... **B2**
- Wilson's Leather Outlet..... **G4**
- Yankee Candle..... **C5**
- Cell Phone Bling..... **F5**
- Vapor Zone..... **F5**
- Southern Expression..... **F5**
- Sun Wear..... **F5**

SHOES AND ACCESSORIES

- All Star Hats..... **G2**
- Charming Charlie..... **G12**
- Children's Place..... **L2**
- Claire's..... **J3**
- Crocs..... **K1**
- Fossil..... **G8**
- Nike Factory Store..... **M**
- Rack Room Shoes..... **J2**
- rue21..... **H2**
- Skechers..... **L3**
- Sunglass Corner..... **C1**
- Under Armour..... **L1**

ENTERTAINMENT

- Cumulus Broadcast Center..... **F6**
- Island Fun Arcade..... **E3**
- Regal Cinema 14 - IMAX
- Louisiana Wildlife Carousel

SPA SERVICES

- Destiny Day Spa & Salon..... **F1**
- Luxury Nails..... **C6**

FOOD

- Auntie Anne's Pretzels..... **L6**
- Beef Jerky Outlet..... **A6**
- Chocolate Crocodile..... **C4**
- Cold Stone Creamery..... **C2**
- Copeland's Cheesecake Bistro..... **F3**
- Fuddruggers..... **E5**
- Hooters..... **J6**
- IHOP..... **A5**
- Joe's Crab Shack..... **I3**

- Orange Leaf Yogurt..... **G9**
- Salt Grass Steakhouse..... **K6**
- Sushiko Sushi & Grill..... **A7**

HOTELS

- Courtyard by Marriott
- Margaritaville Resort Casino

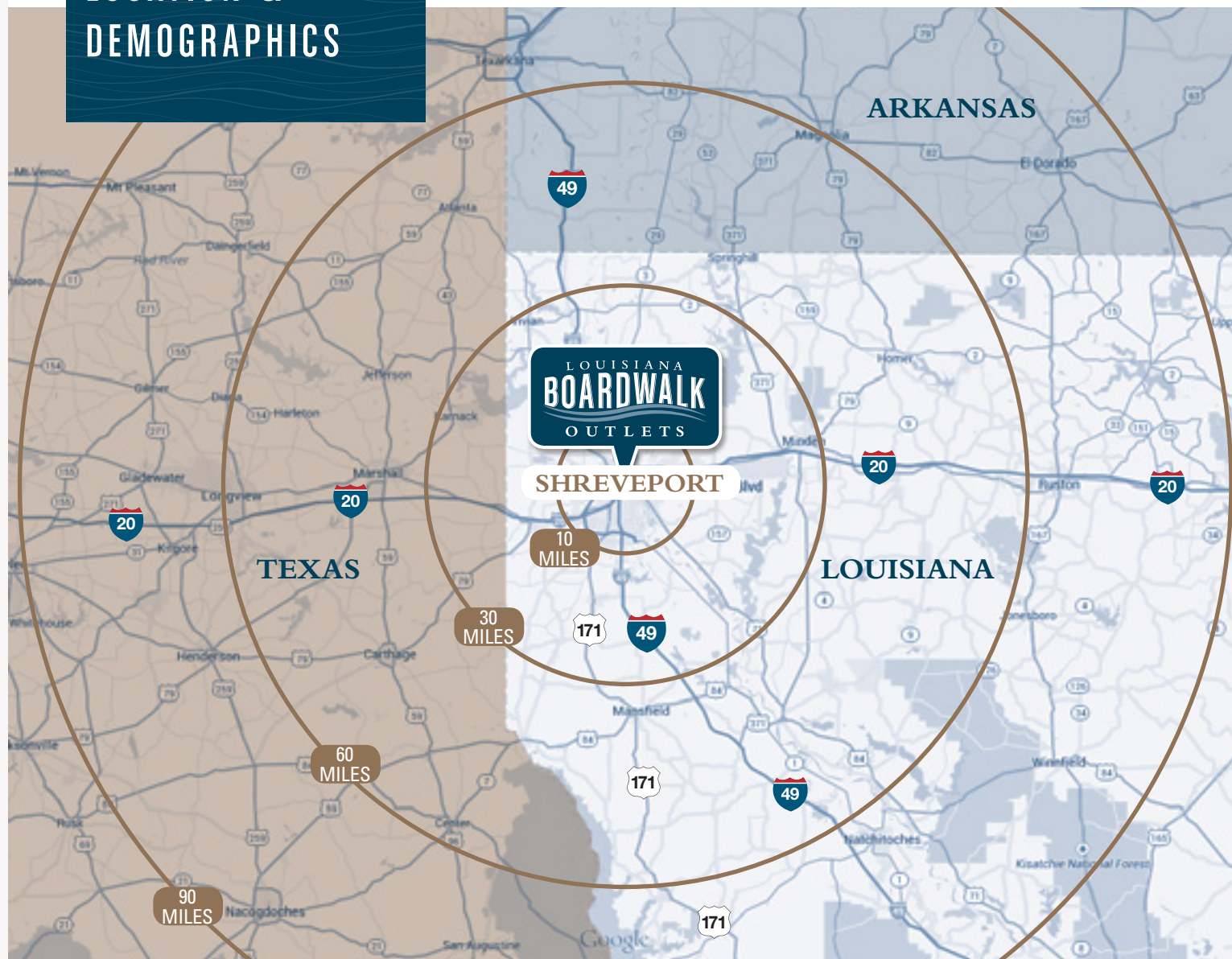
EDUCATION

- University of Phoenix..... **E8**

OFFICES/SERVICES

- FWC Enterprises..... **A10**
- Louisiana Boardwalk Outlets..... **B12**
- Management Office
- Margaritaville Offices..... **A8**
- Martin Creative..... **B6**
- Venture Communications..... **B9**

LOCATION & DEMOGRAPHICS



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.



DEMOGRAPHICS

	30 MILE	60 MILE	90 MILE
POPULATION	430,932	744,677	1,535,380
HOUSEHOLDS	169,998	291,592	591,168
AVERAGE HH INCOME	\$56,490	\$54,368	\$53,375
MEDIAN AGE	36.6	37.8	37.4

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
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

FULL-PRICE



LOUISIANA BOARDWALK OUTLETS TEAM



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.



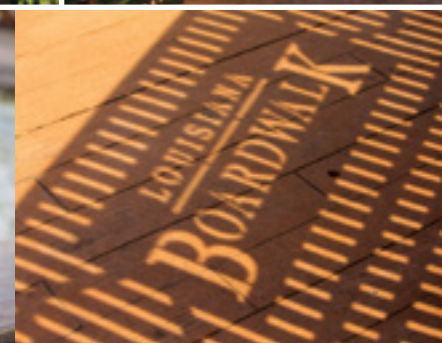
Established in 1980, The Woodmont Company is a full-service commercial real estate company based in Fort Worth, Texas, providing asset management, property management, property marketing, construction management, landlord representation, retailer representation, investment sales and receivership services. 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.



FFO Real Estate Advisors is a full-service real estate leasing and development advisory firm based in Baltimore, Maryland. The company partners with developers and owners to provide project-based support in all facets of the development process, from site selection and leasing through to project completion and asset management. With more than 65 years of experience among the company's principals, FFO Real Estate Advisors bring together the talents and versatile experience of four former Prime Retail leasing executives with a proven track record of leasing production and project development success. For more information, please visit www.fforealty.com.



Strategy + Style Marketing Group is a full service marketing and advertising group bringing more than 25 years of domestic and international experience to traditional retailers, fashion houses, outlet centers and shopping center developers. The firm specializes in strategy, advertising, public relations, interactive media and tourism marketing, working with clients to set and achieve business milestones, always focusing on increasing market share in a creative, innovative way. For more information, please visit www.strategyplusstyle.com.



LOUISIANA
BOARDWALK
OUTLETS

LEASING INFORMATION

PHONE: 410.779.1285

LAURENCE OSTER • FFO Real Estate Advisors

email: loster@fforealty.com

JOHN VITULLO • FFO Real Estate Advisors

email: jvitullo@fforealty.com



LouisianaBoardwalk.com | 540 Boardwalk Blvd., Bossier City, LA 71111 | 318.752.1455

